

This DRAFT Comprehensive Plan follows a structure supplied by the State of Maine. The plan provides a foundation and a vision for planning, town operations and management. It must be approved by the community, accepted by the state, then finalized by a town vote in order to confirm eligibility for state funding and legal support for ordinances and town planning.

Lovell

MAINE

COMPREHENSIVE PLAN



2026.07.29

D R A F T

INTRODUCTION

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What is a Comprehensive Plan:

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A Comprehensive Plan is a strategic framework for town development and management of resources and assets.

- It is not a mandate, zoning ordinance, or budget, it is a guide for future planning.
- The plan provides legal protections for town ordinances and qualifies Lovell for state programs and funding.
- It is a living document requiring regular review and updates.

Plan Creation, Community Involvement, and Implementation

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Active community participation is crucial for the success of the Comprehensive Plan.

- The plan includes key input from meetings with residents, business owners, and stakeholders.
- A public survey conducted in 2022 provided valuable insights into community priorities.
- A Comprehensive Plan Implementation Plan will prioritize implementation of strategies.

Regional Coordination & Collaboration

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Collaboration with regional partners enhances planning and resource management.

- Shared knowledge and resources improve efficiency and funding opportunities for larger projects.
- Current inter-local planning issues include shoreline protection, transportation improvements, and waste management.

A Vision for Lovell

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The Comprehensive Plan outlines a collective community vision for Lovell's future development.

- Community priority is maintaining the town's rural lifestyle, natural beauty, and environmental health.
- The plan emphasizes strategic planning and provides action steps to control development and protect resources.
- Key goals include, enhanced public services, and promoting community involvement and cultural enrichment

Community Goals

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The plan includes specific goals to guide future actions and community development.

- Goals focus on preserving rural character, protecting water resources, and enhancing recreational opportunities.
- Regular reviews, and updates, and improvements of town ordinances if needed, will ensure responsiveness to community needs.
- Collaboration with neighboring municipalities and organizations will improve operations and efficiency.

What is a Comprehensive Plan?

In 1943, Maine enacted a requirement for municipal comprehensive planning designed to provide a framework and legal foundation for zoning ordinances for development, and for promotion of the health, safety and general welfare of the residents of the municipalities.”

In the 1950’s and 1960’s, growth and development, which had long been concentrated in job or service centers, started to move into smaller towns. The shift picked up in the 1970s and 1980s. Some rural towns began to see growth that they weren’t

The Plan provides a baseline for creating strategies and action steps that will both help to fulfill the goals and provide a tool to measure of the success of the plan in delivering the community vision for the future.

prepared for—they had few capital facilities, no land use ordinances, and mostly volunteers to deliver a rising demand for services. In some towns costs increased, great ponds deteriorated, roads become congested, and rural character began to slip away. State planners worked on strategies that would help smaller towns to protect their and natural assets and the historic community character of the rural municipalities.

This Comprehensive Plan will support the work of current and future planners and allow them to faithfully reflect the goals that have been stated by residents. With that direction in mind, it is important to note that the town has dealt with several controversies in recent years that have placed it in a vulnerable position when faced with out of context and out of scale development proposals. Although it is impossible to predict what the future holds, it is crucial to develop and support regulatory recommendations and actions to allow our managing boards to assess and resolve any future development proposals that may be misaligned with town vision and goals. This plan is a starting point for the decade ahead. It represents a “big picture” to help identify and manage opportunities and challenges for the future.

The Maine Planning and Land Use Act directs every city and town in the state to prepare a Comprehensive Plan for town operations and planning.

The initiative provides a framework for town management and development that will:

- sustain rural lifestyles;
- position development where it makes the most sense;
- manage growth while protecting historic assets, scenic landscapes, and natural resources;
- create legal protections for the town ordinances and qualify Lovell for state programs and funding;
- provide a process for sound and consistent town management decisions.

LOVELL’S FIRST COMPREHENSIVE PLANS

In 1973, the Lovell planning and select boards prepared a community survey that addressed many of the issues of the time. They learned that the town assets that were most valued were its rural character and rich natural resources. That priority has not changed over the intervening 50 years.

The goal of the town’s first Comprehensive Plan was to protect these components with a zoning plan to assure careful development for the town. Lovell’s early planners were ahead of the times. It was not until 1988 that state’s Comprehensive Planning and Land Use Act added an explicit, new dimension to municipal comprehensive plans: prevent development sprawl. Lovell’s next, and most recent, comprehensive plan was completed in 1993. Much has changed in our world, but Lovell is still much the same.

COMPONENTS OF THE PLAN

The state Chapter 208: COMPREHENSIVE PLAN REVIEW CRITERIA RULE (see appendix) specifies topic sections that are customized with an inventory

Implementing the plan will require focus, attention, and hard work, with active involvement, regular assessments, and updates as new circumstances may require to:

- maintain the character of the town;
- prevent overuse or misuse of key assets and infrastructure;
- sustain the special quality of life that has been enjoyed for generations.

of local and regional conditions and trends.

Taking an inventory of our town, as it has developed over the years and as it is today, allows us to define shared community values. Most important, it creates strategic action steps for town management.

A FOUNDATION FOR PLANNING

A Comprehensive Plan is the basis for guiding town work, resources management, and quality of life. It guides policy decisions, zoning decisions, and municipal investment. With state approval, the Comprehensive Plan also provides

- legal supports for zoning and shoreland zoning ordinances that are consistent with the plan;
- qualification for state programs including Land for Maine's Future;
- eligibility for investment trust and conservation funds.

The plan provides a foundation document for the work of town officials, boards, staff, and local and regional partner organizations. It is a road map for thoughtful development and resilient infrastructure planning, and a basis for pursuing ambitious goals that are optimistic, focused, and achievable for all. It provides steps to protect the environment, encourage local enterprises, and create controls that help discourage disruptive land use and commercial sprawl that is common in larger communities in the region

Even in towns with approved plans, most growth (60% to 80% by most estimates) spreads into designated rural areas rather than zoned development areas. Strip development along rural arterials continues. The need for property tax base often overrides land use policies, even though they could potentially save tax dollars over the long run. In short, implementation must be a priority.

WHAT IT IS	WHAT IT IS NOT
Lovell's community vision, and goals for the future	Not a mandate
Inventory of assets, programs, facilities, and community resources	Not a zoning ordinance
Guide for strategic efforts	Not a development plan
Perspective for project planning	Not a town budget
Roadmap to the future	Not a "file filler" or a "bookend"

Plan Creation, Community Involvement, and Implementation

The success of a Comprehensive Plan relies on active community participation in the planned action steps over the life of the plan.

PLAN CREATION

The Comprehensive Plan was developed by a small group of volunteers who worked for several years to research and write the plan. During the process, the group has met and corresponded with residents, non-resident taxpayers, business owners, organizational leaders, and other stakeholders. Past Comprehensive Plans from the 80s and from the 90s provided a historic basis, and the Chapter 208: COMPREHENSIVE PLAN REVIEW CRITERIA RULE from the state has been adopted as a framework of topic sections to include in the plan.

PUBLIC INVOLVEMENT

A public survey widely circulated in 2022 provided key insights, as have interviews, conversations, and public presentations at regular Planning Board meetings. Community members expressed that they valued the rural character of the town, access to the natural world, and small-town values; and that the natural beauty and the quality of life were key components to preserve in Lovell.

Public input and engagement has been an important part of finalizing the new plan. Community members have read drafts and provided important feedback.

This community vision to keep Lovell the way it is, and strategies to deliver this common goal, is reflected throughout the plan.

IMPLEMENTATION

Implementation of the Comprehensive Plan will rely on the support of the town's Select and Planning Boards and the approval of the Legislative Body (the citizens who vote in town meetings). The Planning Board will be charged with engaging volunteer support, prioritizing the action steps of the plan, and monitoring activity by boards, committees, and volunteer groups in the years to come. Community engagement will be greatly encouraged throughout the life of this plan.

The time frame for suggested actions is flexible and may shift. New local, regional, or national issues or events may affect local planning priorities. Some goals may become less relevant, new goals may emerge. The implementation plan will include ongoing evaluation of the status and standing of the work and working to prioritize or adjust goals and responsibilities. The goal will be to maintain the momentum of work steps defined in the plan over the next one to ten years.

Ongoing status reviews will include evaluation of community input, changes in legislation, grant opportunities, and staff capacity. Community representatives involved in implementation will change or adjust priorities, if needed, with input from town constituents. A complete status review and update will be undertaken when needed and at least every five years. A new plan will be produced every 10 years.

Regional Coordination & Collaboration

Collaboration creates shared knowledge, partnership in managing legislative priorities, and valuable efficiencies in costs and time.

The town, the region, the state, and beyond are more interconnected than ever. While many components of town planning are unique to a community, there are also significant opportunities to share resources and information in planning and operations. A significant example is the eligibility for funding and grant awards that are frequently awarded to larger projects that affect greater populations. Regional coordination and joint proposals for improvements and other components could improve success in securing funding for key projects.

REGIONAL COLLABORATION

OPPORTUNITIES

Participation in regional programs and collaborative outreach programs can ensure that goals are achieved, and worker capacity applied to issues can save time and costs for all project partners.

Current inter-local planning issues:

- Shoreline protection
- Shared municipal services
- Transportation/highway improvements
- Heavy equipment for major/seasonal project work
- Septic and solid waste management
- Water quality
- Conservation/natural assets

REGIONAL COORDINATION

- Maine School Administrative District 72 (serves seven regional towns: Lovell, Brownfield, Denmark, Fryeburg, Sweden, Stow, Stoneham, and Chatham, NH)
- MSAD 72/RSU 17 Special Education regional program;
- Greater Lovell Land Trust (serves 4 regional towns: Lovell, Stow, Stoneham, and Sweden)
- The Nature Conservancy Climate Smart Forestry
- Lovell transfer station (serves 4 towns: Lovell, Sweden, Stow, and Chatham NH)
- Emergency response mutual aid
- Shared frontage on lakes and ponds
- Lovell Recreation Committee (serves Lovell, Sweden, Stow, Stoneham, and also Chatham, NH)
- Community Resiliency program

A Vision for Lovell

A group of community members volunteered as the Comprehensive Planning Committee. The committee has gathered input from year round and seasonal residents and visitors and from many neighborhoods, interest areas, and age groups to form the basis of the Comprehensive Plan.

Our townspeople cherish Lovell's rural Maine lifestyle. They emphasized the importance of maintaining the special assets and character of our town today and, importantly, for a safe, healthy, and prosperous future. They have a shared view: they want Lovell to "stay the way it is."

The special features of the town have attracted residents and visitors for generations. They also support the strong property values that fund excellent community services, including education and safety. As with any asset, the components of the town that we value will stay "the way they are" only with vision, work, and strategic planning.

To "stay the same" is an action step of it's own. Implementation will require fiscal responsibility, transparent governance, and technology innovation in facilities and infrastructure. The Comprehensive plan provides the foundation for that effort.

Lovell is united by strong community values, vibrant rural character, natural beauty, open lands with stunning views and abundant outdoor recreation, and its small town identity. Residents expressed a priority for planning that will allow Lovell to "stay the way it is."

Community vision describes what the people in Lovell want for the future of the town and the Comprehensive plan describes strategies for how to get there.

This vision for Lovell represents input gathered from both year-round and seasonal residents, and from different interest areas and age groups. Lovell residents share a strong sense of community and shared experience, and they emphasized the importance of maintaining the special assets and character of our town today and, importantly, for a safe, healthy, and prosperous future.

These elements have attracted residents and visitors for generations, and support the strong property values that fund excellent community services. They will stay the way they are only with vision, work, and strategic planning.

Environmental Stewardship

Lovell encompasses 43.15 square miles of hilly terrain. Ridgelines and hill tops provide signature mountain views from

town roadways and when walking on miles of public trails maintained by the Greater Lovell Land Trust. Other high-value upland habitat surrounds 4.75 square miles (approx. 10% of the town area) of pristine waters—lakes, ponds, rivers, streams, and wetlands—with Kezar Lake as their centerpiece. These assets are the economic lifeblood of the town.

The lands in the town are the watershed (rain and melting snow "sheds" off the land) to the lake and the many ponds and waterways. Protecting these uplands is critical to water quality, wildlife habitat, local way of life, and to the future.

We are committed to preserving the natural beauty and ecological health of our special location. The environmental assets of the town play a vital role in our recreation and tourism economy and overall quality of life. Supporting conservation, fostering responsible growth, and engaging residents and partners in shared stewardship will ensure that our environment remains a source of pride, prosperity, and enjoyment.

Healthy, resilient Economy

We aspire to supporting a healthy local economy that reflects our unique identity and long history as a premier vacation and recreation destination. Our natural assets are the primary driver of a strong local economy led by tourism, property management, the pursuit of traditional land uses, and outdoor recreation.

We are committed to supporting a local business community that serves the needs of residents and visitors alike, and to investment in infrastructure enhancements, local amenities and services for changing age groups, with attention to the common good.

To retain the character of the town will require attention to growth planning, appropriate modernization, and maintaining and improving existing infrastructure,

Community Connection

We rely on communications; longterm commitment; and diligence on the part of the many volunteers and local professional and elected officials who are dedicated to this place. We are committed to building and maintaining these meaningful connections through community activities, events, and active civic engagement.

The residents of Lovell, both year-round and seasonal, feel a strong sense of belonging. Volunteers support town committees, churches, public libraries, and the many nonprofit organizations working in natural resources, historic preservation, arts, entertainment, social welfare, education, and recreation.

Local and regional environmental stewards are focused on land conservation and shoreland practices that protect the fisheries, minimize shoreland erosion, storm run-off, and nutrient contamination of our lakes and ponds. They monitor changing weather, work to identify potential contamination sources and invasive threats, and monitor plant and animal migration issues.

Open communication and strong partnerships with local and regional

stakeholders, will help to build an inclusive and forward-looking community.

Responsible Development

Our quality of life is enhanced by our fine educational assets, access to extensive open lands, a strong volunteer ethic, and an economic environment that benefits residents, businesses, and visitors alike.

We strive to preserve the unique character of the town through continuing development planning that addresses the needs of the community and also protects the natural beauty and rural character of the town. Addressing housing needs, supporting appropriate economic opportunity, and conservation of natural resources will benefit our community and attract new neighbors.

Lovell's forward thinking zoning efforts have helped to reduce the risk of unplanned development. Studies of the possible risks of development build out have been completed by nonprofit colleagues. This effort will benefit strategic planning to control development sprawl.

Good Governance

Lovell has maintained a low mil rate with a tax base that is among the more robust in the county and the state. Work to protect and preserve the components that attract property investment will be matched with strategies that preserve Lovell's scenic beauty and small town character. To enhance quality of life, we will embrace new ideas and technologies to provide the best possible public services, and prioritize efficient and resilient infrastructure.

Lovell's classic rural Maine character is the result of decades of natural resource conservation activity, careful planning for land use, and strong community values. Charming historic buildings, stunning views, exceptional water quality in its recreational lakes and ponds, and public access to extensive conserved open lands provide a unique location at the edge of the White Mountain National Forest and near to major winter and summer recreation locales.

Lovell has retained its rural character across the decades.

From the 1976 Comprehensive Plan:

Lovell is basically an unspoiled area. Lake Kezar, one of the focal points of the town, is still sparkling clear and relatively pure by today's standards. It offers excitement and enchantment to all, from the toddler splashing at its edge, to the serious angler who has managed to extract a really big Togue or Bass from its depths. There are still vast, wooded areas to explore, mountains to climb and trails to hike. In fact, Lovell's most precious commodity might well be space, which is in constant jeopardy as more urban areas overflow -- summer homes become winterized, and people vie for a spot in Lovell when they decide that the rigors of rural life are a small price to pay for the happy tranquility of country living.

Community Goals

The Goals of Lovell's Comprehensive Planning have been consistent over the decades:

From the 1976 Comprehensive Plan:

[If we want] Lovell to retain its natural beauty and dignity, a careful plan must be developed for the use of the space and resources that we have. History repeats itself, and just as the early proprietors were charged with the responsibility of devising a plan that would make New Suncook a fit and suitable place to live, so must those who are responsible for town planning today endeavor to ensure Lovell's future as a fit and suitable place to live.

From the 1993 Comprehensive Plan:

It is a community goal to guide the location and manner of development so that the rural character of the town is preserved, the historic identity of Lovell Village is maintained, the public cost of development is minimized, and the natural resources of the town are protected.

Goals for the Future in the 2026 Comprehensive Plan

These goals are a summary of the action plan for the next decade of work. They are not in priority order and they are interrelated. Coordination of town boards, departments, committees, community groups, and other stakeholders will be key.

To assure that the Plan continues to meet community needs, the Planning Board will supervise an implementation plan, engaging willing volunteers to review progress and adjust or amend goals and priorities over the life of the plan as needed would be key.

Among the top priorities will be assuring that town planning tools and documents assure that the unique and valued features of the town are protected for the generations to come.

Preserve Lovell's rural character and unique lifestyle.

Regularly review town ordinances, rules, and regulations to keep operations and code enforcement information and process current and responsive to community vision, and goals.

Protect the exceptional water resources that are critical to environmental health, and fundamental to the recreational attractions of the town.

Encourage business activities that promote economic success and enhance the rural character of the town and it's success as a tourism destination.

Prevent development sprawl. Apply planning to preserve the historic character of the town and rural setting.

Prioritize wellbeing for all ages with health and wellness, safety, and emergency services

Improve, staff, maintain, and modernize town infrastructure including waste management, emergency services, utilities, schools, parks, and municipal buildings to support high standards of local services.

Promote cultural enrichment with support for the arts, cultural assets, and educational organizations.

Encourage mobility and enable active engagement with the natural world and via multi use trail systems, walkways, and bike paths that reduce traffic conflict and hazards.

Provide active wellness for all residents with education, recreation, and support for seniors, adults, and families.

Partner with neighboring municipalities, non-profits, and education and cultural organizations to improve town operations and enrich the lives of residents.

Encourage civic engagement and participation to build connections and to respond to social needs and changes.

Foster connections to the past and protect historical and archaeological resources

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GOAL: To preserve and protect Lovell's historic and archaeological resources that are a key component of community identity.

- Lovell is fortunate to possess a large number of historic buildings from the 18th and 19th centuries; a reflection of its cultural and economic history.
- Protective measures for historic sites exist in town ordinances, but lack enforceable provisions.
- A community goal is to identify and preserve significant historic and archaeological resources.

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Water Resources	22
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GOAL: Maintaining the high quality, quantity, and availability of water resources today and for future generations

PROTECTION OF RECREATIONAL AND DRINKING WATER RESOURCES IN LOVELL

- Critical water resources include surface waters lakes, ponds, rivers, tributary streams, wetlands groundwater, and subterranean aquifers and water sources.
- Extreme weather events, runoff, recreational overuse, and invasive species threaten these resources.
- Declining water quality negatively impacts property values and the recreation-based economy.
- Commercial and industrial exploitation can impact future water quality and availability.

POLLUTION SOURCES AND COMMUNITY ACTIONS

Monitor pollution sources and promote community efforts to mitigate them.

- No evident point sources of pollution were found in Lovell in a 2011 survey identified, however 53 non-point sources were noted of pollution originating on roads and public and private properties.
- Protection of groundwater and surface water is achieved through conservation and landowner efforts.
- Public works crews are working to manage runoff and flooding.

WATER PROTECTION PARTNERSHIPS AND ORGANIZATIONS

The town relies on local and regional organizations for water protection efforts.

- Kezar Lake Watershed Association (KLWA) conducts annual water quality testing and evaluations.
- Lovell Invasive Plant Prevention Committee (LIPPC) performs courtesy boat inspections and lake dives to prevent introduction of invasive species.
- Greater Lovell Land Trust (GLLT) conserves and holds easements on watershed lands that protect water quality.

DRINKING WATER SOURCES AND QUALITY MANAGEMENT

Private landowners provide management of drinking water sources.

- Lovell has no municipal water or wastewater treatment systems; residents use private wells and wastewater systems.
- Public water systems (systems serving more than 25 people) are state monitored every 3 to 5 years for quality.
- A significant gap exists in the record-keeping of private wells and septic installations, with over 1,800 properties but only 468 recorded wells and similar figures of septic permits.

- Regular monitoring and updates could be effective for water quality management especially in sand aquifers.

INVASIVE SPECIES AND WATER QUALITY THREATS

Water quality impacts the local economy, property values, and quality of life.

- Invasive species like milfoil and Chinese mystery snails threaten local water bodies. Eg., a 27-year effort was required to eradicate milfoil in Cushman Pond, at a cost of hundreds of thousands of dollars.
- Runoff and phosphorus levels in Kezar Lake are concerning, particularly in shallow areas.
- Strategies to manage septic systems and chemical use can help to prevent eutrophication effects.

Water Resources — Implementation Action Steps

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Natural Resources

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GOAL: To protect critical natural resources, including without limitation, wetlands, wildlife, and fisheries habitat, shorelands, scenic vistas, and unique natural areas.

The natural environment is the town's economic engine and its source of well-being. Protecting significant land and water resources while ensuring access to open lands for recreational use is a primary goal.

- The town features many stunning scenic viewpoints that are a key component of its character.
- Lovell's open lands provide recreational and ecological resources that support community wellbeing.
- Conserving lakes, wetlands, wildlife habitats, shorelands, and scenic vistas is the focus of conservation programs and a component of ordinance development and enforcement.
- Threats include changes in climate, invasive species and pathogens impacting water and lands, and poorly planned development.

LOCAL POLICIES FOCUS ON MONITORING AND CONSERVING CRITICAL NATURAL RESOURCES.

- Collaboration with local and regional groups is essential for effective resource protection.
- Implementation strategies focus on the health and integrity of natural ecosystems and habitats.

LOVELL'S HABITAT AND CONSERVATION EFFORTS

Changes in climate, habitat pathogens, and invasive species pose significant threats to Lovell's natural resources. Lovell is focused on protecting and connecting important habitats and ecosystems in the face of growing threats.

- Beginning with Habitat (BwH) provides tools for communities to safeguard natural resources.
- Highlights include conserved lands, undeveloped habitat blocks, and habitat connectors.
- Approximately 30% of important wildlife habitat and open lands are protected through various conservation programs.

THREATS TO NATURAL RESOURCES

- The growing season has extended by more than two weeks over the last century.
- Lovell is under quarantine for hemlock woolly adelgid and restrictions for Emerald Ash Borer infestations.
- Recent infestations of spongy moth have resulted in significant areas of dead or dying trees.

Natural Resources — Implementation Action Steps

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Agriculture and Forest Resources

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GOAL: Safeguard viable commercial agricultural and forest resources from development that threatens them.

Large-scale farming has not been a key economic factor in Lovell for over a century and commercial forestry has decreased by over 80% in the last 30 years. Safeguarding remaining potential agricultural and forest resources from development with parcel size minimums and setbacks will help protect the town's rural character.

- Implementation actions include consulting with the Maine Forest Service and Soil and Water Conservation District when developing land use regulations and monitoring for disease and infestations
- Many forested lands are enrolled in Current Use tax law programs, promoting conservation.

Agriculture and forestry Resources — Implementation Action Steps

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Population and Demographics

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Lovell's population is stable, with minimal (less than 1%) projected growth. A significant seasonal population triples the number of residents for part of the year and contributes 70-80% of the town's tax revenue, providing

a strong tax base and a major contribution to the local economy with light use of municipal services..

Economy

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GOAL: Promote an economic climate that supports economic opportunities and overall economic well-being for town residents, maintains or improves the tax base, and preserves the rural character and the natural environment of the town.

The local economy is driven by recreation, tourism and second home ownership. The goal is to support the type of economic opportunities the community desires and that serve community needs, reflecting the community's role in the region and commitment to the well-being for town residents, in order to maintain or improve the tax base and preserve the rural character and the natural environment of the town

- Over 50% of local businesses are related to tourism, property maintenance, and building trades.
- Tourism peaks in summer with recreational activities centered around Kezar Lake and area ponds.
- The local economy is stable, supported by high property values and relatively low demand for municipal services.

Economy — Implementation Action Steps

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Housing

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

Building starts in Lovell have contributed to Oxford County meeting state housing program goals for new starts. Lovell, with its small population and distance from centralized facilities, has its needs for social services met by neighboring communities. Action steps involve conforming to state mandates as applicable to the location, monitoring housing needs, updating ordinances, and enforcing regulations.

- Housing cost calculations in Lovell include a high proportion of high-value second homes (primarily vacation properties, with some vacation rental activity), skewing calculations for housing affordability.
- Even factoring for the pricing differential. Home prices are high for median income workers, as is true across the country.
- Senior needs, and seasonal workforce housing are issues.

Housing — Implementation Action Steps

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Recreation

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GOAL: To promote and protect the availability of public access to outdoor recreation opportunities.

- Kezar Lake serves as the central recreational asset for water activities.
- The Greater Lovell Land Trust manages trails and preserves, ensuring public access to natural areas.
- Organized sports, recreational, and educational programs are available for all ages, promoting community engagement and outdoor activities.
- Lovell's location in the foothills of the Mahoosuc and White Mountains provides extensive recreational opportunities for residents and visitors of all ages including skiing, hiking, golf, snowmobiling, and public access to multiple ponds and lakes.

Recreation — Implementation Action Steps

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Transportation

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

Transportation challenges in a rural setting include reliance on single occupancy vehicles, and consideration of hazardous pedestrian and bicycle options.

- Focus on road maintenance, improving stormwater controls, and developing trails or lanes to improve safety in pedestrian and bicycle transit
- Meet the diverse transportation needs of residents—including children, the elderly, the disabled, and through-travelers
- Provide a safe, efficient, and adequate transportation network for all uses (motor vehicles, pedestrians, bicyclists, etc.)

Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network to meet current and future needs.

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Public Facilities and Services	74

GOAL: To plan, finance, and develop a system of public facilities and services that meet as fully as possible the practical, social, economic, and health needs of all community residents and property owners today and in the future.

- Water quality (drinking water and recreational waters) is a top priority
- Emergency response services are adequate, though distance creates challenges. '
- Broadband service has recently been expanded through a collaborative effort, but cellular service is less reliable.
- The solid waste transfer station is shared with three neighboring towns and operates efficiently.
- School populations are below capacity, with no significant growth anticipated.
- Action steps include identifying needed capital improvements and exploring options for growing regional or collaborative delivery of services.

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GOAL: Encourage, enhance, and promote the visual and performing arts and creative disciplines, and support efforts to protect the outstanding environmental resources that support health, well being, and the local economy.

Action steps focus on education, the arts, and community health, and development of a central listing and calendar of community programs.

COMMUNITY HEALTH AND SOCIAL SERVICES

Lovell's community health services are supported by local organizations, addressing food security and social isolation.

- The town has a Health Officer monitoring health threats and providing monthly reports.
- Food security is a concern, food pantry service is available.
- Loneliness and social isolation are recognized as public health issues, with local programs aimed at fostering community connections.
- Limited senior services and healthcare support necessitate partnerships with nearby communities.

OTHER CULTURAL AND ARTISTIC RESOURCES

Lovell boasts a rich cultural scene with various local arts organizations and events that enhance community life.

- The Red Brick Church hosts a summer concert series featuring local and well-known performers.
- Annual arts fairs showcase local artists and craftspeople.
- The Charlotte Hobbs Library offers diverse programming for all ages, while the Lovell Historical Society promotes knowledge of local history.
- Hewnoaks Artists Colony provides a retreat for artists and hosts public events.
- Quisisana Resort is known for its musical performances, contributing to the town's cultural vibrancy.

OTHER RESOURCES

- Regional arts and cultural resources in nearby communities
- One active Congregational Church with community services
- Several active social organizations.

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Fiscal Capacity and Capital Investment	84

GOAL: To plan for, finance and develop an efficient system of public facilities and services to accommodate current and long term municipal needs.

Lovell maintains a fully funded, conservative fiscal position, allowing for management of public services and facilities without carrying significant debt. The tax base is

strong due to high property values, notably from seasonal homes.

- The town has adequate reserves for operational needs and unexpected expenses.
- Recent tax valuations show significant growth from \$299.55 million in 2004 to \$1,132,925,500 in 2025
- Develop a capital investment plan and budget for maintaining and upgrading existing infrastructure to accommodate municipal needs.
- Capital improvement funding for long-term plans will come through reserves, grants, or bonding
- Explore grants and public funding available to assist in the funding of capital investments within the community.
- Identify funding sources and opportunities to collaborate with other municipalities.

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GOAL: Encourage orderly growth and development in appropriate areas to enhance livability and quality of life for residents, taxpayers, and visitors; support suitable economic opportunity; plan, develop and maintain adequate and efficient public services; assure protection of the town's rural character and natural assets; and prevent development sprawl.

Lovell was early to adopt thoughtful, forward-looking zoning ordinances that have served to retain its rural character, control development, preserve historic assets, and protect water and natural resources while accommodating appropriate growth. Existing regulations include shoreland zoning, floodplain management, and subdivision ordinances.

The stable population and lack of public water and sewage treatment utilities exempts Lovell from state mandates for Growth Area planning. Future land use planning will continue to prioritize protecting the scenic beauty and pastoral setting. Action steps include maintaining or amending local ordinances to clearly define development scale and intensity, protect critical resources, and track new development.

- Code Enforcement and Planning Board resources should prioritize orderly growth and development in appropriate areas to enhance livability and quality of life for residents, taxpayers, and visitors; support suitable economic opportunity; plan, develop and maintain adequate and efficient public services; assure protection of the town's rural character and natural assets; and prevent development sprawl.
- Floodplain management and mapping should be updated to respond to climate change.
- The Future Land Use Plan emphasizes orderly growth and protection of scenic beauty.

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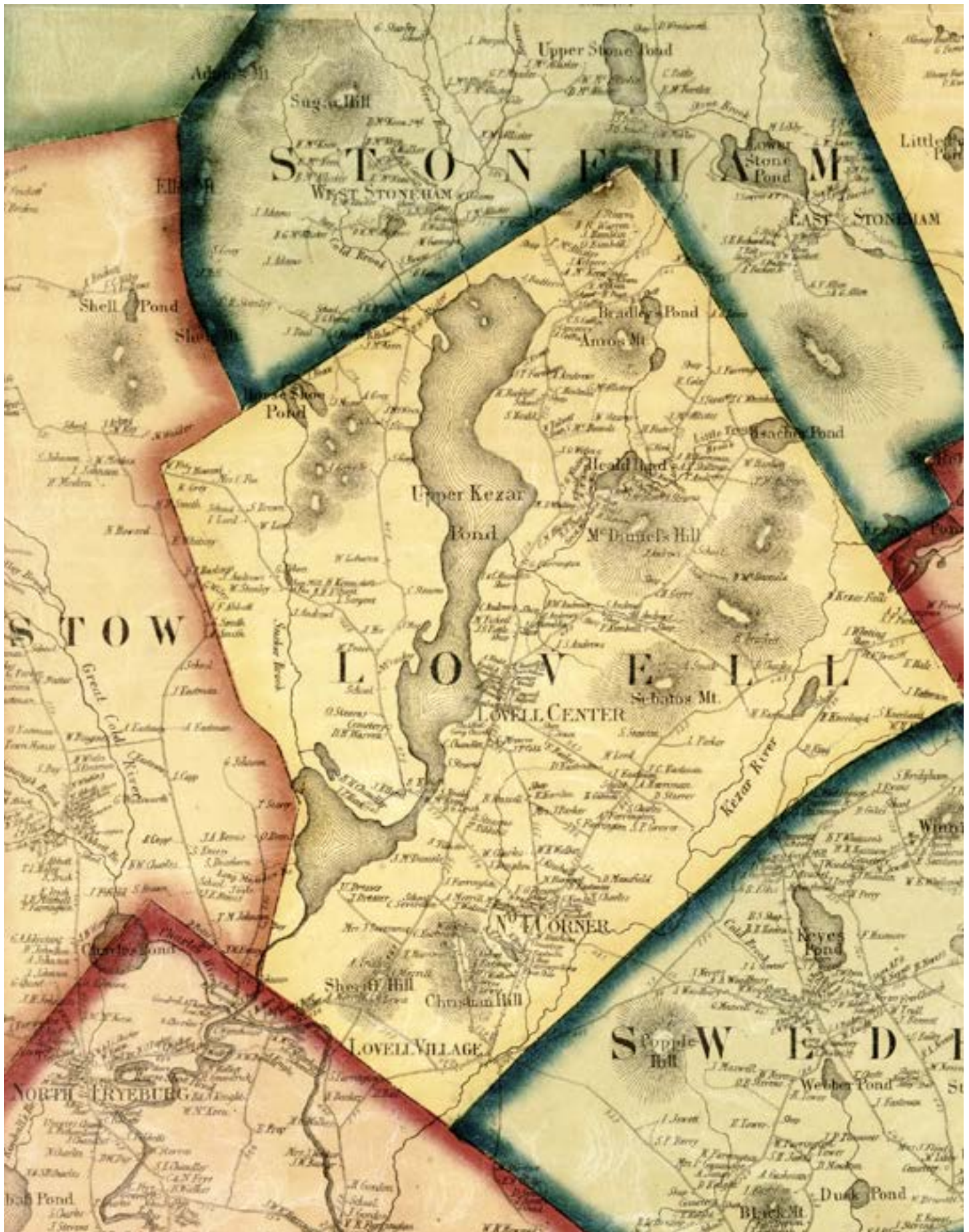
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1858 Henry Francis Walling Map of Lovell, Maine. Gillette & Huntington, New York, NY

Historic & Archaeological Resources

GOAL

To preserve and protect the historic and archaeological resources that are key to the community identity.

POLICIES

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

The historic area (the one-time village center) contains a striking collection of wood frame and brick houses from the early- to mid-nineteenth century. They are, in the words of architectural historian Randall H. Bennett,¹ “unequaled in western Maine.” The neighborhood includes, “a number of architecturally ambitious Greek Revival style brick structures in addition to numerous well-preserved examples of Federal, Greek Revival, and Mansard style buildings constructed in wood.” They reflect the economic prosperity of the town during the first half of the nineteenth century, and their good condition shows their value to the town through the decades.”

There are many important historic buildings in other parts of the town that include houses and farmsteads. The lake camps also reflect their time of development, from the early 20th century to the present day. Many are important examples of the vernacular of their time.

The state identifies two types of archaeological sites for consideration in planning: Native American activity before European arrival (prehistoric) that are especially evident near streams and water, and those after written record keeping began (post-1600, historic) that may include cellar holes or foundations from early settlements often revealed by a review of records, maps and deeds. Sites worthy of preservation include sites of national, state, and local significance

Historic settlement still evident

Many significant historic areas, buildings, cemeteries, as well as settlement foundations and stone constructions remain in the community.

Protective measures for historic and archaeological resources

Lovell zoning ordinances reference preservation of historic buildings and archaeological sites but lack enforceable provision. Protective measures include consideration of historic and archaeological resources during conditional use permit reviews, but lack clear guidance. The good condition of the historic resources throughout the town highlights a strong community preservation ethic supported by the Maine Historic Preservation Commission and the outstanding work of the Lovell Historical Society.

Regulations or review steps to control development in areas of historic or archaeological importance

There are no locally adopted regulations or review documents requiring surveys of historic resources. The State’s Subdivision Regulations provide review criteria.

The stories, places, people, and the many beautiful historic buildings, are unique assets that connect us to the long history of the town

¹ Bennett, Randall H., *Oxford County, Maine: A Guide to its Historic Architecture*, 1984, Oxford County Historic Resource Survey. <https://archive.org/details/oxford-county-maine-a-guide-to-its-historic-architecture/page/n10/mode/1up>

Preserving Lovell's rural character

One of the defining features of our town is the beauty and character of the historic village centers, including Lovell Village (which was the focal center of the town for over 150 years), Center Lovell, and North Lovell. Fires, deterioration, and economic shifts have brought many changes. However, it may be possible to preserve or enhance the historic settings and revitalize the Lovell Village center, and even add businesses or employment opportunities. Many towns have developed master plans that address this.

Many historic resources are in good repair

The historic properties in the community are, for the most part, in good to excellent repair. To maintain and protect the historic character of the town, the benefits of historic recognition could be considered.

Threats to historic resources

Fire is always a concern, and it has caused the loss of two structures in the historic village area in recent times. Economic and demographic changes may create renovation, demolition, or salvage interests.

There are many sites of past habitation (cellar holes, foundations, stone

walls and structure components) that demonstrate the threat of abandonment and disuse, primarily of outbuildings and barns. These remains could be mapped and assessed for preservation.

Properties to consider for national and state recognition

A number of properties in town have historic value worthy of preservation. A few are noted on the state map historic inventory including several houses in each of the historic centers; Center Lovell, No. 4 Corner, and Lovell. There are also structures on Christian Hill Road, Hatch's Hill, Sabattus Road, Old Stage Road, and in North Lovell that could be candidates for state recognition. The Maine Historic Preservation Commission sites should be a high priority for protection.

No professional town-wide survey for historic archaeological sites has been conducted to date. Future archaeological surveys should focus on identifying potentially significant sites associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement in the 18th and 19th centuries. One historic district has been defined by the state and several sites, including Lovell Village and Center Lovell, could qualify. Designated historic districts can be effective preservation tools for our historic resources.

NATIONAL REGISTER OF HISTORIC PLACES

[Lovell Village Church \(The Brick Church\)](#) is a significant example of Greek Revival architecture. Built in 1851, probably by renowned local brick-maker Ammi Cutter, because of a slavery-related split in the local congregation. It fell into disuse in the mid-20th century. It was acquired by a non-profit group in the 1980s that recreated it as a performing arts center. Added to the National Register of Historic Places in 1986.

[Eastman Hill Stock Farm Rural Historic District](#) encompasses the 1833 homestead built by Phineas Eastman, among the first settlers, and other buildings. A conservation easement on the lands permits the ongoing use as an agricultural property. Added to the National Register of Historic Places in 1993.

[Lovell Meeting House](#) built in 1796 served as both civic and religious meeting place until 1852 when the Lovell Village Church was built. It is still in use as a town meeting place and polling place. It was added to the National Register of Historic Places in 2014.

[Moses Hutchins House](#) has been carefully restored and is the home of the Lovell Historical Society. The wood frame house and attached barn were built c.1839 by Moses Hutchins and sold to Elbridge Kimball in 1867. It represents typical Federal farmstead style. Added to the National Register of Historic Places in 2003.

[Fives Court at Westways](#) one of the last remaining examples in the US of a facility for this handball-style game that was popular at English schools. Built in the 1920s by William Armstrong Fairburn as part of the Diamond Match retreat called Westways. Added to the National Register of Historic Places in 2017.

LOVELL HISTORY

Generously Provided by the Lovell Historical Society

Before the late 1700s, members of the Pequawket tribe were active along what is now known as the Saco River and Lovewell's Pond. There is archaeological evidence of Native American activity in Lovell, primarily on the north end of the lake, but no indication of a settlement. Around 1760, George Ebenezer Kezar, a hunter and trapper from Parsonsfield, built a camp at the north end of the lake. The lake became known as "Upper Kezar Pond" because of his visits.

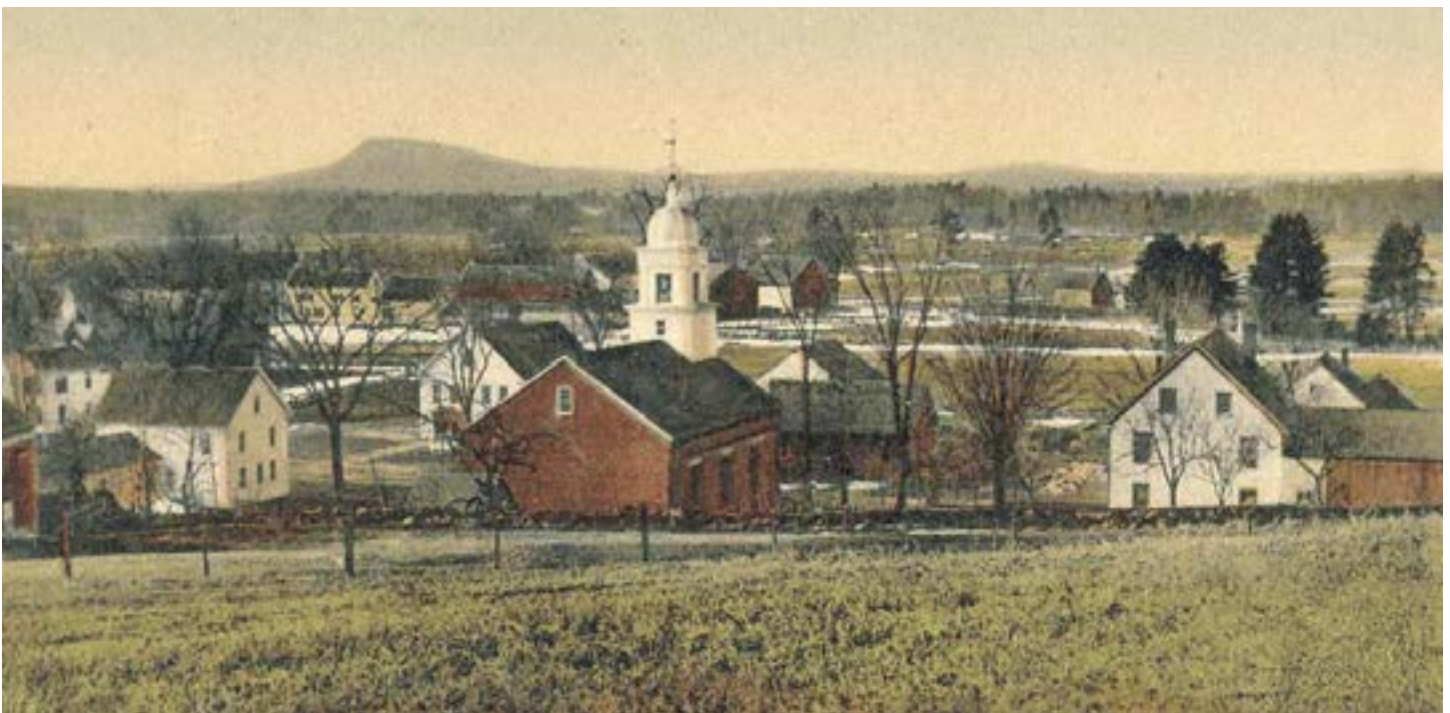
After the Revolutionary War, veterans including Stephen Dresser, Ananias McAllister, James McKeen, and James Kilgore came to the area. Records suggest an early settlement in 1779. These settlers traveled from Fryeburg following the "Scoggin" Trail — a Native American route to the Androscoggin River that came over Shave Hill, then Hatch Hill, through to Sabattus Road.

The settlers built homesteads on what they thought was unclaimed land, but a few years earlier, in 1774, the Massachusetts Legislature had conveyed a land grant to the survivors and heirs of Lovewell's Fight, a scalp-hunting raid against the Pequawket almost 50 years earlier. By 1779, the land grant surveying had been completed and meetings of all the grantees or proprietors commenced, resulting in five divisions of land; the final one announced in 1817. This was Lovell's first attempt toward land-use planning. According to the land grant, provisions for roads, mills, and schools were needed as well as provision for the spiritual well-being of the inhabitants by providing them with a "learned Protestant Minister" and allotting certain portions of the town to the

minister and ministry. Fulfilling these provisions was not an easy task. For example, Boulder Brook, the site of the first mill, had an inadequate water supply. It was not until 1824, when the Kezar River was dammed for power, that the town had adequate water power. The site later provided a sawmill, a grist mill, a mill for spinning wool, a mill for spinning flax into linen and a tannery.

By 1800 the residents of the area, which had been known as New Suncook, had grown to sufficient numbers to apply for incorporation as a town. The application for incorporation as the town of Lovell was signed by the Governor on November 15, 1800, in the Massachusetts Great and General Court. The town meeting form of government was established and remains much the same to the present day. Lovell has always been dependent upon natural resources for its economic survival. The town's first real industry was timber harvesting. Lumber mills were prolific and also smaller industries such as barrel making. By the mid-19th century the wood supply was depleted, as was the timber industry. The population of Lovell reflected the ups and downs of the timber business. Population was 365 in 1810, rose to a height of 1,339 just before the Civil War, then declined to 693 by 1900. During this time, agriculture was second in importance as an occupation. Early subsistence farming was helped by the growth in transportation during the 19th century that allowed for market-oriented corn and apple production. However, none of these commercial enterprises lasted for long.

At the beginning of the 20th century, Lovell found a new industry to fuel the town's economy. Lovell's unique natural beauty was discovered by vacationers and the tourist industry was born. Increasing numbers of people came to enjoy the seasons at boarding houses, hunting lodges, boys' and girls' camps, and resort hotels. Many bought lands and built seasonal homes along the shores of Kezar Lake



Postcard view of Old Brick Church c 1908 courtesy Lovell Historical Society.

HISTORIC AND ARCHAEOLOGICAL PLAN IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Enforce local and state ordinances that protect historic resources.	CEO	ongoing	easy
Define goals and a mission to work with town governance on cataloging, protecting, and restoring or preserving existing historic structures and their settings.	Planning Board with Lovell Historical Society	short	medium
Develop Design Review for preservation of the historic and natural aesthetic including visual compatibility, material, design, and signage standards	Planning Board with Lovell Historical Society	short	easy
Consider regulatory tools (ordinances, rules, or other) for protecting, restoring, or preserving existing historic structures and their settings.	Planning Board	medium	medium
<i>Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.</i>	Planning Board	short	medium
Create local land use ordinances to require property owners and developers to take appropriate measures to protect those resources: e.g. modification of site design, construction timing, extent of excavation.	Planning Board	medium	medium
Provide owners and residents with guidelines for historic structure preservation, historic district designation, benefits of inclusion in historic register, and funds, including federal and state tax credits, that are available.	Planning Board with Lovell Historical Society	short	medium
<i>Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</i>	Planning Board with Lovell Historical Society	short	medium
Maintain complete inventory using Dept of the Interior criteria of historic and archaeologically significant resources with support of Lovell Historical Society records and archives to support land use planning.	Planning Board with Lovell Historical Society	ongoing	medium
<i>For known historic archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers 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.</i>	Planning Board with Lovell Historical Society	medium	medium



Moses Hutchins House Photo: Lovell Historical Society

Water Resources

GOAL

To protect and manage the quality of water resources, including lakes, ponds, rivers, tributary streams, wetlands, groundwater, and subterranean aquifers.

POLICIES

To protect current and future potential drinking water sources from contamination and commercial and/or industrial exploitation.

To protect significant surface water resources from pollution and improve water quality where needed.

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

Underlying aquifers and groundwater offer availability of excellent drinking water.

Lovell's lakes, ponds, rivers, and wetlands make up a total mapped area of nearly 4,000 acres of pristine surface waters that are fundamental components of this special setting.

Kezar Lake is the centerpiece of the town. It, along with many other ponds and great ponds, offers the water recreation uses and tourism attractions that drive the local economy. The water resource system includes many brooks, a river, and eleven great ponds.

The water quality in all of Lovell waterbodies is very high, but will always be vulnerable to significant threats from shoreline degradation and runoff, invasive species, and pollution. Several major ponds in the region are dealing with invasives and pollutants that have impacted property values and commercial enterprise. Avoiding these threats is critical.

In 1988, Maine adopted the [Guidelines for Municipal Shoreland Ordinances](#) (commonly called "Chapter 1000") and the [Natural Resources Protection Act](#). The legislation provides that:

"The rivers and streams, great ponds, fragile mountain areas, freshwater wetlands [and] significant wildlife habitat... are resources of state significance. These resources have great scenic beauty and unique characteristics, unsurpassed recreational, cultural, historical and environmental value of present and future benefit to the citizens of the state... Uses are

causing the rapid degradation and, in some cases, the destruction of these critical resources, producing significant adverse economic and environmental impacts and threatening the health, safety and general welfare of the citizens of the state."

Communities must adhere to Chapter 1000 and can enhance the Chapter 1000 controls as part of planning for protection of critical resources.

Studies have shown that an invasive plant infestation can impact the value of lake shore properties by as much as 40%¹ and is likely to permanently suppress property values throughout a community. Eradication efforts can cost hundreds of thousands or up to millions of dollars. Large infestations are difficult to eradicate completely and the costs of management programs, which may include machinery and chemicals, become perpetual.

Many lakes in northern New England are experiencing cyanobacteria blooms that result in closures for human and animal use in the warmest months of the summer. Infestations of invasive plants, spiny water fleas, and zebra mussels are all in nearby waters, and Chinese mystery snails have been found in Kezar. All of these troubling invasives are easily transported on visiting boats and gear.

¹ [Goodenberger](#), "Evading invasives: How Eurasian watermilfoil affects the development of lake properties," *Ecological Economics*, July 2016

Impacts from increasing frequency and intensity of weather events, flooding, shoreline runoff and erosion, pollution, development pressure, and the threat of pests and invasive plants and animals require forward looking strategies to conserve the natural assets of our region for the generations to come.

WATER QUALITY

Phosphorus runoff into the lake and the ponds of the town has the potential to greatly reduce their water quality and, ultimately, the value of property adjacent to these water bodies. The soils of Lovell have severe limitations for development in general and septic tank absorption field construction in particular. Maine has phosphorous control programs to prevent excess inflow to lakes and surface waters.

Septic updates that consider soil types as well as enforcement of the Plumbing Code and all components of Shoreland Zoning Regulations, around the lakes and other waterbodies of the town, is a critical component of water quality protections.

High intensity soil surveys, location of wells and other water supplies on neighboring properties, and wetland areas should be a consideration in all development.

DRINKING WATER

Lovell has no municipal water or wastewater treatment infrastructure. Residents rely on availability of groundwater from private dug or drilled wells. Recent drought events have reduced availability for some locations.

Public Water Systems

There are a small number of public water systems¹ in Lovell. These systems, are served by private wells that must be approved in writing the Department of Health and Human Services.

Sanitary surveys of public water systems

by the Maine CDC&P Division of Environmental Health are required every 3 years for community systems, and for other systems every 5 years. Operational records must be maintained for each well.

Private Wells and Septic Systems

Drilled wells must follow the state rules for construction. Licensed drilling operators are expected to self-report all projects to the state. A self-reported list of private drilled wells, both drinking water and geothermal, has been collected by the state since 1995. The [Maine Geological Survey Wells Database](#) shows 468 well locations in Lovell. The Maine Geological Survey [Maine Well Data Table](#) shows 198 well locations. The Lovell tax records show over 1,800 properties with buildings, which suggests a large gap in record keeping.

Similarly, the number of permits for septic systems on record is significantly below the number of dwellings. An audit of the records, and a plan for updating and maintaining private septic systems as needed would contribute to water quality and public health in the future.

Surface Waterbodies

Water quality in several of Lovell's surface water bodies is monitored annually and trends reported by the Kezar Lake Watershed Association. This consistent research work has provided a valuable 50+ year record.

Voluntary Lake Smart evaluations provided by trained KLWA members has been very effective and continues to increase shoreland homeowner awareness of and identification of point source and non-point source runoff and pollution. While the evaluations are not regulatory, many participants in the program have followed recommendations to update systems and plant natural buffer zones to contribute to lake health.

¹ Publicly- or privately-owned systems that have 15 or more service connections, or serve 25 or more individuals at least 60 days out of the year. Examples are Community Water systems (multiple dwellings, apartments, or nursing homes), Non-transient, non-Community systems (schools, factories, offices), and Transient systems (restaurants, hotels, golf courses, camps) are subject to state monitoring for quality.

Aquifers

The Maine Geological Survey has mapped significant sand and gravel aquifers and other hydro-geologic characteristics for the town of Lovell. This data was developed by determining depth to bedrock and depth to the water table in areas with significant deposits of sand and gravel. The maps are based on relatively few test pits and seismic lines. These maps also report the location of potential sources of groundwater contamination.

The only region in Lovell that is adjudged to be a high yield aquifer (greater than 50 gallons per minute) is a small area around Dan Charles Pond near the Kezar River. Most of the Kezar River flood plain overlies a medium yield aquifer (between 10 and 50 gallons per minute), though a good portion of this area is within the town of Sweden. The other significant aquifer is a medium yield aquifer which occurs along Alder Brook from near the junction of Hatch Hill Road and Route 5 to where Alder Brook meets the Kezar River.

Providing the prime and medium aquifers with the minimal level of protection should be assumed as any particular aquifer may be needed as a public drinking water source in the future.

Water Protection Partners

KEZAR LAKE WATERSHED ASSOCIATION (KLWA)

Water quality is the number one criterion for lake recreation desirability and is vitally important to supporting property value and the related tax revenue to the town.

KLWA is grant- and donor-funded and incurs the cost of ongoing water quality protection programs to serve the community. The work includes:

- Annual science-based water quality testing for great ponds and streams in the town by professional partners and certified volunteers
- LakeSmart evaluations and recommendations for property owners to help minimize the impacts of shoreline development on lake health
- grant-funded Climate Change Observatory
- ongoing loon study
- weather station and viewing camera

- Lake Patrol boat supplemental Maine Warden Service coverage to enhance boating safety on Kezar Lake
- public education on environmental protection

LOVELL INVASIVE PLANT PREVENTION COMMITTEE (LIPPC)

Seasonal staff provide courtesy boat inspections (CBIs) on Kezar and at several larger ponds with the goal of preventing the introduction of invasive plants into Lovell's waters. Boats entering the lakes at boat ramps may transport plants from infested locations. LIPPC also organizes volunteers to monitor for invasives along the shorelines of the great ponds.

The important work of LIPPC was demonstrated by the successful, but costly, eradication of a milfoil infestation in Cushman pond. The effort took 27 years at a cost hundreds of thousands of dollars.

Recently dives have been organized in Kezar Lake to locate and remove Chinese Mystery Snails that have been found in the lower bay. These snails can proliferate into large colonies that displace native species and impact recreation.

LIPPC work is funded by grants and donations. The town also provides a rolling fund authorized each year by town vote that can be tapped if needed.

GREATER LOVELL LAND TRUST (GLLT)

GLLT is a donor and grant funded nonprofit. Their mission is to identify and conserve environmentally important open lands in the watersheds of Lovell and our neighboring towns. They also maintain an extensive trail network on their properties and most of their lands offer public access for traditional uses. GLLT lands in the watersheds protect groundwater and aquifers. Undeveloped lands also slow runoff and filter stormwater before it enters water bodies, helping to prevent both flooding and water contamination.

REGIONAL AND STATE WATER PROTECTION ORGANIZATIONS

Maine's waters and shoreland are a critical component of the local and state economies. Numerous organizations are working to protect and preserve water quality in Maine. They include Maine Lakes, Lakes Environmental Association, Lake Stewards of Maine, and others. In addition, multi-town committees, the Maine Municipal Association, and other activist groups work to develop ordinances that strengthen state and local protection of the shoreland zone.

Point sources (direct discharges) or non-point (indirect or seepage underground) sources of pollution

There are no evident point sources of pollutants of Lovell's surface waters, however non-point source (NPS) pollutants such as sand, gravel, chemicals, and loam that are carried

from roads or unvegetated shorelines and beaches into the water during a rain storm are present throughout the area.

A [Watershed Shoreline Survey](#)¹, conducted by KLWA in partnership with the town of Lovell, the Maine DEP and volunteers from the Greater Lovell Land Trust, identified 53 erosion sites, originating from town roads, camp roads, residential properties, and public and private boat access ramps.

Other vulnerable areas that should be assessed for possible issues include the now-decommissioned former town dump, the current public works property that abuts Alder Brook, and the septage spray field on Old Waterford Road.

Protection of groundwater and surface water supplies and recharge areas.

The protection of watershed lands by conservation-minded property owners and conservation organizations has far-reaching value to the community that includes protection of sub-surface water quality. Conservation will be a major factor in water quality in the future.

Shorelines on many surface waterbodies are being improved to mitigate and even eliminate the impact of storm runoff and erosion through the work of Kezar Lake Watershed Association. Complimentary "Lake Smart" assessments using an evaluation process designed by Maine Lakes Association, provide information and strategies to preserve shoreland buffer zones and implement stormwater runoff controls.

Public Works management practices to protect water resources in daily operations

SALT/SAND PILE MAINTENANCE

Salt sand is widely used on winter roads throughout the area which could contribute to hazardous chloride runoff into local waterways.



Sucker Brook Inlet to Kezar Lake Photo: Albert Zulp

¹ "Kezar Lake Watershed Survey Report," Kezar Lake Watershed Association & Maine Department of Environmental Protection, May 2011.

CULVERT REPLACEMENT

In 2024, extensive rebuilding and widening work on State Route 5 from the southern end through Center Lovell, included the replacement of aging culvert infrastructure and widened ditching that will improve runoff and flooding impacts. In 2022 Foster's Bridge, spanning the Kezar River, failed for the second time in a decade in a severe storm flood event. This bridge was repaired and put back in service in 2025 with improved carrying capacity of the culvert system.

Flooding and related damage from recent weather events suggest additional culvert improvements and maintenance are needed on town-maintained roads. A refresh of the [culvert survey](#) contracted by the KLWA in 2015 would be an important starting point for this road infrastructure improvement planning.

DAMS AND WATER CONTROL

Dams for Cushman Pond, Kezar Lake, Heald Pond, and Kezar River Mill, are the responsibility of the town. Water levels in Kezar Lake and Heald and Cushman Ponds rely on the limits of their dams. Significantly deteriorated wooden outlet control boards at Cushman Pond and Kezar Lake outlet were replaced in 2025. The repairs at Cushman Pond dam are functioning well.

Persistent leaking through and under the dam structure at the Kezar Lake outlet dam on Harbor Road contributes to water level drop in drought conditions that could put recreational boating at risk in some locations. The dam, built c.1930 as part of a downstream hydro-power system on the Saco River, was last repaired in 1984¹. A recent [engineering survey](#) recommended continued regular monitoring of the dam, particularly at low water when leaking is observable, to assess repair needs. The study suggested options for repair and/or maintenance. An older dam installation upstream is not in use.

The Kezar River Mill cement dam, built c.1915 for hydro-power, is in poor repair. The mill pond is a source for fire suppression water, and it impounds an extensive wetland ecosystem.

GARAGE OPERATIONS AND EQUIPMENT MAINTENANCE

Garage operations, maintenance, and operational budgets and plans assure reliability of equipment inventory and assure prevention of spills of pollutants or material into Alder Brook, or seepage into groundwater.

Partnership with local/ regional advocacy groups that contribute to water resource protection

Lovell is fortunate to have donor- and grant-funded nonprofits actively invested in protecting our water resources. Kezar Lake Watershed Association maintains decades of important water quality records, monitors the fisheries, and provides shoreland assessments for property owners. The Lovell Invasive Plant Prevention Committee operates Complimentary Boat Inspections for Kezar Lake and other waterbodies in the town, which has prevented the appearance of invasive plants that have infested many nearby waters, causing significant drops in property value in those communities.

Greater Lovell Land Trust, Lakes Environmental Association, Maine Lakes, and others contribute scientific resources and field work that are critical to the quality of the water in the community.

PONDS AND GREAT PONDS

A great pond is any natural inland body of water that has a surface area in excess of 10 acres and any inland body of water artificially formed or increased that has a surface area in excess of 30 acres. Lovell has eleven such bodies of water: Bradley, Cushman, Dan Charles, Farrington, Heald, Horseshoe, three of the Five Kezar Ponds (Mud Pond, Back Pond, and Middle Pond), the Kezar River Mill Pond impoundment, and the largest: Kezar Lake. There are also several smaller ponds. For details on each pond, and the brooks that flow into and out of Kezar Lake.

¹ <https://www.lovellhistoricalsociety.org/wp-content/uploads/2015/12/Fall-2014.pdf>

Threats to Water Quality, and Activities to Monitor and Mitigate Pollution and Invasive Species

INVASIVES

Courtesy Boat Inspections have been a critical component for preventing invasives and raising awareness of invasives being a dangerous threat to water resources and related property values.

PHOSPHOROUS

The lower bay area of Kezar Lake, which is shallow, has shown moderately high phosphorus count and moderately low dissolved oxygen levels during periods of high summer temperatures. Aging and

failing septic systems and runoff from chemical use on roads and on properties are of profound concern in the shoreland zones and around waterbodies.

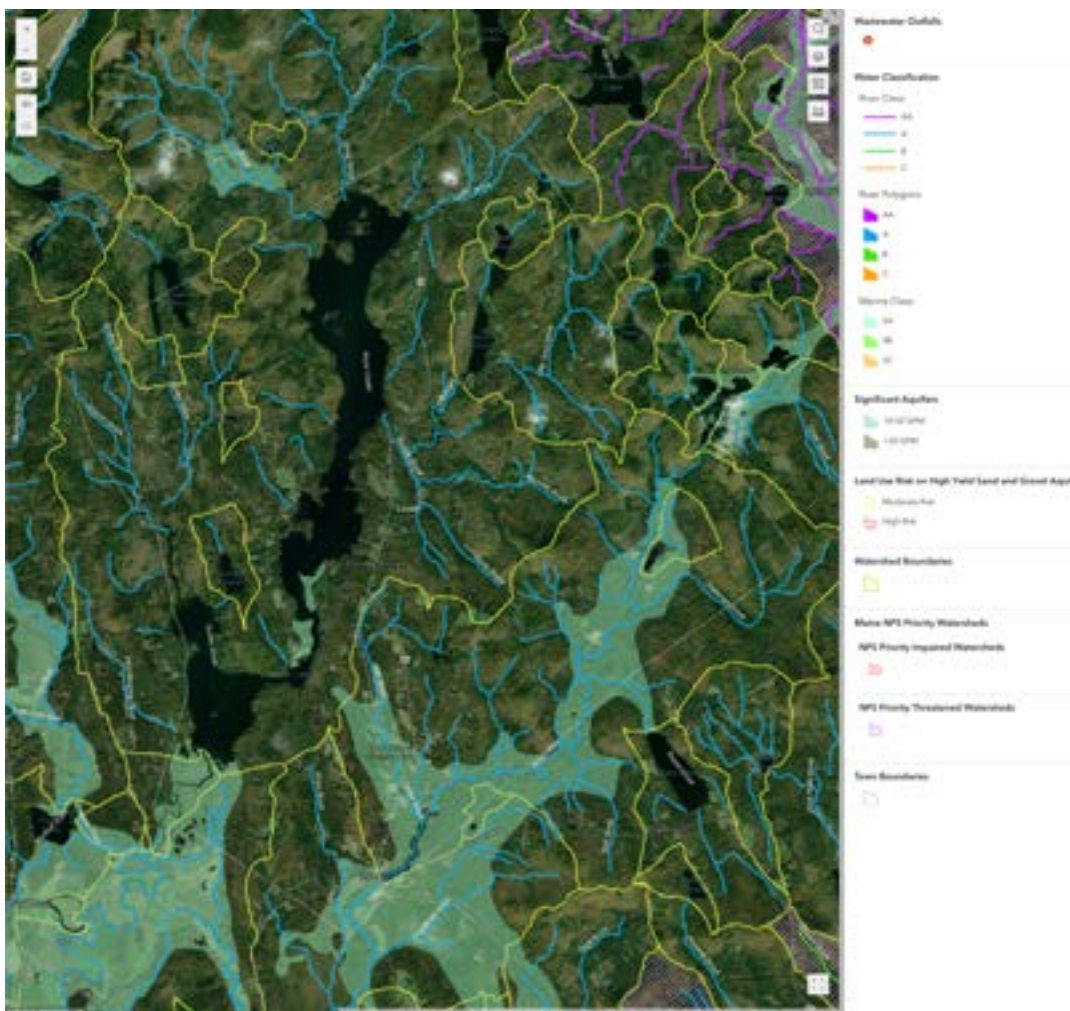
The town maintains a septic spray field that has been checked for excess PFAs contamination. To date the levels are acceptable. Levels should be monitored for safety.

A strategy for reducing chemical use and for updating and maintaining septic systems of waterfront properties and also upland systems would protect lakes and ground water for future generations.

SHORELAND EROSION

Shoreland erosion damage has become more evident with the advent of larger recreational boats and other activities related to generation of deep wakes. Lovell's several active water protection partners are focused on the environmental threats that are emerging with increasing use of Maine waters and changing boating activities.

LOVELL WATER RESOURCES AND AQUIFERS MAP



Maine DEP Water Resources Aquifer Map accessed 2024.12.13

This map shows **lakes, ponds, rivers, and streams** in and around Lovell and the **watershed boundaries** of the lakes, ponds, rivers and most streams. Also shown is **state water quality classification of rivers and streams; all of these are class A. Significant aquifers that have been mapped in and around Lovell are classified as 5A.** None are currently identified as being at risk due to potential threats from local land uses (e.g. oil tanks, spills, landfills, etc.).

Aquifer drinking water supplies and threats.

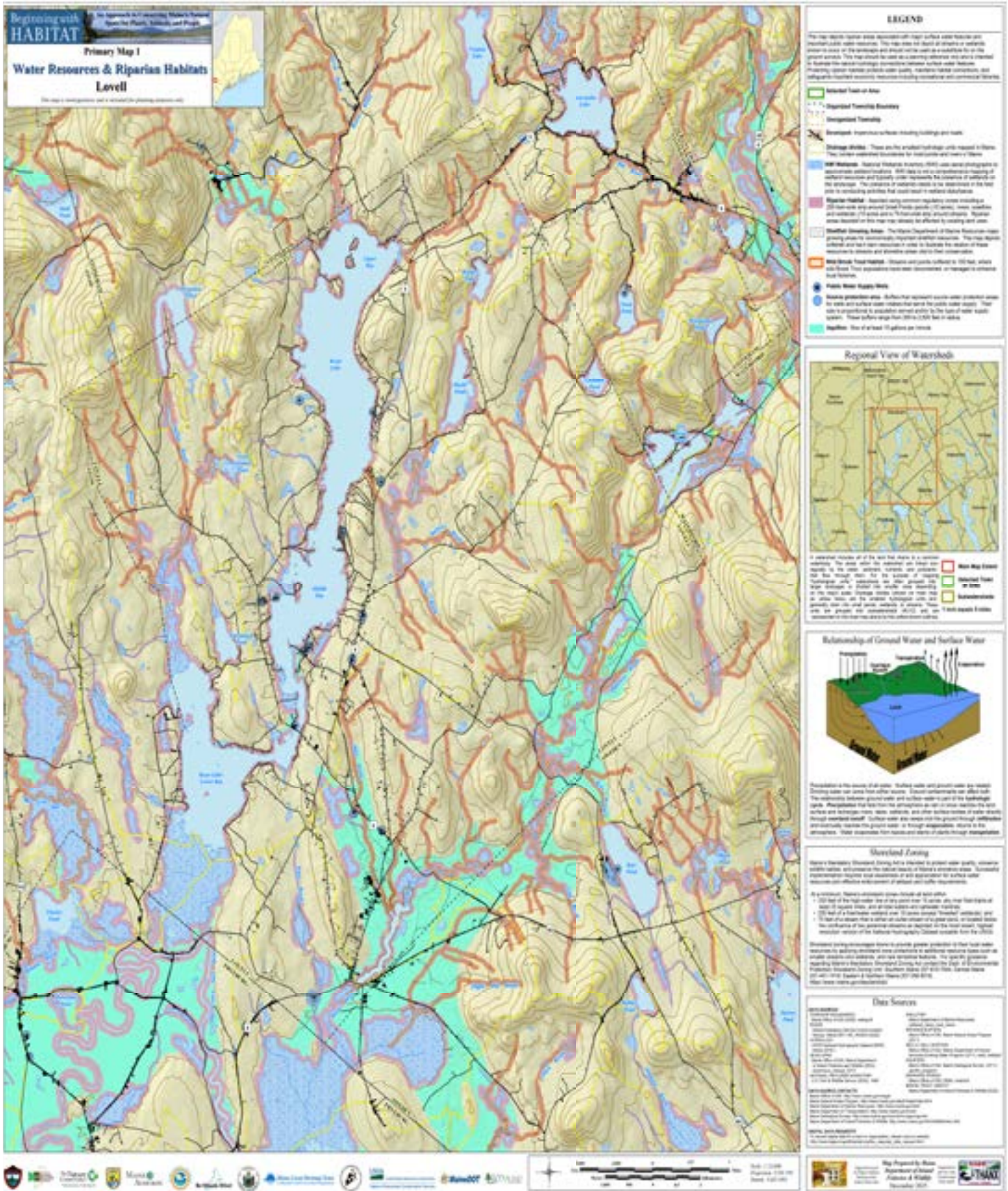
To date, there are no known point sources of pollution or infiltration in surface waters. Continued vigilance in monitoring possible sources is necessary as commercial extraction or contamination from existing land uses has been shown to compromise or deplete clean water resources in locations across the country.¹

Mapping and testing for public and private wells would provide baseline data used to plan protections for recharge areas and maintain both water quality and resource availability for the future

Diligence in assessing and recognizing emerging threats to valuable water resources must be a priority.

¹ <https://www.epa.gov/report-environment/ground-water#:~:text=Aquifer%20depletion,precipitation%20from%20recharging%20ground%20water.>

LOVELL WATER RESOURCES AND RIPARIAN HABITATS MAP



Lovell's water resources and riparian (wetlands near river or streams) habitats, and wild brook trout habitat. Also shown is public water supplies and the area around the wells that is protected. In Lovell, public water wells supply water for 25 or more people, e.g., the school, library, lodging, restaurants, and camp/developments. The map also shows "impervious" surfaces, i.e., roads and buildings that prevent water absorption and amplify water runoff.

**Existing lake, pond, river,
stream, and drinking
water protection and
preservation measures,
including local ordinances**

State mapping of significant aquifers and the regulatory limits of Maine's Chapter 1000 guidelines for shoreland zoning are relied upon by the CEO and the Planning Board for evaluations of use applications and development of town ordinances. Local ordinances include general performance standards for roads, wastewater, and erosion control to protect the drinking water supply and recreational water quality. Specific performance standards are

included in ordinances regarding agriculture and animal husbandry, automobiles junkyards and graveyards, campgrounds, water extraction, manufactured housing, mineral extraction, and the retention of open space.

Dock standards and septic standards for building permits are included in town zoning. Applications for land uses in the shoreland zone have specific additional requirements for stormwater management, protections for wildlife habitat, and for compliance with state regulations on sedimentation and erosion controls.

District boundaries and flood plain definitions are also part of the ordinance protections for water resources.

LOVELL, ME — PUBLIC WATER SYSTEMS 02/25/2026

Water System Name	PWS ID	System Type	Source
PWS TYPE KEY: C=Community NC=Non Community NTNC=Non-Transient, Non-Community			
Boulder Brook Club	ME0008127	NC	8127102 Drilled well 1: 545' 8127103' Drilled Well 2: 305'
Josie's Lovell Market LLC (Center Lovell Market)	ME0001412	NC	1412101 Drilled Well 145'
Ebenezer's Restaurant & Pub	ME0023339	NC	23339101 Drilled Well 600'
Kezar Lake Marina/Restaurant	ME0010881	NC	10881701 WELL POINT 16'
The Lodge At Pleasant Point	ME0008131	NC	8131101 Drilled Well 2: 1991 100 GPM
MSAD 72 New Suncook School	ME0000386	NTNC	386101 Drilled Well 220'
New England Frontier Camp	ME0000812	NC	812102 Drilled Well 1,050'
Quisisana	ME0008139	NC	8139102 Drilled Well, 300' 11/20/98 8139103 Drilled Well, 200' 11/20/98
Severance Lodge Dining Room	ME0008287	NC	8287102 DRILLED WELL (BACK-UP 2) 8287101 DRILLED WELL NO 1 270'
Westways Maintenance Corp	ME0008144	NC	8144101 Drilled Well 1 500' 8144102 Drilled Well 2 500'
Lake Kezar Country Club			Bottled water exemption
Source: Maine Public Water Systems by County datasheet, accessed May, 2026. https://www.maine.gov/dhhs/mecdc/healthy-living/health-and-safety/drinking-water-safety/new-well-and-new-source-approval/source-water-protection			

¹ The Drinking Water Program has no record of a Source Water Assessment for this source identification number. Publicly available information on well or source location can be found on the DWP website: <http://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/maps.shtml>. Access to the DEP Environmental and Geographic Analysis Database including potential threats to groundwater and environmental modeling can be granted at the DEP website: <http://www.maine.gov/dep/maps-data/egad/>

Water Resources — Implementation Action Steps

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Participate in local and regional efforts to monitor, protect and, where possible, improve water quality.</i>	Select Board with Conservation Partners	short	easy
Identify potential threats to surface, aquifer, and ground water quality, and develop ordinances to control/regulate hazards and preempt threats to watershed recharge areas in the future: - Excessive chemical use in lawns, golf courses, agriculture; leaking or spills in boneyards/ junk yards; aging or abandoned storage tanks; fuel or chemical spills - Road salt/chloride use - Municipal garage, sand/salt storage barns, and transfer station impact on Alder Brook. Former municipal dump site adjacent to Kezar River. - regular testing of municipal septic spray field for infiltration of PFAs and toxins. - Open pit areas	Planning Board, Code Enforcement Officer, Public Works, Conservation Partners	ongoing	medium
<i>Adopt or amend local land use ordinances to incorporate stormwater runoff performance standards consistent with</i> <i>a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</i> <i>b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</i> <i>c. Maine Pollution Discharge Elimination System Stormwater Program</i>	Planning Board with Public Works and Conservation partners	medium	medium
Regular inspection of town dams, particularly at low water when flaws or damage may be more evident. Develop strategies for repairs.	Public Works	ongoing	ongoing
<i>Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</i>	Select Board with Conservation Partners	ongoing	medium
<i>Amend local land use ordinances, as applicable, to incorporate low impact development standards.</i>	Planning Board with Conservation Partners	ongoing	medium
Initiate drinking water protections and regulate/ban commercial extraction to prevent damage to or depletion of subsurface resources and to consider downstream interests.	Planning Board with Conservation Partners	medium	medium
Update/maintain records of drilled and dug well registrations, public water system state sanitary surveys, and septic permits, and consider ordinances to encourage ongoing maintenance and modernization and/or upgrades to existing systems, especially in shoreland and water resource zones.	Planning Board and Code Enforcement Officer	short	easy
<i>Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</i>	Select Board with Conservation Partners	short	easy
<i>Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.</i>	Planning Board with Conservation Partners	short	easy
<i>Provide educational materials at appropriate locations regarding aquatic invasive species.</i>	Lovell Invasive Plant Prevention Committee	short	easy

Natural Resources

GOAL

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

POLICIES

Protect to the greatest extent practicable the significant natural resources in the community.

To conserve critical natural resources in the community.

To coordinate with neighboring communities, community organizations, citizen committees, and regional and state resource agencies to protect shared critical natural resources.

Natural beauty, open lands, recreational assets, nearby winter and summer resorts, the White Mountain National Forest, and the panoramic scenery have drawn residents, seasonal home owners, vacationers, and travelers to Lovell for generations.

Lakes and ponds, open lands, wildlife habitat, and spectacular views are the economic engine of our town, and an important source of wellbeing for our residents and for visitors to the region. We are fortunate to be the recipients of the legacy of this beautiful place from the people who have lived in our community as both year round and part time residents through the generations before us.

Lovell's natural resources are a common good for all to enjoy. They include the exceptional quality of our recreation and drinking water, air quality, the unimpeded viewsheds, the natural systems in our woods and waters, the recreational opportunities of lands open to public use, the economic benefits of outdoor recreation and ecotourism, and the health benefits and wellbeing that access to these resources provides. Sustaining the resources for community enjoyment, and maintaining the resources for the benefits that they offer is a critical goal now and for the future.

In Maine, local conservation efforts have particular significance: Maine has the lowest amount of public land on the east coast, and is ranked 38th in the nation for public land as a proportion of the state.

Lovell's natural setting and extensive open space is vulnerable to threats from climate changes and development. For this reason, particular attention to strategies for environmental protection and to creating a long view plan to address existing and potential threats is important.

Open Space, Tree Growth, and Land Trust efforts help preserve our ecosystems and the environment. Land trust work brings exceptional value to communities by providing public access for traditional and recreational activities, education programs and outdoor activities for all ages, and positive economic effects throughout the community.

Important Fiscal Benefits of Resource Conservation

The value of conserved lands to the local economy is reflected in strong property values, and in tourism and recreation spending. There is also the intangible value of health and wellbeing that comes with public access to open lands.

Conserved lands are taxed according to the conservation limits applied by the owners¹. Effect on the town tax base is minimal and there is no cost for municipal services (schools, emergency response, roads, etc.) as there can be for developed lands.

¹ E.g., tree growth, open space, easement, declaration of trust. Towns may choose to forgive the tax obligations of a property that is of particular value to the community.



Aurora Borealis, Big Dipper, and Lightning flash over Kezar Lake Photo: ©Jill Rundle

Wealth of Environmental Assets

SETTING

Much of the essential character of the town comes from our natural environment. Lovell is forested hills, mountains, and waterways, and encompasses nineteen outstanding land heights (ranging from 672 to 1,257 feet above sea level) that provide stunning vistas from many outlooks.

DARK SKIES

Recent legislation in the state has recognized the negative effects of light pollution in the night skies for wildlife and for astral views. New state regulations limit public lighting brightness. Existing lighting and private lighting installations are exempt, but are encouraged to follow the guidelines to preserve dark sky environments. Particularly unique to the area surrounding Kezar Lake is a small dark sky zone that provides views of the night sky and astral phenomena. As development and light pollution grow,

locations that are still under dark skies are enjoying a surge in noc-tourism (nocturnal tourism) to view the stars, northern lights, and the unusual appearances of comets and asteroids in the night skies.

RECREATION

The setting provides hiking, back-country skiing, hunting, fishing, and outdoor activities that attract visitors to our local recreation and tourism economy throughout the year.

WATER QUALITY AND ACCESS

The Lovell landscape is dominated by the nine-mile length of Kezar Lake and also includes 10 smaller ponds ranging in size from 28 acres to 136 acres. The town is also located above significant underground sand and gravel aquifers that are an important water system component. The lake, the ponds, the Kezar River, and the water systems in the town¹ are headwaters for the Saco River water system that provides drinking water to a large population corridor of Maine before flowing into Saco Bay and the Gulf of Maine.

¹ (With the exception of a small area in the northeast corner, which flows into the Crooked River/Sebago watershed)

FOREST SYSTEMS AND CONNECTIVITY

The town is located at the threshold of the Northern Appalachian-Acadian ecoregion—the transition zone from forests dominated by northern hardwoods, white pine and eastern hemlock, into the forest types dominated by spruce, balsam fir, jack pine, balsam, poplar and white birch. Our ecoregion encompasses one of the most intact temperate, broadleaf forests remaining in the world. It is also a gateway to an internationally recognized wildlife connectivity corridor stretching from the White Mountains to the Canadian border and beyond.

Environmental Threats and Mitigation Planning**INVASIVE PLANTS, INVASIVE ANIMALS, ENVIRONMENTAL DISEASES, AND HUMAN HEALTH IMPACTS**

Japanese knotweed, beech leaf disease, woolly adelgid, emerald ash borers, tick-borne diseases, West Nile, cyanobacteria, algal blooms — the list is growing.

Many of the wildlife and plant species in our area are under extreme pressure, and many more are threatened or endangered. Invasive plant and animal species, those that are introduced accidentally or inadvertently and those that are moving into our area because of climate changes are increasing. Diseases in numerous tree species have been identified, including white pine (blister rust, needle cast), hemlock (hemlock scale, woolly adelgid), balsam (balsam adelgid), beech (leaf and bark disease), birch (leaf miners), ash (emerald ash borer), maple (Asian longhorn beetle), oak (oak wilt), spruce (spruce gall, brown spruce longhorn beetle), elm (blight, leaf beetle), red pine (red pine scale), defoliators (brown tail moth, spongy moth). Collectively, our forests are in danger from a variety of risks that threaten woodland systems. At the same time, important insect, bird, mammal, amphibian, and reptilian populations are declining, and their ranges are moving — familiar species are going further north and

new species from temperate zones, and the diseases they may carry, are arriving in our area. Recent infestations of spongy moths have caused extensive local damage to trees, browntail moths have damaged trees as well as causing contact skin irritation. Insect species are proliferating and spreading diseases, some potentially fatal, that threaten human and wildlife populations. Multiple tick-borne and some mosquito-borne diseases are appearing nearby and in the area including Lyme disease, anaplasmosis, eastern equine encephalitis, West Nile virus and others.

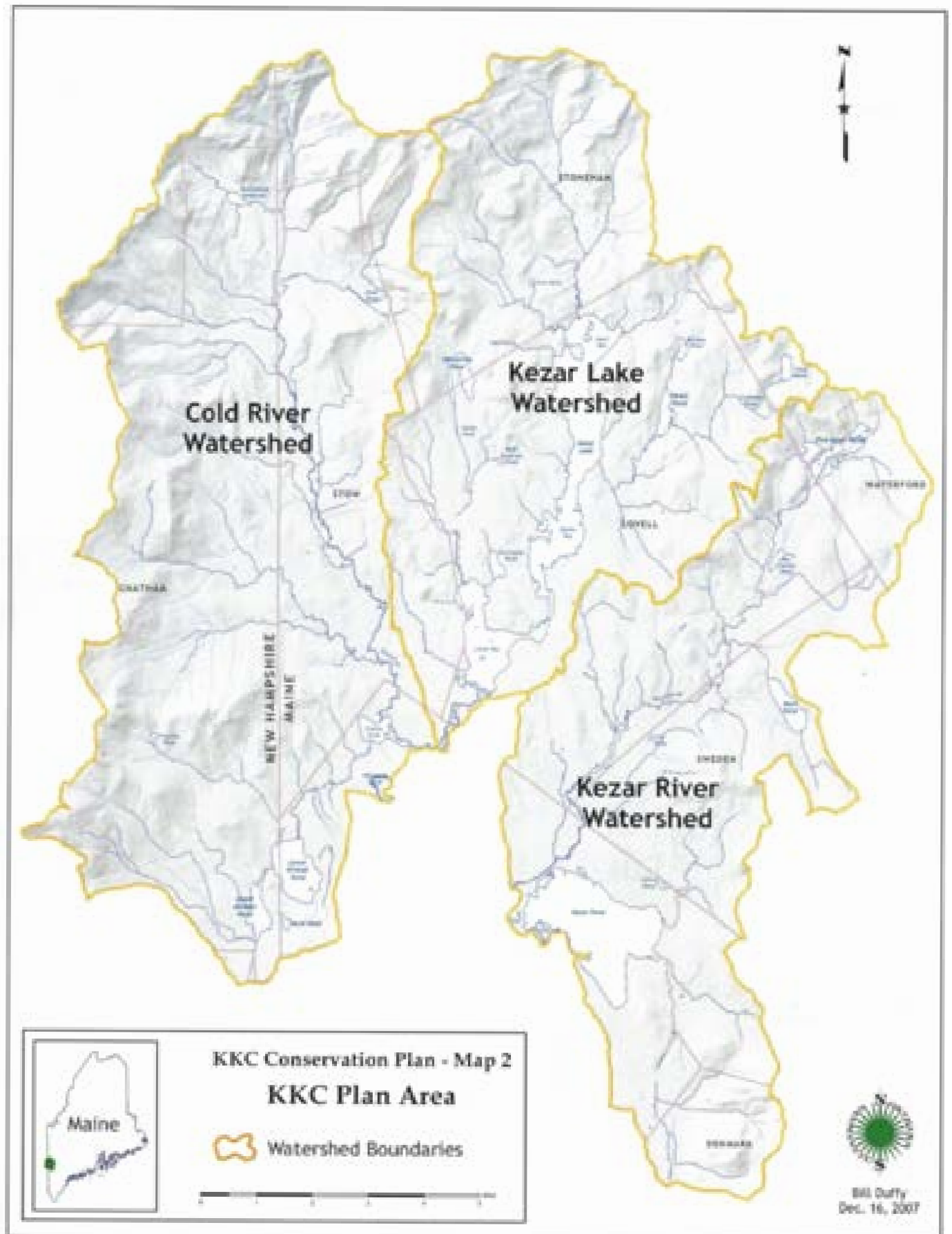
MINERAL AND WATER EXTRACTION

Extractive industries have impacted the surrounding regions. Strategies for the future are important. Water extraction, without limits or controls, and with no compensation to the towns that depend on water quality and availability, have impacted surrounding communities and water systems across the country. Excess pumping of aquifers has been shown to permanently deplete water supplies in many areas. Recharging of aquifer water cannot be assumed based on historic norms when extraction accelerates withdrawal dramatically and precipitation patterns change.

Mineral and metal extraction, though subject to some state regulation based on historic activity, could create significant environmental, water quality, and quality of life impacts. Modern exploration, mining or extraction, refining, and transportation processes can contaminate air, water, and soils. Plans for monitoring and controlling these activities will be important.

CHANGING HABITAT ZONES

The acceleration of climate changes are creating extreme weather events and temperature shifts that are changing habitat and resources. These changes could cause species collapse in some habitats and species infiltration into others. Local planning should include consideration of these changes and work to be quickly responsive to alterations in the local environment as they occur.



STORM RUNOFF AND FLOODING FREQUENCY

Unfortunately, there are no National Water System monitoring stations in our town. With no flood data being collected by the USGS, flood mapping has not kept up with the effects of storm frequency, scope, and duration. Recording and monitoring flood events locally would provide a clear understanding of the runoff issues and adjust zoning to include expanded flood zones.

NATURAL RESOURCES

Modern life and its impact on the natural world has caused damage to ecosystems and overuse of resources that is not sustainable. Forest and natural system management strategies could mitigate or reduce impacts for the future. The science for land management will conserve and protect resources and natural assets for the generations to come

Threats to critical natural Resources

DEVELOPMENT

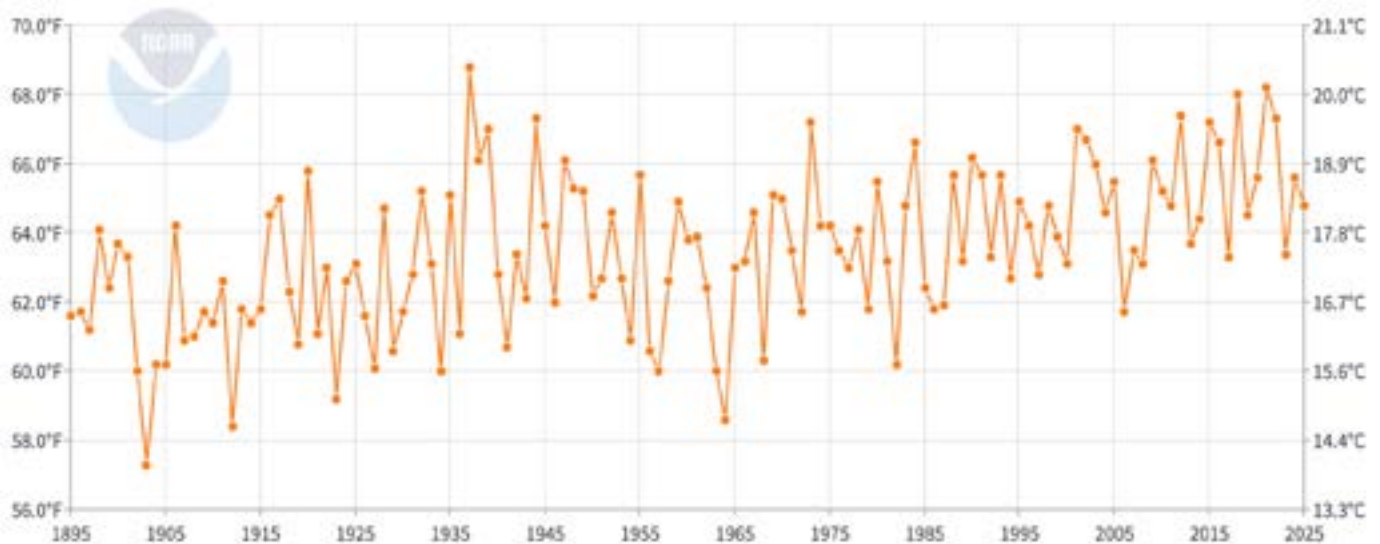
Past editions of this plan created an important base line that will contribute to planning to control development and protect rural resources. Continued efforts will help to monitor changes in the natural environment, including invasive species, disease threats to the woodlands, extreme weather impacts, and water quality and availability.

OVERUSE

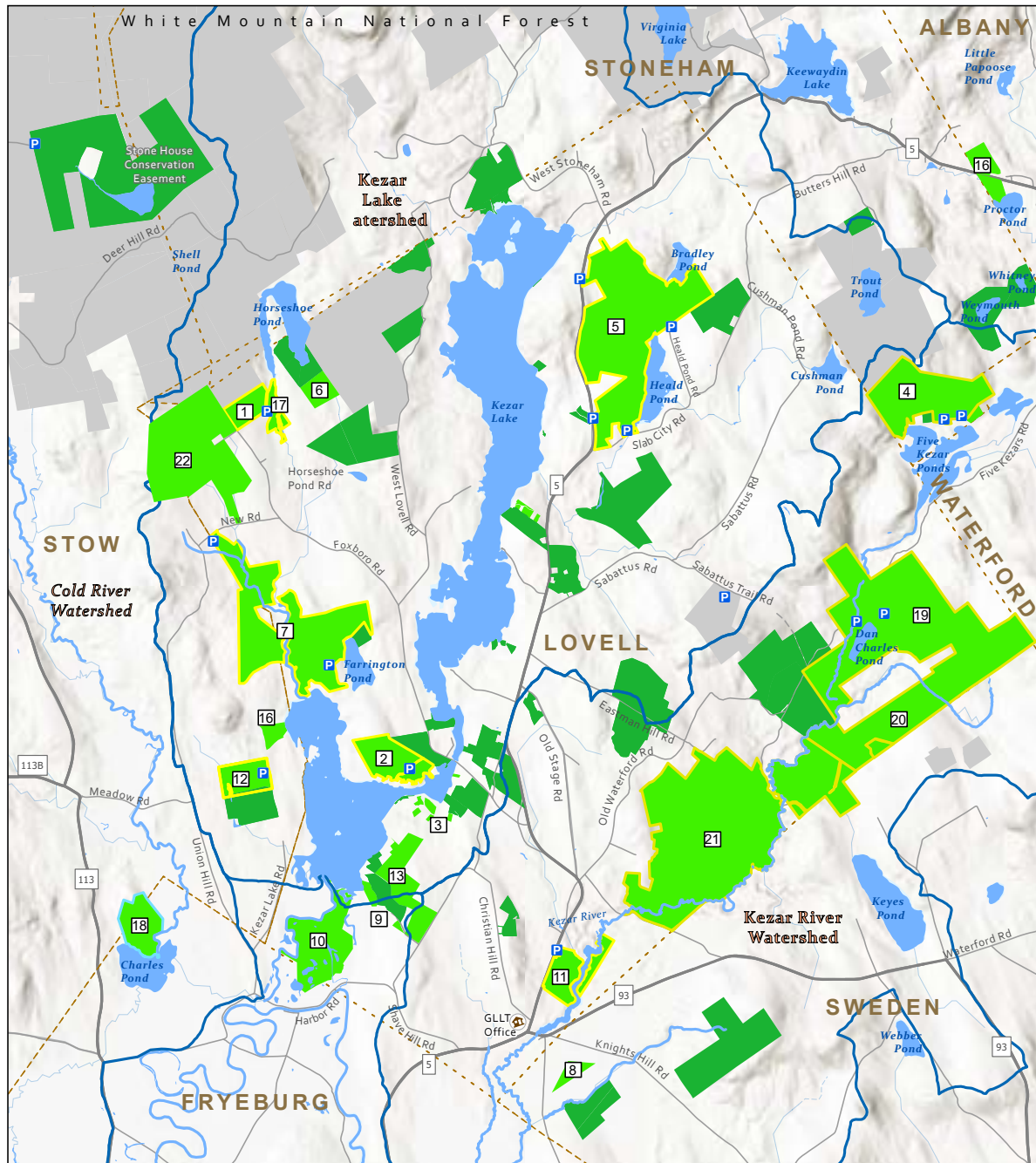
Watercraft in use on the lakes are increasing in number and size. Many modern vessels used for water recreation create larger wakes that contribute to significant increases in erosion and runoff issues. Shoreline erosion is already increasing sedimentation, algae growth, and turbidity.

Maine Average Temperature

August



Source: <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/statewide/time-series> accessed 2025.09.02



Greater Lovell Land Trust Conservation Lands

GLLT Properties

- | | |
|--|--|
| 1 Bishop Cardinal Reserve | 19 Kezar Corridor Lands-James Family Forest Plus |
| 2 Chip Stockford Reserve | 20 Other Kezar Corridor Lands |
| 3 Conifer Reserve | 21 Kezar River Forest |
| 4 Five Kezar Ponds Reserve | 22 Stephen J Kushel Forest |
| 5 Heald and Bradley Ponds Reserve | |
| 6 Horseshoe Pond Reserve | |
| 7 John A. Segur Wildlife Refuge | |
| 8 John R. Bridges Reserve | |
| 9 June Wing Preserve | |
| 10 Kezar Outlet Fen | |
| 11 Kezar River Reserve | |
| 12 Long Meadow Brook Reserve | |
| 13 Lower Bay Reserve | |
| 14 Mudjekeewis Reserve | |
| 15 Proctor Pond Reserve | |
| 16 Sabra Creeper Hill Reserve | |
| 17 Wilson Wing Moose Pond Bog Preserve | |
| 18 Charles Pond Reserve | |
- GLLT Property (22+ properties, 6274 acres)
 GLLT Easement (41 easements, 3502 acres)
 Property with Public Trails (11 properties, ~30 miles)
 Water access only
 Trailhead Parking
 Other Conserved Land
 Town Boundary
 Watershed Boundaries-Cold River, Kezar Lake, Kezar River
- Lake, Pond
 State Highways
 River, Stream
 Local Roads
- @greaterlovelllandtrust
 0 2 4 8 Miles



Data Sources: Maine Office of GIS, GLLT staff and volunteers

Map Production: Aidan Black, Revision: Erika Rowland

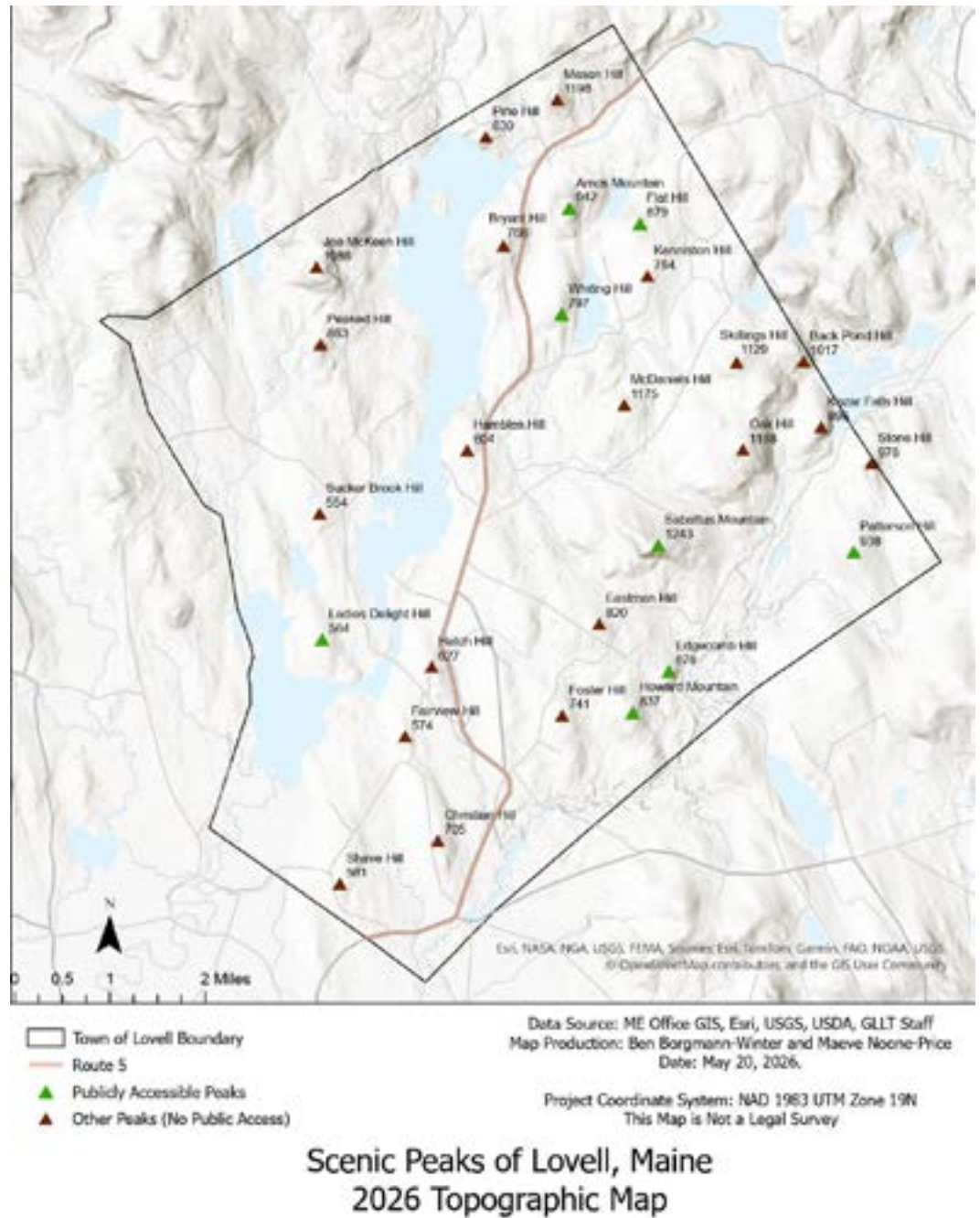
Date: July 2026

For trail maps and more visit
www.gllt.org

Scenic Views

Lovell is a town of great natural beauty and outstanding scenic views, a complete catalogue of which will not be attempted here. The following are some of the more significant and easily accessible examples.

- **ROUTE 5 AT CENTER LOVELL** – *A spectacular view corridor from the highway featuring a panoramic view of the White Mountains with Kezar Lake in the foreground.*
- **HATCH HILL** – *The top of Hatch Hill Road, Center Lovell, offers a view of Kezar Lake and the White Mountain Range.*
- **WHITING HILL** – *A moderate hike in the Heald and Bradley Ponds Reserve with views of Kezar Lake and the mountains beyond.*
- **EASTMAN HILL REGISTERED HISTORIC DISTRICT** – *The crest of the hill in Center Lovell offers a spectacular view of the White Mountain range.*
- **FLAT HILL** – *A large panorama of the White Mountains, and the hills of Lovell in the foreground, accessible on trails in the Heald and Bradley Ponds Reserve.*
- **LADIES DELIGHT HILL** – *In the Chip Stockford Reserve offers a view of Kezar Lake's lower bay with standing pines in the foreground.*
- **PATTERSON HILL** – *In the Kezar Corridorlands Reserve, a moderate climb to this summit provides a sweeping 270 degree outlook on the White Mountain range and the hills of Lovell.*
- **CHRISTIAN HILL** – *The height of Christian Hill Road offers wide views that include Mount Washington and other peaks of the White Mountains, with large fields and meadows in the foreground.*
- **SHAVE HILL** – *We share this rise of land with Fryeburg. It is by far one of the best heights of land with a 180 degree vista of all mountains and lakes in the area.*
- **SABATTUS MOUNTAIN** – *Owned by the State of Maine and maintained through an agreement with Greater Lovell Land Trust, a loop trail to the summit offers a fine view of the Saco intervale and the lakes to the south of Lovell.*



Fishing tournaments, and other weekend activities put additional pressures on our most valuable municipal assets. The important work of our conservation and water partners is invaluable in tracking changes, identifying threats, and prioritizing possible action steps.

OTHER ACTIVITIES

Extreme weather events and related flooding are also impacting water quality. Declines of water quality will have a lasting effect on the local economy and property values.

SHORELINE ZONING AND SHARED SHORELINE STANDARDS

Lovell zoning ordinances are consistent with the forward looking Chapter 1000 state regulations. Some local regulations are even more stringent and are enforced by the town's zoning ordinances.

Some neighboring communities are less rigorous in enforcement. Alignment of town actions could serve all interests.

Regulatory and non-regulatory measures to protect critical natural resources

Nonprofit groups and regional conservation partnerships are key partners in resource protection. The highest risks to water quality and habitat protection are from storm runoff, excess erosion caused by recreational vessels, and failing septic systems. Efforts to manage and rectify threat issues are being considered and will remain a priority.

Commercial water extraction has caused concerns in neighboring communities, and created water emergencies in communities across the country. Groundwater that has been plentiful and of very high quality in Lovell should be protected for the future.

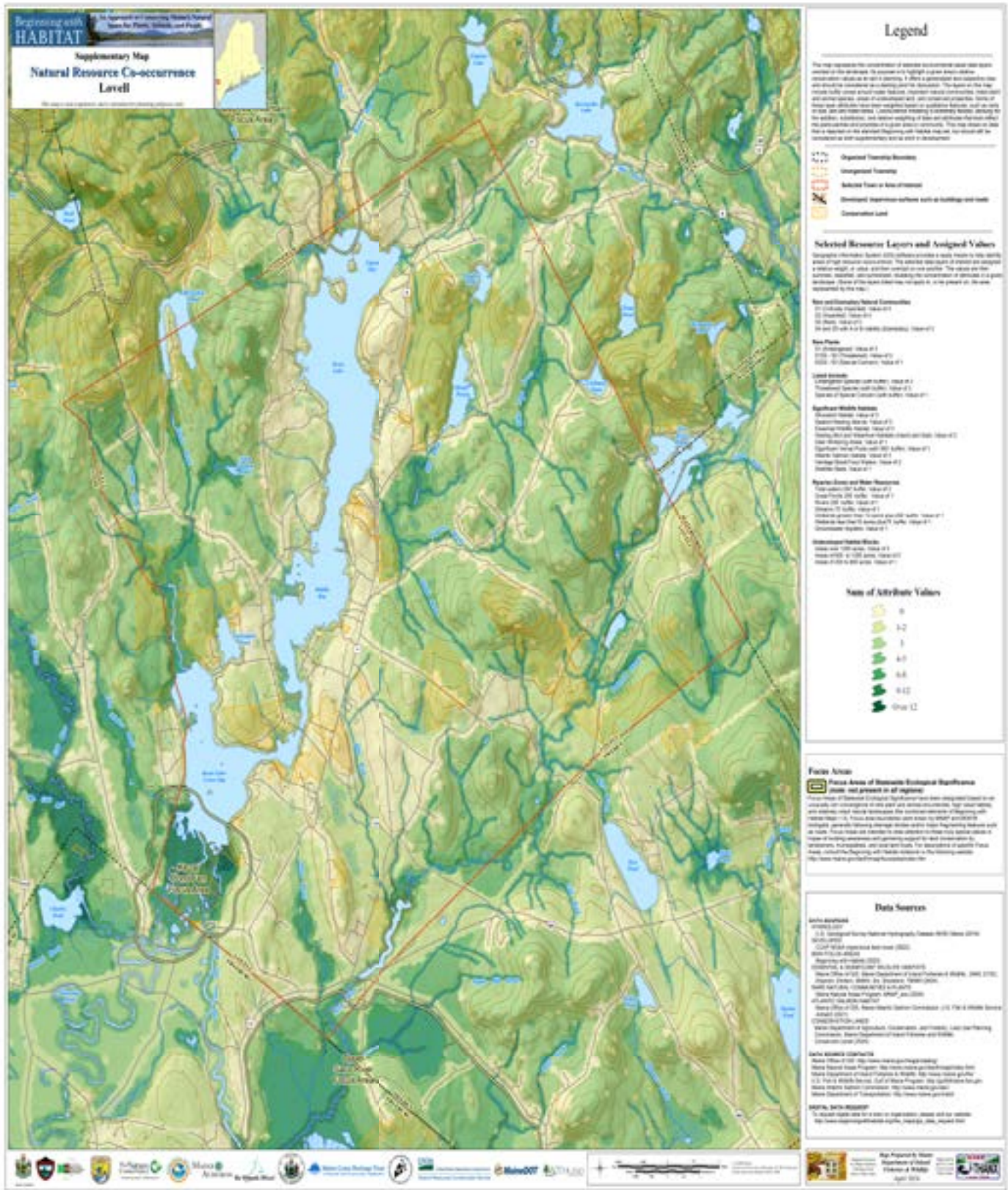
Partnerships with neighboring municipalities and organizations

The majority of open lands in the town are conserved either through ownership by non profit conservation organizations, or with conservation easements placed on lands by private owners. Open space designation or tree growth rules are also applied by private landowners. Local and regional groups are also focused on invasive threats and water quality protection efforts throughout the watershed.



Sunset over Joe McKeen Hill Photo: ©Jill Rundle

LOVELL NATURAL RESOURCES CO-OCCURRENCE MAP



NATURAL RESOURCES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Renew the mission and goals for the Conservation Committee to align with state conservation goals.	Select Board with Conservation Partners	short	medium
Proactively monitor for resource impairment, overuse, or damage, and create ordinances to protect, and conserve critical natural resources.	Public Works, Code Enforcement Officer and Conservation Committee	ongoing	easy
<i>Ensure that land use ordinances are at minimum consistent with applicable state law, and more thorough with regard to especially critical local natural resources,</i>	Planning Board with Code Enforcement Officer	medium	medium
Develop process and procedures for municipal property acquisition including evaluation of conservation values and appropriate conservation actions.	Select Board and Conservation Committee	short	easy
<i>Designate critical natural resources in the Land Use Plan</i>	Planning Board with Conservation Committee	short	easy
Incorporate scenic resource protection into land use plan and ordinances.	Planning Board with Conservation Committee and Conservation Partners	short	easy
<i>Create land use ordinances that require subdivision and non-residential property developers to identify critical natural resources that may be on site and to take appropriate measures to protect those resources including, but not limited to, modification of proposed site design, construction timing, and extent of excavation.</i>	Planning Board with Code Enforcement Officer, and Conservation Partners	short	medium
<i>Through local land use ordinances, require the planning board (and any designated review authority) to include, as part of the review process, consideration of pertinent BwH (Beginning with Habitat) maps and information regarding critical natural resources.</i>	Planning Board	short	easy
Be sure that BwH maps and FEMA flood maps are kept current in town documentation and regulation guides.	Conservation Committee	ongoing	easy
<i>Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources and with regard to best practices and general knowledge of conservation strategies.</i>	Select Board, Planning Board, and Conservation Partners	short	easy
<i>Pursue public/private partnerships to protect critical and important natural resources through purchase of land or easements from willing sellers.</i>	Select Board, and Conservation Committee	short	medium
<i>Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.</i>	Select Board and Conservation Partners	short	easy
In compliance with new state regulations, develop ordinances to reduce and/or minimize light pollution in order to maintain dark sky for natural systems and for astronomical views.	Planning Board	short	easy
Enforce best practices for forest and shoreland work to protect watershed lands from erosion, runoff, and habitat damage.	Planning Board with Code Enforcement Officer and Conservation Partners	ongoing	medium

Agriculture and Forest Resources

GOAL

Safeguard viable commercial agricultural and forest resources from development that threatens them.

POLICIES

Safeguard forest resources that support the town economy with access to open lands for traditional and recreation uses.

Retain the views and overlooks of the surrounding mountain and forest scenery that reward visitors, hikers, and outdoor enthusiasts

Agriculture and forestry have not been major factors on the lands or in the economic life of the community for several generations.

The state of Maine has prioritized agricultural and forest lands, but the land in Lovell is generally unsuitable for tilling at a large scale and the economy shifted away from agriculture more than a century ago. There are still a few small farm plots, some with livestock, seasonal farm stands, some small hay production for local use, and specialty greenhouses. Former agricultural fields that are maintained as open meadows allow the broad views and panoramic vistas that are a signature element of the recreation and tourism that drives the local economy.

A significant percentage of the town is forested and forestry activity on private lands occurs, but major forestry projects are not common. A number of properties are enrolled in Current Use tax law programs.

Many forested lands have public access and are available for traditional uses with developed hiking and multi-use trail systems. Open fields and conserved wetlands are important for groundwater recharge and filtering stormwater runoff, as well as providing essential wildlife habitat.

Changes in weather and temperature have altered habitats and accelerated infestations and pathogens. Over the last century, the growing season has extended by more than 2 weeks.

Pest and disease threats to local forests are increasing and numerous species-specific pathogens are emerging in the forestlands across the region.

Lovell is in the center of the hemlock woolly adelgid quarantine zone, which puts critical limits on transport of hemlock timber. It is also located in a restriction zone for Emerald Ash Borer infestation that is subject to controls on movement of ash timber, disposal of dead trees, and limits planting of ash trees. Recent damaging infestations of spongy moth left a large number of dead or dying trees, some that have been salvage-cleared from tracts in the town.

ROLE OF AGRICULTURE AND FORESTRY IN LOVELL

Large scale farming has not been a key component of the town economy for over a century. Commercial forestry, has declined to very low levels over the last 30 years.

Need for regulatory protections?

Lovell does not have farm land in need of regulatory protections. Town zoning ordinances protect the rural character of the town with parcel size minimums, setbacks, and road frontage requirements. Subdivisions are subject to open space minimums, road access, and lot size specifications.

Conservation tools including fee ownership by nonprofit organizations, private conservation easements, and deed restriction, are applied to many large tracts. Nearly 30% of important wildlife habitat lands are protected with conservation programs in the town.

DEVELOPMENT

A significant percentage of the town is forested with a number of properties enrolled in the Open Space and Tree Growth tax law programs.

There are a few large tracts of undeveloped land, but there are no known plans for uses.

There are no significant agriculture or forestry components to the economy. The town conservation and forest committees are not active.

TOWN FOREST/GARDENS

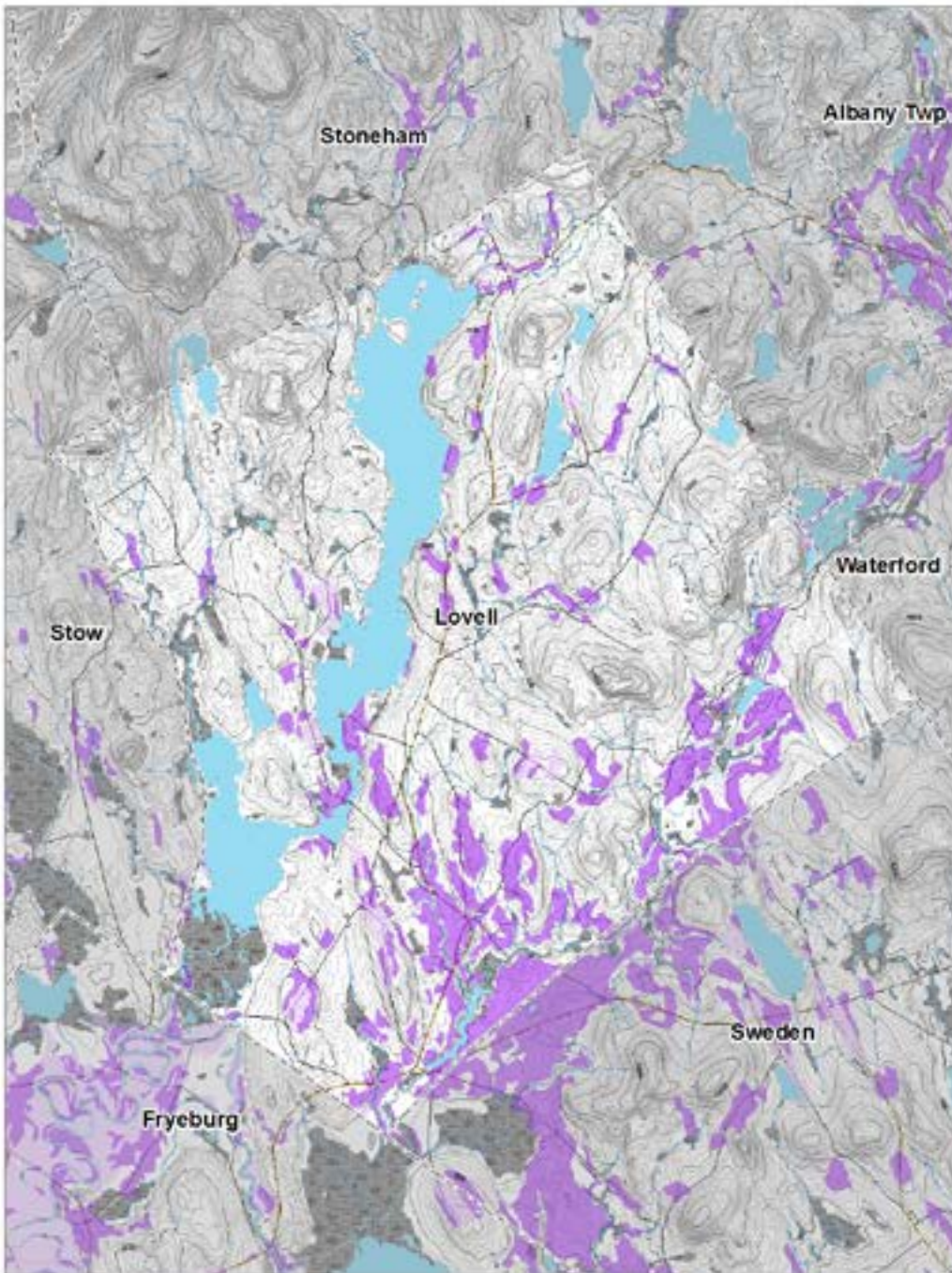
The town owns a 42-acre landlocked parcel, but does not own public woodlands. No forest management plans exist for town properties. The town does not have any lands under management or strategies for conservation.

The town has had a policy of selling off lands acquired by tax default rather than managing them. Some of these properties could be directed for acquisition by conservation partners.

Flat lands located along the river outlets at the south end of town are the only areas identified as potential farmland. Some properties have forest management plans, but currently there is no commercial forestry.

No lands in Lovell are under specific threat, although some pathogens have been identified

The Greater Lovell Land Trust and the public libraries have limited public garden activities.



Lovell Agricultural Resources

Source: USDA, NRI, 2012; Maine DEP
Revised: 10/10/2014, June 10, 2015
Revised for Municipal Planning
Anderson Program, 2017
Updated: 2017



TIMBER HARVEST SUMMARY (next update in 2026)						
Year	# of Reports	Selection harvest, acres	Shelterwood* harvest, acres	Change of land use, acres	Clearcut harvest, acres	Total Harvest, acres
1991-1996	101	5,607	154	68	60	5,889
1997-2001	116	3,785	398	434	23	4,640
2002-2006	79	3,167	520	94	12	3,793
2007-2011	93	3,904	148	59	25	4,136
2012-2016	86	2,082	1,448	26	8	3,564
2017-2021	74	1,630	761	18	13	2,422
Total		20,175	3,429	699	141	24,444
Definitions: Selection harvest selects the highest value trees based on species and size and leaves less valuable growth. Shelterwood harvest removes part of the old forest stand to allow for a natural establishment of seedlings under the cover of the remaining trees Change of use implies clearing a parcel for development, pasturelands, farming, or other use. Clearcut harvest removes all the trees and growth in a stand. Source: Data compiled from Confidential Year End Landowner Reports to Department of Agriculture, Conservation and Forestry–Maine Forest Service. Provided 2024.05.						

MUNICIPAL VALUATION RETURN STATISTICAL SUMMARY							
Tree Growth	2019	2020	2021	2022	2023	2024	2025*
Number of Parcels	100	102	100	100	90	98	94
Softwood Acres	1,553	1,473	1,467	1,397	1,275	1,258	906
Mixed Wood Acres	3,786	4,004	3,904	4,012	3,836	3,836	3,623
Hardwood Acres	3,027	3,147	3,091	3,020	3,193	3,161	2,513
Total Acres	8,366	8,623	8,462	8,428	8,304	8,255	7,042
Total Value	\$2,384,009	\$2,533,512	\$2,084,478	\$1,868,078	\$1,611,592	\$1,474,174	\$1,124,344
Open Space							
Number of Parcels	29	30	30	31	31	32	14
Acres First Classified	313	97	0	62	63	55	
Total Acres	744	872	892	954	954	954	2015
Total Valuation	\$226,950	\$289,350	\$322,700	\$343,560	\$343,560	\$343,560	\$4,170,858
Farmland							
Number of Parcels	0	0	0	0	0	0	0
Source: State of Maine Valuation Return Statistical Summary							
* from town office records Tree Growth Breakdown 2026.01.23							

AGRICULTURE AND FORESTRY RESOURCES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations</i>	Planning Board	short	easy
<i>Develop standards for land uses that support productive agriculture and forestry operations, such as farm stands, roadside stands, greenhouses, firewood operations, sawmills, log buying yards, pick-your-own operations, etc.</i>	Planning Board with assistance from Conservation Partners	short	easy
Monitor forest and open lands for disease, pathogens, insect infestations, and human and animal impacts and apply remedies and action steps when possible.	Select Board with Tree Warden and Conservation Partners	ongoing	easy
<i>Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices</i>	Planning Board with assistance from Conservation Partners	ongoing	easy
<i>Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 MRSA §8869.</i>	Planning Board with assistance from Conservation Partners	ongoing	medium
<i>Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</i>	Planning Board with assistance from Conservation Partners	short	medium
<i>Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</i>	Planning Board with assistance from Conservation Partners	ongoing	easy
Monitor forest and open lands for disease, pathogens, insect infestations, and human and animal impacts and apply remedies and action steps when possible.	Select Board with assistance from Conservation Partners	ongoing	easy
<i>Encourage owners of productive farm and forest land to enroll in the current use taxation programs.</i>	Select Board	ongoing	easy



Postcard view of Kezar Lake from Center Lovell, ME courtesy: Lovell Historical Society

Population and Demographics

The year-round population of Lovell has remained steady over the past 50 years while the unique setting and natural assets draw a non-resident population, that is estimated to as much as triple the local population.

No defined state goals or policies for this section.

Lovell's unique character

Lovell's year-round population is typical of a small, rural community in the mountain foothills. Second homes provide a major share of tax revenue, as well as supporting the local economy with vacation expenditures and property management needs. The community is not a service center.

Residents are drawn to its unique natural environment and recreational assets. These same attributes also attract a large population of non-resident homeowners, visitors, and tourists who come to enjoy boating, hiking, snowmobiling, and many outdoor activities. For this reason the trends in population and employment tell only part of the community story.

Seasonal Population

Non-resident taxpayers make up a significant majority of property owners, and include many who have been coming to Lovell for generations. The seasonal population of Lovell has been the main driver of the Lovell economy for over a century. An estimate of the seasonal population (counting just two residents per property with non-Lovell tax billing address) calculates the population of the town would as much as triple if all non-resident properties were occupied year round.

The patterns of seasonal visits have changed since the mid-20th century

when families took up residence for the entire summer, and many young people took summer jobs in the area while family wage earners visited on weekends.

Today, many second home families visit on weekends only, some rent their homes to vacationers and use the property for vacation weeks rather than the season. Some are occupied by retirees whose extended families visit occasionally. This shift has changed business and service needs.

Because these part time residents do not make use of municipal services — especially education — the relatively high per capita tax revenue generated by these properties supports services that are exceptional in a small rural community.

Demographic forecasts

State projections show moderate aging across the state, with Oxford County aging trending higher than state levels over the next 20 years with an even distribution of genders. Lovell trends generally correlate with state estimates, though an actual count shows that Lovell population skews slightly older with an uneven gender distribution. The pandemic years led to a sudden change in migration patterns in the state. In Lovell, some second home owners did relocate temporarily at the peak of the lockdown, however that effect has slowed in the years since.

LOVELL, OXFORD COUNTY, MAINE
Intercensal Estimates of the Resident Population source: [Maine State Economist](#)

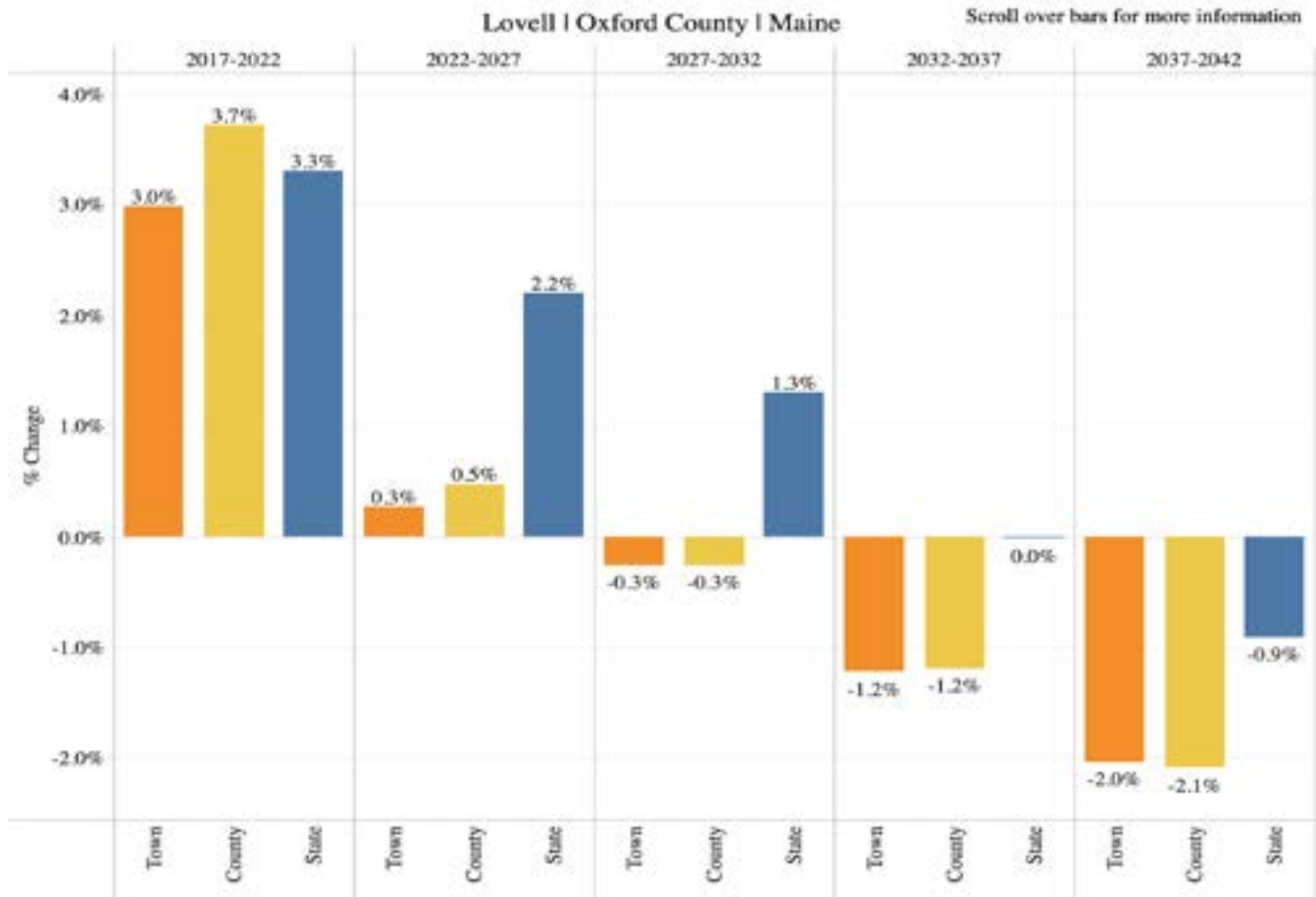
Census Counts and Population Estimates

Census 2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Census 2020	Observed 2022	Projected 2027	Projected 2032
1,135	1,132	1,124	1,119	1,116	1,109	1,107	1,108	1,104	1,101	1,104	1,141	1,144	1,141

Population Change, Lovell and Surrounding Towns, 2000-2020

	2000	2010	Change 2000-2010	Percent Change 2000-2010	2020	Change 2010-2020	Percent Change 2010-2020
Lovell	974	1,140	166	17.0%	1,104	-36	-3.16%
Denmark	1,004	1,148	144	14.3%	1,197	49	4.27%
Fryeburg	3,083	3,449	366	11.9%	3,369	-80	-2.32%
Stoneham	255	236	-19	-7.5%	261	25	10.59%
Stow	288	385	97	33.7%	393	8	2.08%
Sweden	324	391	67	20.7%	406	15	3.84%
Oxford County	54,755	57,833	3,078	5.6%	57,777	-56	-0.10%
State of Maine	1,274,923	1,328,361	53,438	4.2%	1,362,359	33,998	2.56%

Source: U.S. Census Bureau, Decennial Census 2000, 2010, 2020



Source: The Office of the State Economist, Maine City and Town Population Projections, 2042. April 2025 release.

Population forecast

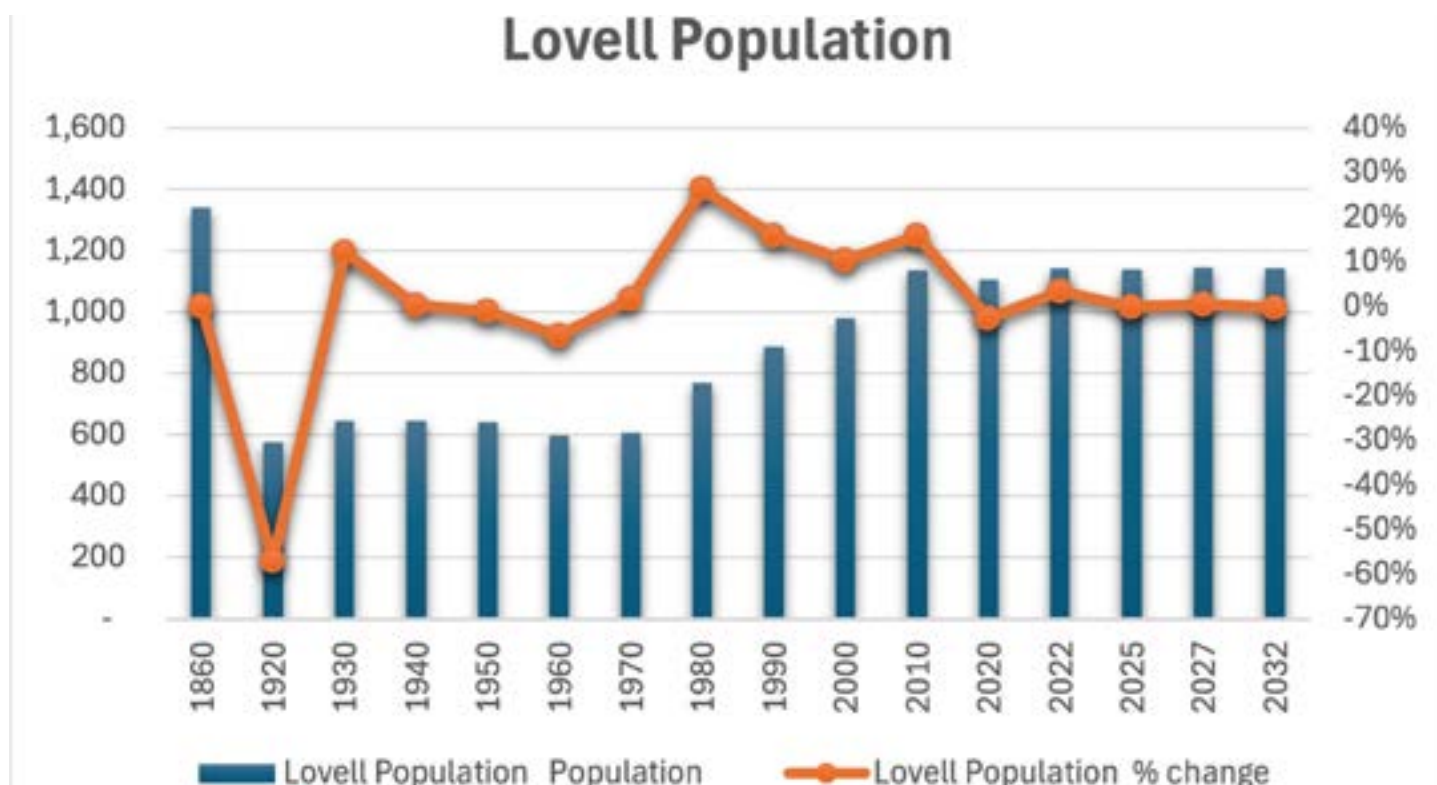
In recent years, the [Maine Consensus Economic Forecasting Commission \(CEFC\)](#) has observed relatively higher domestic migration into the state (8th in the nation in 2023), however the Maine population is dominated by members of the Baby Boom generation. In 2022 this generation ranged from 58 to 76 years old, and by the end of 2032 will be 68 to 86 years old as they fully age out of the traditional definition of the working age population (20-64 years old). With 28% of Maine's population in this generation, the median age of Maine's population is among the highest in the nation.

The year-round population of Lovell has remained relatively steady over the past 15 years. The state extrapolations from general data anticipates less than a 1% increase in Oxford County from 2020 to 2032. Projections for Lovell show little total change over the forecast years to 2032.

Forecast for municipal services

The population change estimated by the state projections is minimal—a projected possible increase of 10 individuals—and would require no significant accommodations in services or housing.

Monitoring population, demographic, and social trends will be ongoing to enable well-informed town planning for the future.

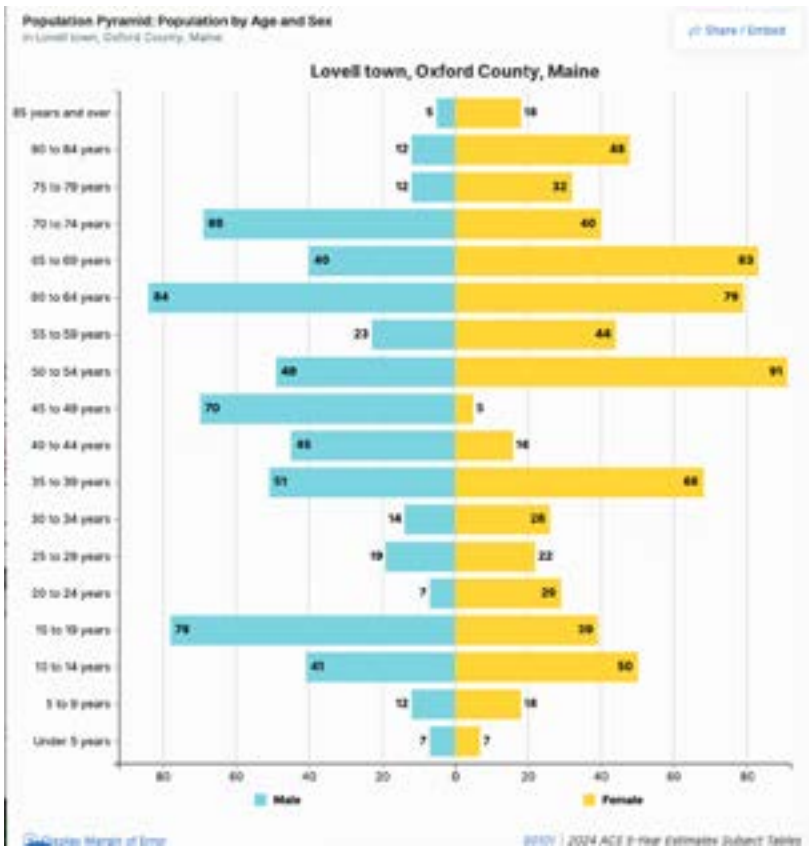


The population of Lovell peaked at 1,339 in 1860, then declined steadily to a low of 575 in 1920. The population hovered around 600 for 50 years and started to grow again in 1970, averaging a 2.6% gain each year between 1970 and 1980.

In the 1980s the increase slowed. A larger jump in the 1990s was again followed by leveling out, and the growth rate over the past twenty years compares to the average of 3.4%/year for the Southern Maine Region as a whole.

The 1993 Comprehensive plan projected low growth over the decades following the 1990s, and Lovell saw steady population growth between 1970 and 2000.

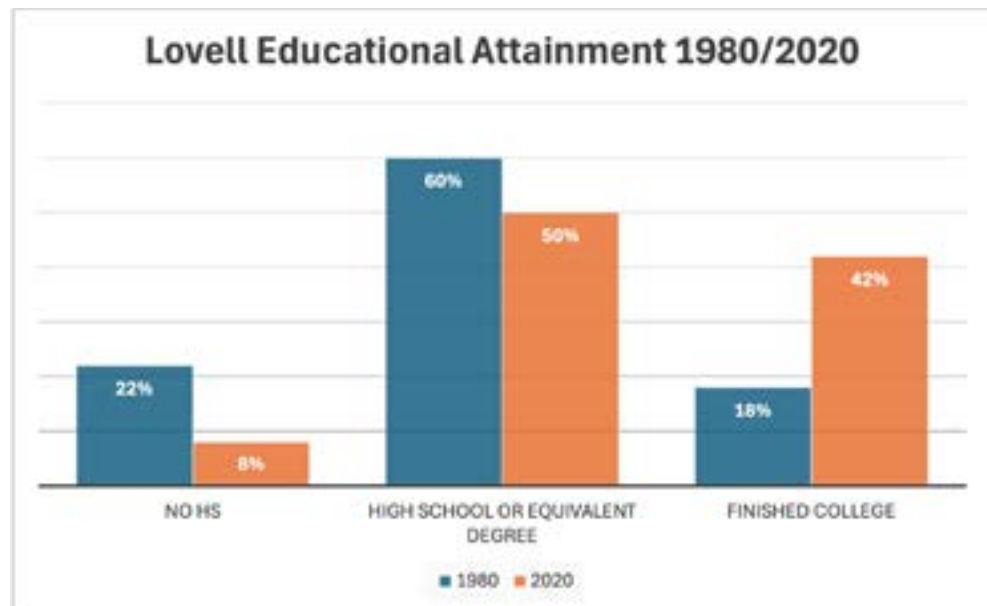
Between 2000 and 2010, the increase was 17%, a rate of growth not seen since the 1800's, that may be correlated to development of modest subdivision developments and shoreline construction. Since 2010 the population has seen a small decrease. It is important to note that since 2020, the pandemic impacts of population change throughout the state are settling down, and new trends may emerge.



The national population is aging, and the state of Maine has the 8th highest median age nationally.

The American Community Survey estimates that in 2019, almost 25% of Lovell's population was over the age of 65, slightly higher than the 20% for the state overall.

source: [US Census Bureau](https://www.census.gov) accessed 2026.05.12



Lovell's education attainment level has increased significantly since the 1993 Comprehensive Plan (data from 1980) when 22% of Lovell's residents left education before completion of high school. As of 2020, this number has dropped to 8%.

The proportion of residents whose education ended after HS was 60% in 1980, with only 18% going on to finish college. In 2020 the proportion of residents who ended their education at HS is 50% and the population who have completed college more than doubled from 18% to 42%.

Source US Census Bureau accessed 2025.08.17

Economy

GOAL

Promote an economic climate that supports economic opportunities and overall economic well-being for town residents, maintains or improves the tax base, and preserves the rural character and the natural environment of the town.

POLICIES

To support the type of economic development activity the community desires and that serves community needs, reflecting the community's role in the region.

To make a financial commitment, if necessary, to support needed public improvements.

To coordinate with regional development corporations and surrounding towns as appropriate to support desired economic development.

A positive economic environment maintains the rural character of Lovell, and serves the community with a variety of local businesses, and enterprises. An environment that encourages success should be prioritized and promoted.

Lovell businesses reflect its rural character and its location in a prime outdoor recreation region. Local employment categories are historically related to the tourism and recreation sectors that sustain the local economy including hospitality, tradespeople, property management and contractors, local small businesses, personal services, and some remote workers. Many work in town government, public services, and the schools. Forestry, logging, and wood products employers also contribute.

Businesses and services accommodate community needs, support the needs of year-round and part-time property owners and residents, and provide leisure travel visitors and vacationers with recreation offerings and services common in a popular resort destination.

Lovell tourism is busiest in the warm seasons when the lake is a popular destination. An important winter season draws a smaller, but active, snowmobiling and snow sports audience.

State data, combined with local knowledge, identifies 90+ enterprises, of which over 30% (roughly 32 operators) are in areas related to general contracting, property maintenance, and building trades. Another 20% (over 20 operators) are in areas related to tourism, including recreation, dining, lodging, and services. Municipal services that are funded by tax revenue constitute another 10% of employers in town.

The spectacular mountain views, water assets, and extensive conservation lands support year round outdoor recreation and attract non-resident ownership of high-value second homes that provide a strong tax base — among the highest per capita in the county — with light use of schools and social services. The result is a robust municipal budget that provides for municipal and safety services, strong education offerings, cultural assets, and beautiful recreation facilities.

Local economy effect on population, employment or the tax base

The local economy has been strong, with some shifts in industry strength. Population is a limiting factor for retail and entertainment, while second homes support a strong property management and contracting category.

The local economy is steady, as is the population.

Local property values are growing, as they are throughout the state. Tax revenues are the third highest per capita property tax revenue in Oxford County, and allow the town to consistently operate in the black.

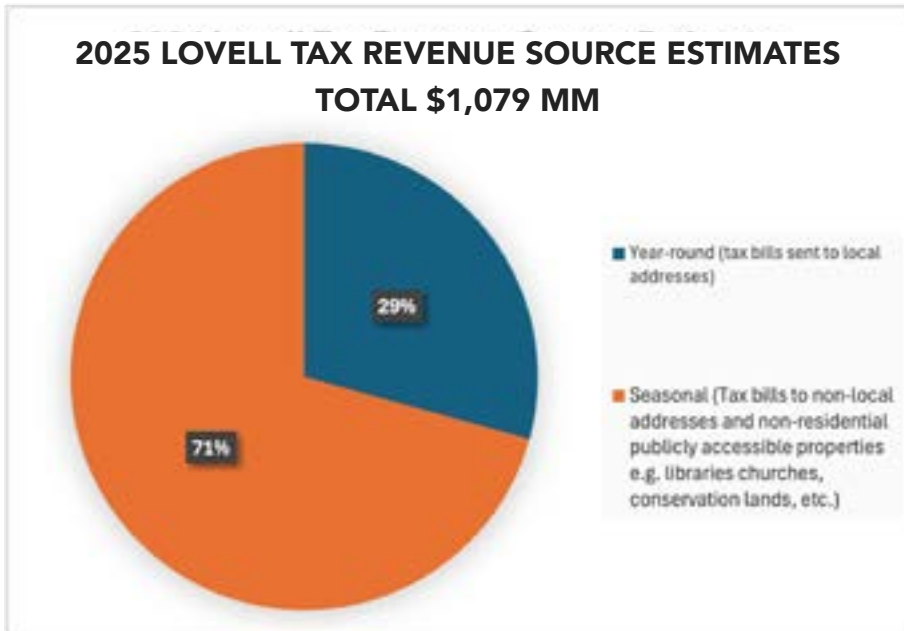
Retail/Commercial Locations

There is no commercial village center per se. Commercial activities are located along the length of Rte 5 with a cluster in North Lovell, another in Center Lovell, and a small cluster in the historic area near the Route 5/Route 93 intersection.

Tourism/Recreation/Second Home Ownership

Tourism and second home ownership are the prime drivers of the local economy and support most employment sectors of the community. Year round residents have the benefit of a small, well stocked local grocery and convenience store with larger retail outlets within a 15-mile drive. Residents also patronize a local hardware store, two gas stations, two post offices, and an active church, and have a local elementary school, two public libraries, and robust municipal services.

The economic reliance on tourism and the second home economy is underscored by the number and types of business that predominate, including lodging and vacation rentals, and several restaurants from fine dining to grab and go. Property services, including contractors in all major categories, are a dominant sector. Guide services and camps, a marina, farm stands and flower greenhouse, as well as art/antique galleries and small retail are busy in the summer months. There is one medical practice and a number of personal services providers. Other categories include self-storage, fuel oil, and automobile service stations. There is a small sawmill, several artisans, and craftspeople, and a seasonal artists colony.



Non resident taxpayers provide a major portion of the town tax revenue, making them the primary source for one of the highest per-capita tax revenue rates in Oxford County. Tourism and resort amenities are the common elements in the three highest valuations: Bethel and Newry, where Sunday River ski resort is located, and Lovell, with its exceptional freshwater shoreland assets.

TAX REVENUE SOURCE ESTIMATES			
	2025 Property Tax Values	% Total	2025 Population
Year-round (tax bills sent to local addresses)	\$ 323.7 MM	29%	1,134 (actual 2024 registered voters)
Seasonal (Tax bills to non-local addresses and non-residential publicly accessible properties e.g. libraries churches, conservation lands, etc.)	\$ 755.0 MM	70%	2,546 (est. based on two residents per taxable property)
Total	\$ 1,079 MM	100%	3,780 (estimated total)
2025 reassessments source: Lovell town report			

Home Occupations

According to 2020 census data, 23% of Lovell workers work in home occupations.

The growth of work-from-home – accelerated during the pandemic years – demands the latest communication and technology infrastructure. Residents and visitors to our community rely on technology that allows them to be connected to the larger world at a great distance from employer locations.

Industrial/Commercial zoning

There is a small area of land at the southern end of the town that is not hilly and has been zoned for industrial-type uses. A small lumber mill is located in this area. Commercial development areas are located in specified zones along the main travel corridor of Route 5 with limits in areas that are close to groundwater and aquifer source water.

These locations are also the historical areas of commercial activity and some enterprises near the perimeter have been grandfathered for operation. These busy areas contribute to the social life as well as the rural character of the town.

The town has adopted a strong Land Use ordinance that provides for careful assessment and controls for commercial development. The ordinance requires specific performance standards be developed for commercial categories. This will serve to promote development, and to streamline approval processes for commercial enterprises that fit with the rural character that is valued by the town.

Continuing attention to updating and revising the land use table, and the performance standards for each use, will help the town to keep up with new needs and keep the land use ordinances up to date with future change and innovation.

Public facilities status/needs

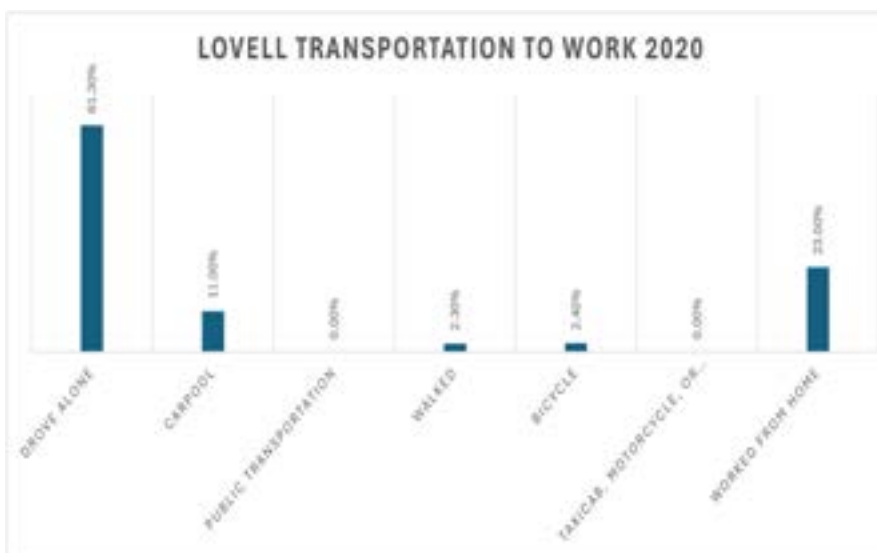
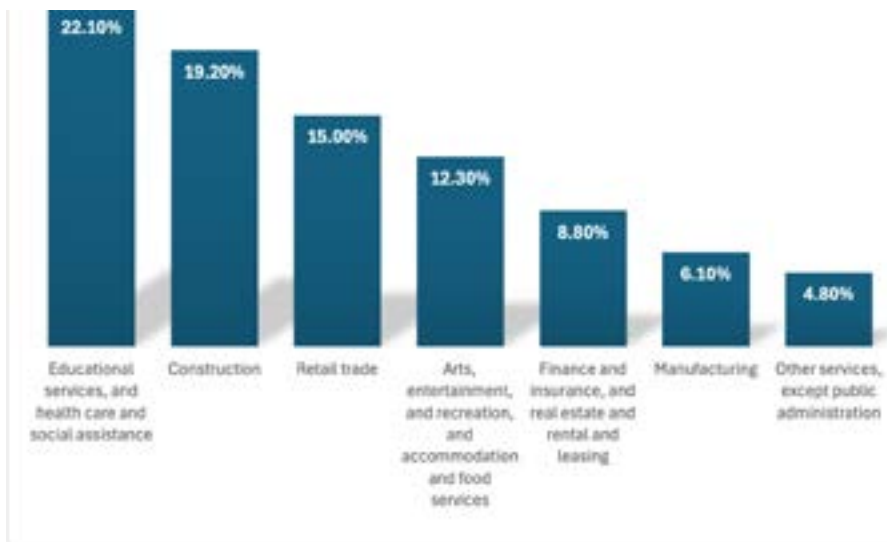
Public facilities and utilities meet current and projected needs for the most part. A recent collaborative effort by area towns has resulted in installation of last-mile fiber optic broadband service throughout the town.

Cellular service is less reliable and improvement to signal availability would be an important component for communication and for safety.

Power outages, which also impact broadband connectivity, occur in extreme weather several times a year. Pole line clearing and expedience of repair are important to safety and connectivity.

Assets and Growth

Lovell's rural setting and natural assets are the driver of the town's economy. The character of the town is reinforced by the charm of its many well maintained historic buildings and a stunning natural setting that is conserved and protected by a number of private landowners and a group of active nonprofit organizations.



Economic History

Following the Civil War and economic shifts of the early 20th century when travelers began to migrate to the lakes and mountains for recreation, the Lovell economy made a rapid transition from a sustenance economy of agriculture and logging to a robust vacation and second home destination. The rural nature of the community and the generations-long seasonal recreation economy have contributed to a strong services-based economy and a very healthy municipal budget. Lovell is not included in local or regional economic incentives or planning.

Employment and Commutation

A majority of Lovell workers are employed in the community, while some commute to neighboring towns. Workers reside throughout the community and almost a quarter of working residents report working from home.

Local employment is dominated by property services, contracting, education, and municipal services. There is one medical practitioner in town, and a few personal services. Commercial enterprises include hardware store, marina, grocery/convenience, gas stations, a realtor, fine and casual dining, a golf course, lodging, a year-round farm stand, art/antiques galleries, storage facilities, guide services, and seasonal rental properties. There is also an assortment of home-based work.

There are several service providers for landscape, excavation, tree service/logging, and road paving and maintenance, as well as a small sawmill on the Kezar River that manufactures lumber and flooring.

The strong market for second homes and the occupations that support them is expected to persist and grow.

ECONOMY — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Prioritize review, updates, and legislative approval of land use table and performance standards	Planning Board	urgent	medium
<i>Enact or amend local ordinances to define and control the desired scale, design, intensity, and location of development.</i>	Planning Board with Code Enforcement Officer	ongoing	medium
<i>If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</i>	Select Board with Budget Committee	ongoing	easy
<i>Participate as appropriate in any regional economic development planning efforts.</i>	Planning Board with Conservation Partners	ongoing	medium
For commercial development proposals, prioritize protecting water and natural resources, and encourage conservation strategies that support property values and the wellbeing of residents and the local economy.	Planning Board with Conservation Partners	short	easy
Promote WiFi, cellular, and technical connectivity to provide community access to critical communication and information tools..	Select Board	ongoing	easy
<i>If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</i>	Planning Board	ongoing	medium

Housing

GOAL

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

POLICIES

To encourage and promote adequate workforce housing to support the community and regional economy.

To ensure that land use controls encourage the development of quality affordable housing, including rental housing.

To encourage and support, when applicable, the efforts of the regional housing coalitions in addressing affordable and workforce housing needs

State affordable housing goals have been met in Oxford County. Going forward, housing strategies and development must meet the challenge of maintaining the rural character and natural assets of Lovell, while assuring adequate community and workforce housing.

Following the financial crisis of 2008, the issues and challenges of housing costs and affordability have dominated headlines. Housing has been the topic of studies and policy development at the national, state, and local levels.

Lovell has incorporated state legislative requirements into an ordinance that recognizes the possible role of accessory dwelling units in creating affordable housing options.

Housing starts in Lovell, as measured by CEO building permits have remained steady, or dropped slightly in the last five years, while population has been unchanged. In 2025, the first year for state reporting, the Maine Office of Community Affairs reported 24 building permits for single family dwellings were issued in Lovell. This number contributed to the overall Oxford County that exceeded the new housing goal set by the [state](#)

Affordability

An “affordability index” is often used to evaluate housing markets. It measures what an individual earning the median income can afford to pay for a home, including utilities, if 30% of household income is allocated to housing. This is compared to the median home price, which is based on all real estate transactions in the community, to measure affordability.

Housing costs have risen in most communities in Maine in the last 20 years. This trend reflects both the amount that a minimum-wage employee can afford and housing inventory available in a booming market. As median wages stay flat and property values and associated housing costs increase, many in Maine are “cost-burdened” — paying more than 30% of their income — by housing costs.

In Lovell, high value vacation homes artificially weight the top end of the index. The index, however, doesn’t recognize the disparity in the range of values for seasonal as opposed to year round homes that may be in a more affordable price range. Responding to demand for a range of housing needs is an important community goal, but the risk of negative impacts of poor development plans are also profound. Assessments of local trends and market activities should be the basis for local planning steps and ordinance and regulation adjustments. An affordability gap remains and requires a more nuanced analysis before changing ordinances or regulations to meet generalized state trend numbers.

In all planning for development, the highly valued rural character and historic assets, and the unique natural resources of the community, must be a primary consideration.

Assessment of current housing needs

Population in Lovell is anticipated to remain steady in next 10 years. Minor shifts in housing needs are expected.

Housing inventory tends to be low, with few rental properties, and low turnover of owned properties. In addition, as real estate prices have remained high, lower wage, seasonal workers, and younger families are often priced out.

Lovell is aging, as is the national population. Better senior services are available in the larger communities nearby. Older residents may consider downsizing or transition to assisted living facilities in communities with more services, creating inventory.

Local employers may also consider incorporating workforce housing in their operations, as has become a norm in rural resort communities across the country.

Seasonal second homes trends

Conversion of second homes to year round homes is not a factor in Lovell housing. Some second homeowners and retirees are choosing to spend more time in Lovell, and the homes of many non-resident taxpayers are equipped for 4-season use. It is likely that the number of multi-season residents increased slightly during the pandemic. The population of registered voters, however, has stayed steady, suggesting that the pandemic effect, if any, was temporary.

In addition, high value second homes are not a practical component for rental housing inventory. On the contrary, these non resident owners do not utilize some of the most expensive municipal services, including school tuition. Their significant contribution to tax revenues, combined with important support of local commerce through property management, vacation rental income, and business trade in the area is fundamental to the economy.

Second homes are not removing inventory as short-term rental in Lovell. Most rental vacation homes are used by their owners for part of the year and rented to vacationers as a way to offset costs. Long term rental inventory is not impacted by vacation rentals.

Senior Needs

The relatively small resident population, and distance from the services that these populations rely upon makes Lovell a less desirable location for senior services, in-home health care, low income housing, assisted living, or senior housing. Larger communities nearby provide more convenient shopping, health care, community activities, and schools.

Other Housing Issues

State mandates from various and changing legislative directives have been fulfilled. Lovell has an ordinance to conform to state requirements for accessory dwelling unit accommodation.

STATE HOUSING FACTS AND AFFORDABILITY INDEX

County Name	Name	Year	F	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price - Annual	Home Price Affordable to Median Income	Households Unable to Afford Median Home (%)	Total Households	Percentage of Homes Sold Unaffordable at Median Income	Total Homes Sold
Oxford	Lovell	2023		0.57	\$361,750	\$48,657	\$120,489	\$206,132	77.3%	484	92.3%	26
		2022		0.63	\$362,500	\$67,411	\$106,382	\$229,705	71.6%	475	93.8%	16
		2021		0.50	\$450,000	\$55,769	\$111,119	\$225,848	83.9%	464	76.9%	39
		2020		0.58	\$412,500	\$60,101	\$103,091	\$240,483	79.7%	460	66.7%	39
		2019		0.93	\$242,500	\$60,495	\$65,348	\$224,490	54.0%	455	52.0%	25
		2018		0.61	\$340,000	\$58,207	\$95,288	\$207,691	77.8%	455	58.8%	17
		2017		1.08	\$225,000	\$64,937	\$60,262	\$242,606	45.7%	455	43.3%	30
		2016		1.29	\$205,950	\$69,183	\$53,550	\$266,074	36.3%	457	32.0%	25
		2015		0.98	\$226,000	\$56,818	\$58,095	\$221,034	51.3%	452	53.8%	26
		2014		0.99	\$198,000	\$49,274	\$49,557	\$188,934	51.3%	458	52.4%	23
		2013		1.11	\$176,163	\$52,582	\$47,332	\$195,701	45.8%	469	50.0%	18
		2012		0.62	\$225,000	\$38,844	\$62,511	\$140,436	72.2%	497	68.8%	16
		2011		1.08	\$185,625	\$39,437	\$38,224	\$139,928	47.7%	442	50.0%	12
		2009		0.56	\$208,500	\$38,000	\$67,950	\$116,600	76.4%	436	82.4%	17
		2007		0.51	\$236,000	\$37,214	\$73,384	\$139,353	62.0%	439	100.0%	10
		2006		0.51	\$235,000	\$37,054	\$73,223	\$138,920	61.5%	433	92.9%	14
		2005		0.58	\$190,000	\$35,982	\$61,818	\$110,591	73.1%	423	90.0%	20
		2004		0.39	\$265,000	\$34,797	\$86,143	\$104,616	89.7%	417	92.3%	13
		2003		0.83	\$133,750	\$36,574	\$43,879	\$111,483	56.6%	415	81.8%	11
		2002		0.69	\$148,750	\$35,595	\$51,671	\$102,470	80.7%	405	75.0%	24
		2001		0.80	\$124,000	\$35,431	\$44,316	\$99,138	72.4%	417	77.8%	18
		2000		0.79	\$118,500	\$33,365	\$42,267	\$93,547	72.7%	447	66.7%	12

Source: [Maine State Housing Authority](#), accessed 2025.01.17

There are a small number of homes that are in poor condition.

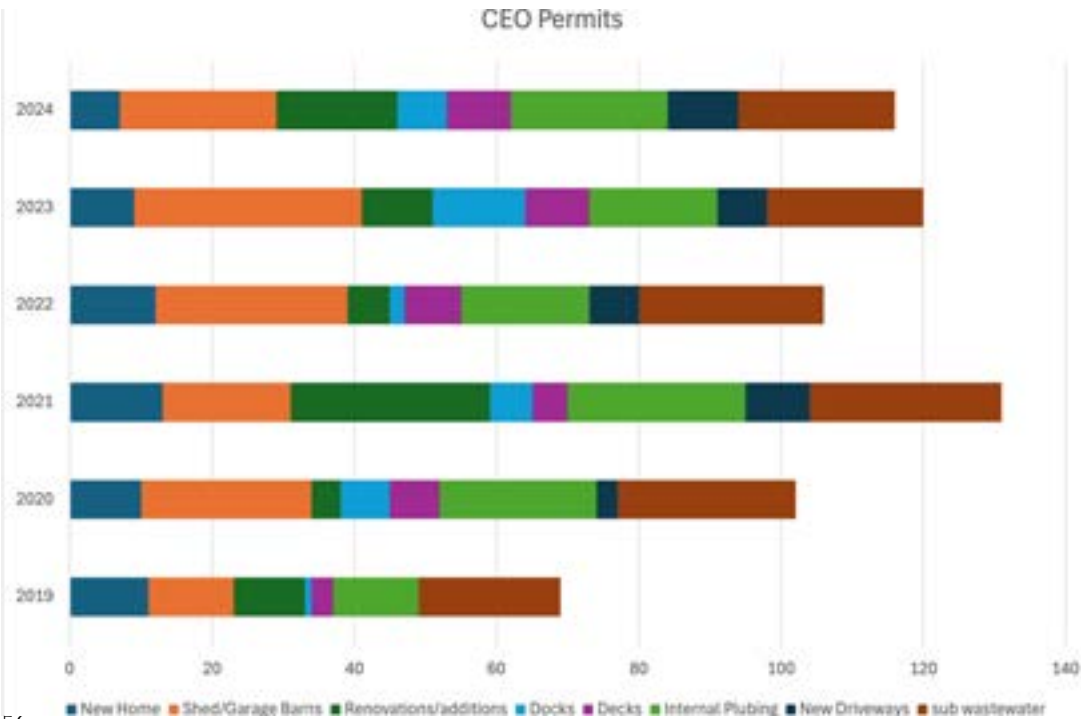
Any limiting effect of ordinances on local development is negligible. Local regulations and zoning definitions prioritize shoreland zoning regulations and protections of the rural character that makes Lovell special and drives the local economy.

Investor development for entry level homes must consider costs of land, building materials, construction, insurance, financing, utilities, and

maintenance, which elevate the carrying costs that must be recovered from buyers or tenants. Most employment opportunities add time and transportation costs to affordability calculations.

Large development projects in nearby larger communities with more employment opportunities, existing municipal services, and a lower cost of transportation to schools, employers, and commerce have been successful at attracting the grant funding that makes construction practical.

HOUSING — IMPLEMENTATION ACTION STEPS			
Green entries are state Checklist items			
Action Step (exempt from steps related to growth area development)	Responsibility	Timeline	Ease of Implementation
<i>Maintain, enact, or amend ordinances related to state Accessory Dwelling Unit regulations</i>	Planning Board	ongoing	easy
Monitor workforce and total population housing needs, both year round and seasonal, to serve key demographics including an aging population, full time and seasonal workers, and visitors that support the economy..	Planning Board	short	easy
Review ordinances and revise or update to eliminate conflicts, legislative and regulatory inconsistencies, outdated rules, and other issues.	Planning Board	short	hard
Monitor residential building applications and permits to identify emerging trends and issues.	Code Enforcement Officer	short	medium
Study possible local impacts of short term rental and adopt ordinances as needed.	Planning Board	ongoing	easy
<i>Participate as appropriate in any regional economic development planning efforts.</i>	Planning Board with Conservation Partners	ongoing	medium



Housing starts in Lovell, as measured by CEO building permits have remained steady, or dropped slightly in the last five years.

New Housing starts in Lovell have been steady over the past 6 years, while permits relating to property renovation and improvement have increased somewhat.

Source: CEO reports in Lovell Town Reports

Recreation

GOAL

To promote and protect the availability of public access to outdoor recreation opportunities.

POLICIES

To maintain/upgrade recreational facilities as necessary to meet current and future needs.

To preserve open space for recreational use.

Lovell's open lands, natural landscape, and connected wildlife corridors provide extensive opportunities for traditional uses that are valued by residents

Kezar Lake is the centerpiece and the economic engine of the setting that provides a wealth of opportunities for outdoor recreation.

Town assets

The preserves, lakes, and ponds in Lovell provide the setting for recreation and tourism that attracts residents and visitors, and supports the local economy. The community enjoys exceptional public recreation access in addition to its high value ecosystems and wildlife habitat.

Town-owned recreational assets include public water access and sports and athletic uses. The town has playgrounds, tennis courts, beaches, and ball fields. The 18-hole Lake Kezar Country Club golf course is open to the public, and grooms cross country ski trails on their grounds that are free for winter use. Many miles of recreational trails are maintained by the local land trust.

LOVELL REC

Public recreation programming provided by the Lovell Recreation Committee serves Lovell and the surrounding communities of Sweden, Stowe, and Chatham, NH. Lovell Rec offers organized outings, youth sports, activities for all ages, and summer camp and school programs for school age youth.

The comprehensive program includes adult exercise class, youth baseball/softball, soccer, basketball, cheering, and X-country and downhill ski programs.

The Summer camp program partners with the Greater Lovell Land Trust and the Charlotte Hobbs Memorial Library.

Fundraiser events include The Gasping Gobbler, October Raffle Calendar, and Christmas tree sale, that spread community spirit and provide much needed funding

GREAT PONDS

Kezar Lake and the nine great ponds within the town boundary offer swimming, boating, and fishing in summer, and ice fishing, skating, walking, and ice boating in winter. The three public beaches on Kezar Lake offer parking and portable toilets for residents and guests of the town. Boat access to great ponds is available at several public launches.

TRADITIONAL USES

Most of the extensive lands conserved by the Greater Lovell Land Trust are open to traditional uses with some exceptions that are defined by donor limits.

Many private landowners allow access and use with permission.

Community Recreational Land Acquisition

At this time there is no community mechanism for property acquisition or conservation. Most conservation activities are under the leadership of the Greater Lovell Land Trust.

The town has divested some high conservation value properties in the past, but controls have been put in place to limit the practice. One large undeveloped parcel currently remains in town ownership with no public access components planned.



Winter Trackers Hike Photo: Greater Lovell Land Trust

Open Lands, Natural Preserves, and Trails

Lovell's open spaces are among the most important town assets for both residents and visitors. Walking, hiking, snowshoeing, cross-country skiing, and other non-motorized uses are available in many preserves in town and in the area. Extensive trails systems for ATV, snowmobile, mountain bike and other uses connect to trail systems in Western Maine and beyond.

GREATER LOVELL LAND TRUST

Extensive open lands with multi-use trail systems are owned and maintained by the Greater Lovell Land Trust. These include an accessible trail to a water view that is appropriate for many levels of mobility and for wheelchairs.

Properties owned and managed by Greater Lovell Land Trust and private landowner conservation easements make up over 9,000 acres of protected open land in Lovell and the immediate surrounding areas. Additional protected lands include state-owned properties and portions of the White Mountain National

Forest. Many conserved properties have developed trails managed for outdoor recreation, public access, and traditional uses, and are featured in year-round environmental education and outdoor programming for all ages by the GLLT and Lovell Recreation Dept. A full list and map of GLLT properties with details can be found in the appendix.

SABATTUS MOUNTAIN STATE PARK

Sabattus Mountain is owned by the State of Maine and operated by the Greater Lovell Land Trust for the benefit of the community and visitors. It offers hikers a moderate climb among mixed forest growth on 177 acres. A 1-mile loop trail leads to a superb summit view of the southern peaks of the White Mountains and the Saco Intervale as well as lakes in the region.

WHITE MOUNTAIN NATIONAL FOREST

The southern edge of the White Mountain National Forest is a short drive or hike from the northern border of town. Multiple peaks and hiking opportunities are available for public access within a reasonable distance for day trips.

2025 LOVELL REC ACTIVITY PROGRAMS							
	LOVELL	STONEHAM	STOW	SWEDEN	CHATHAM	OTHER	TOTAL
King Pine Alpine Skiing	10	0	3	6	4	13	36
Adult Exercise	13	0	1	1	1	3	19
Baseball (3 teams)	16	1	1	9	2	13	42
Rookies SB	1	0	0	0	1	3	5
Track	2	0	1	0	0	6	9
Tennis	21	1	1	1	1	1	26
Swim	7	1	2	6	8	24	48
Summer Full Day	22	4	10	9	9	15	69
Soccer (4 teams)	13	1	4	16	7	14	55
Early Release Program	7	3	4	7	5	7	33
Tweeners(Activities between basketball and baseball)	7	0	0	3	1	8	19
Drama	5	0	1	2	4	7	19
Basketball (4 teams)	12	0	0	6	2	4	24
Cheers	6	1	2	2	4	4	19



Pleasant Point Town Beach Photo: Jill Rundle

MULTI USE TRAILS

Snowmobile and ATV trails throughout Lovell connect with trail systems of the surrounding towns and the region. The trails lie primarily on privately owned lands and multi-use trails and landowner and public works relations are managed by Kezar Trailbreakers snowmobile club and the Pulpit Rock Trail Blazah's ATV club through agreements with the owners and partnerships with the Greater Lovell Land Trust. The clubs also promote safety and compliance with landowner requirements.

In some places, the trails are open and marked for multi-use by cross-country skiers and hikers. Maps of snowmobile trails are available on the club and state websites.

ALPINE SKI RESORTS

Lovell is an hour drive or less from a number of popular alpine ski resorts including Sunday River, Pleasant Mountain, Cranmore Mountain, Black Mountain in NH, King Pine, Attitash/ Bear Peak, Wildcat, and Bretton Woods.

GREAT POND PUBLIC ACCESS FACILITIES

Pond	Size	Location	Limits/Description	Amenities
Bradley Pond	34-acre, 30 ft deep,	Bradley Pond Rd	Motorized boating prohibited, known for brown trout and brook trout	Public carry-in boat launch and small swimming access
Cushman Pond	32 acres, 21ft deep,	Cushman Pond Rd, adjacent to dam	Motorized boating prohibited, known for brook trout	Public boat landing, no swimming access
Farrington's Pond	89 acres, 15ft deep	Timber Bay Shores Rd	Motorized boating limited to 6 hp boats, known for largemouth bass	Public boat landing, no swimming access
Heald Pond	109 acres, 17ft deep,	Slab City Rd	Motorized boating limited to 6 hp boats, known for brown trout, brook trout, largemouth bass	Public boat landing, no swimming access
Horseshoe Pond	136 acres, 40 ft deep	Horseshoe Pond Rd, by outlet	Motorized boating limited to 6 hp boats	Public boat landing and small swimming access
Kezar Lake	2,665 Acres, mean depth 34 ft	The Narrows Boat Ramp	Known as a varied fishery, including salmon, lake trout, smallmouth bass, largemouth bass, smelt.	Public boat ramp Served by Courtesy Boat Inspections to prevent invasives. Seasonal public toilet, limited parking
		The Narrows Town Park	Town Beach Rd Limited: open to Lovell residents and their guests	Sandy beach raft and protected swim area, picnic tables, seasonal public toilets, parking
		North Lovell	North End, Landing Rd	Public boat ramp Served by Courtesy Boat Inspections to prevent invasives. Seasonal public toilet, limited parking.
		Pleasant Point Town Beach, Middle Bay	Pleasant Point Rd Limited: open to Lovell residents and their guests	Offers a protected swimming area and swim float, public toilets, short walk from limited parking.
Kezar River Mill Pond		Access from Rte. 5 south of transfer station	Access is owned and maintained by the Greater Lovell Land Trust	Limited parking, handicap accessible trails, bench, gravel carry-in kayak launch.

RECREATION — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Create a communications plan incorporating digital channels to provide easy access to information and schedules for all community meetings, resources, events, programs, activities, and recreation opportunities	Recreation Committee	ongoing	easy
<i>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.</i>	Recreation Committee, Conservation Partners and private land owners	ongoing	easy
<i>Work with an existing local land trust or other conservation organizations and pursue opportunities to convey important open space or recreational land for protection and management.</i>	Select Board with Conservation Committee and Conservation Partners	medium	medium
Impose and enforce limits on access to town assets including parks and beaches owned and maintained by the town for use by residents and guests only	Select Board	medium	medium
Create, maintain, and keep current a catalog of all recreation and activity opportunities offered by groups and organization in the town and region.	Recreation Committee	ongoing	easy
<i>Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, MRSA §159-A</i>	Recreation Committee with Conservation Committee	ongoing	easy
<i>Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</i>	Recreation Committee with local organizations	ongoing	easy



View of Kezar Lake and Kearsarge Mountain from Whiting Hill Photo: Jill Rundle

Transportation

(Applicable if community has no MaineDOT approved STPA transportation plan)

GOAL

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

POLICIES

Lovell's rural location makes common public transportation system solutions impractical, but local pedestrian, bicycle and e-bike trails and pathways would offer safe and healthy alternatives to local vehicle use.

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

To safely and efficiently preserve or improve the transportation system.

To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through-travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network necessary to meet current and future needs.

Lovell has approximately 65 miles of public roads that fall into three main categories:

- 11 miles of state-owned and maintained Route 5 that bisects the town from Fryeburg to Stoneham.
- 50.62 miles (77.8%) of a mix of paved and gravel roads of town-owned roads.
- 3.38 miles (5.2%) of State Aid Highways

A major Maine DOT project on State Route 5 was undertaken in 2025 that provided shoulders, replaced culverts, ditching cleanup, and resurfacing.

Route 5 through Lovell is considered a Priority 4 road, covering 20% of total miles and carrying 17% of traffic.

Mountain viewscapes, that are a signature of the town location, are visible from many vantage points along the roads

that traverse the town including a striking view of the White Mountains from Rt 5 in Center Lovell, and broad panoramas of the surrounding hills and mountains from the high points of the many roads with "hill" in their names.

Transportation system concerns

The rural lifestyle so highly valued by residents and visitors, creates a trade off of convenience. Bicycles, while popular, are hazardous for riders and automobiles on many narrow town roadways. There are no pedestrian walkways in the town.

2019 generalized state data suggests that Lovell commuters drove on average 31.3 minutes to work. Commute times increased slightly since 2012. Commuter destinations named in the data include Conway, New Hampshire, Fryeburg, Bridgton, Lovell, Paris, and Portland



State Route 5, North Lovell Photo: Kezar Realty

Traffic conflicts

Through-traffic (primarily water tankers, logging, and transport trucks) does travel through town on the state route. There is traffic volume and speed control sensitivity, but only minor conflict between through and local traffic.

Bicycle/Pedestrian road use

Bicycle/pedestrian traffic is especially vulnerable on most roads in town. Trucks and automobiles sharing the road with pedestrians, bicycles, and other non-auto vehicles is difficult because of the width of the roadway and shoulders.

There are no sidewalks or road shoulders adequate for pedestrian or multi uses in the town. Foot and bicycle travel is hazardous.

Addition of sidewalk and bike lane capacity would create a significant alternative to automobile use. Bike and pedestrian resources would improve safety and correspond with the outdoor recreation character of the community and offer health benefits for users.

Road maintenance budget

The town has an annual roads budget of \$706,000 (2026) that includes patching, grading, and mowing of rights of way. Additionally, winter maintenance is budgeted at \$200,000 (2026). The roads

budget represents approximately 22% (2025) of the town's annual budget.

Road Equipment Account (REA) is another source of funds and expended \$241,154.29 (2025). Winter maintenance of Rte 5 is done by the state and the town receives state funds for maintenance and plowing of State Aids Highways. The costs for plowing local public roads are borne by the town.

The use of ice melting chemicals may be a threat to surface waterways and water quality, and alternatives could be an important consideration.

Public Transit

No public transit services operate within convenient distance. The growing trend toward ride-share services has not yet reached rural locations. There are no plans to develop public transit alternatives.

High dependence on single-occupancy vehicles can create challenges particularly for an older population, and for those without access to a vehicle.

Future Road Plans

Future land use planning should consider road design and capacity including pedestrian and bicycle use. There are no sidewalks or road shoulders adequate for pedestrian or multi uses in the town. Future road design could incorporate bike lanes and sidewalks as a standard.

Road Conditions

State traffic measurement equipment shows no significant trends and only minor variations in traffic volume over time

Moderate increases in year-round road use, larger vehicles, heavy trucks that include water tankers and logging vehicles, and increased home delivery all add wear to public roadways.

Several roads, including portions of State Route 5, are vulnerable to flooding and frost heave damage that could impede traffic and access. State roads and State Aid Highways are load limited seasonally, but frequent extreme weather events and erratic freeze-thaw cycles are contributing to multi-season road damage and temporary road closures are becoming more common. In recent storms, undersized and/or aging stormwater control infrastructure, both public and private, have caused major road closures that have sometimes lasted for days or weeks. 2025 improvements on Route 5 may remedy some of these issues.

CULVERTS

A 2015 inventory of culverts was undertaken by the Kezar Lake Watershed Association on Town roads located in the Kezar Lake watershed. The report listed 211 culverts within the Town of Lovell.

At that time, 152 culverts were identified as “low” priority for replacement, 32 as “medium” priority for replacement, and 27 as “high” priority for replacement. Of the 211 culverts, 129 were made out of metal, 72 of plastic, 2 of concrete, and 1 of stone. The material of the remaining 7 culverts was unidentifiable due to corrosion and/or sediment build-up.

Common issues noted in the survey were road washout around a culvert that can contribute to sediment in stormwater and accelerate failure; pinched streams in which water flow exceeds culvert capacity resulting in erosion in the surrounding bank; decay of the culvert material itself; and perched culverts (above the ground level) that impede the movement of organisms and cause scouring and erosion at each end.

This report, though dated, provides a useful starting point for prioritizing future maintenance and repairs.

BRIDGES

There are six (6) publicly owned bridges in the Town of Lovell that are rated by Maine DOT.

The bridge over the Kezar River on Webber Pond Rd is the only bridge that falls below satisfactory rating, and is at the low end of the “Fair” rating,

Bridges, Federal Safety Rating (FSR) and Average Annual Daily Traffic (AADT) 2023				
Bridge	Ownership	Location	FSR**	AADT
Slab City	Town	Slab City Rd over Mill Brook	69.3	206
Mill Brook	State	Rt. 5 over Boulder Brook	69.5	1,126
Creek Brook	State	Harbor Road over Creek Brook	97.8	680
Narrows	State	W. Lovell Rd over Kezar Lake	62.6	406
Foster (Fern Drive))	Town	Fern Dr over Kezar River	78.5*	67
Kezar river	Town	Webber Pond Rd over Kezar River	21.9	88
Gerry	State	Rt. 93/Lovell Rd over Kezar River	79.4	1,746

Foster Bridge on Fern Drive, was reopened after several years of closure following a storm washout, then closed again following storm damage in late 2023. This bridge reopened in 2025. **SIDEWALKS/BIKE PATHS**

Local roads, and State Route 5—the main artery through the town—have no safe walking paths or biking lane zone. Bikes are an increasingly important transportation alternative for all ages. Electric bicycles have proliferated making bicycles a multi-age option even in hilly locales.

Road shoulders, or a road-adjacent trail system could provide safety for multiple uses—pedestrian, bicycle and also snowmobile, ATV, and others—which could contribute significantly to road safety, population health and wellness, and to commercial and recreational attractions in the town.

Some roadways are only open to automobile traffic seasonally and are used by recreational snowmobile/ATV traffic in winter. These include the northern section of Old Waterford Road, roads to the east of Old Waterford Road, and Deer Hill Rd. Local ATV and snowmobile clubs contribute to maintaining these seasonal-use public roads.

CHLORIDE POLLUTION

Several chloride (Cl) compounds are commonly used to keep snow from accumulating during the winter, Calcium chloride is sometimes also used on roads by local contractors to reduce dust on sand and gravel roads.

Cl compounds corrode automobiles, equipment, and road infrastructure. Studies have shown that chloride contamination in streams and ponds in the state of Maine has increased and that salt has leached into drinking water sources in some areas.

Many of the lake area roads in Lovell may release contaminated runoff into the lakes or contaminate groundwater sources. North Ramp Road meltwater, for example, flows directly into Kezar Lake and Harbor Road meltwater flows directly into the Old Course of the Saco River. Pleasant Point Road runoff etches across the public beach into Kezar Lake. Attention to this impact could help prevent irreparable damage or costly recovery in the future.

PARTNERS

Recreational trail systems maintained by the Greater Lovell Land Trust, as well as proximity to the Mountain Division Trail in Fryeburg, and the White Mountain National Forest, provide outstanding recreational hiking and multi use trails nearby.

It could be possible to connect to a regional trail system extending from the international border via trail systems that are already under development in the Rangeley and Bethel areas, and then to the rail trail in Fryeburg that continues to the coast. Inland Woods and Trails and other partners are part of the design and development of this trail system.

TRAFFIC GENERATION

School zone rules apply to the area near New Suncook Elementary School. There is occasional busy traffic in the Center Lovell commercial zone, but no major traffic impact at any other locations.

Ordinance and regulations

Zoning standards are in place for new construction to control parking, traffic volume, and road entrance and egress design.

Road maintenance, improvements, and provisions for multi-use are a factor in Lovell's transportation planning.

There is adequate parking at all public buildings, including town administration, libraries, and fire stations. Roadside parking solutions for occasional overflow issues at gatherings that involve large numbers (firehouse picnic, arts festival, holiday church services, and events have been satisfactory for these occasional needs.

AIRPORTS

Eastern Slope Airport (IZG) is 14 miles south of Lovell, in Fryeburg, and is the closest airport serving the North Conway and Mount Washington Valley areas with private flights. Bethel Regional Airport is 28 miles, an approximately 40-minute drive, from Lovell. The

airport does not have commercial services. On-demand service is available through charter companies.

Lovell is approximately 50 miles, an approximately one hour and twenty-minute drive, from Portland International Jetport (PWM), with national and international commercial flights.

PUBLIC TRANSIT

The Lakes Region Explorer operates from the Bridgton Community Center (approximately 12 miles) to Portland via Route 302.

Western Maine Transportation Services are a 35-minute drive from Lovell.

TRANSPORTATION — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step (not including state transportation plans)	Responsibility	Timeline	Ease of Implementation
<i>Develop and continue to update a prioritized improvement, maintenance, and repair plan for the community's roads and trails.</i>	Select Board with Roads Commissioner	ongoing	easy
Develop trails or lanes for safe pedestrian and bicycle transit	Select Board with Roads Commissioner	medium	medium
Monitor and improve stormwater controls and seasonal road maintenance. Inventory and prioritize bridges and culverts in need of repair, replacement, or redesign, including private roads that may contribute to stormwater runoff.	Select Board with Roads Commissioner	medium	hard
Reduce use of chloride compounds on roadways for winter maintenance as much as is practicable, especially in areas where meltwater flows directly into vulnerable water bodies.	Select Board and Roads Commissioner	short	easy
<i>Initiate or actively participate in regional and state transportation efforts.</i>	Select Board with Public Works	ongoing	medium
<i>Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</i> <i>a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73);</i> <i>b. State access management regulations pursuant to 23 MRSA §704; and</i> <i>c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.</i>	Select Board with Public Works	ongoing	medium
<i>Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</i>	Planning Board	long	medium

Municipal Operations

No state defined goal or policies for this section.

Town Governance

Town governance in Lovell has been unchanged since the town's founding. Community governance is based on the traditional town meeting form of government that was established in New England in the 1600's. This is a pure form of democracy in which all community members in attendance at a town meeting have a voice.

available from state resources.

Aging infrastructure, development pressure, and community concerns about issues that did not exist even a few years ago, all require effective methods for keeping residents informed. It is important to take advantage of new technologies for information flow and develop methods for applying the democratic decision making with a process that includes all interests.

Meeting records and information publication online is the new expectation. While print media was the norm in the last century, technology is now the most used source for notices, meeting records, and ordinance information. The community is quickly becoming tech-literate and Lovell, like many rural communities, is transitioning to a hybrid of both traditional print and modern internet-based methods. A robust town website and community notification and email system has become standard practice and is a critical component of the management process for the town.

Lovell's governing structure is typical of rural Maine, with a small elected select board working with a modest team of elected and volunteer members.

Lovell Town Meeting is held annually on the first Saturday in March. It is a forum to decide expenditures, local elections, and matters placed on the warrant. Items can include ordinances, budget, and elections, and are presented to the Legislative Body, made up of residents who are registered to vote in Lovell, for vote.

Members of the governing boards are elected from the residents of the town. They provide town management, often with the help of volunteer groups and committees. Municipal governance in the 21st century is increasingly complex and training for many positions is



Lovell, Maine, Town Meeting ballot vote Photo: Jill Rundle

Town Governance Policies

Provide clear and complete record keeping, communication procedures, and information distribution.

Assure that town management is knowledgeable using professional resources and training available to serve town interests and issues.

Assure that the town gains access to public funding and grant support for town initiatives.

Assure that management policies and procedures are applied consistently and that precedents are sustainable for the future.

Assure that members of town management receive timely training and follow current best practices.

Share decision making across staff and committees to engage multiple viewpoints and assure thorough and unbiased consideration of issues.

Assure public awareness of concerns, threats, news, ideas, changes, opportunities, and other issues in town management that citizens should have knowledge of.

Select Board

An elected board of three "Selectmen, Assessors and Overseers of the Poor" serve staggered three-year terms. Select Board members receive a stipend.

Responsibilities of the select board are to assure the fiscal wellbeing of the Town as prescribed by the body at the annual Town Meeting.

The select board holds weekly public meetings chaired by the member who is serving the last year of their current three-year term. Community members are welcome to request additions to the agenda in advance.

Administrative

Administrative staff are appointed by the select board. Currently there are two full time positions:

- town clerk/treasurer
- tax collector/excise tax collector who also serves as deputy town clerk.

Staff also serve as Registrar of Voters when needed.

Administrative staff are paid hourly.

Public Works Director

Public Works/Road Commissioner is a full time position appointed by the Select Board. The Commissioner oversees maintenance of town roads, beaches, cemeteries, town buildings, and the transfer station.

The public works department includes:

- Road Commissioner
- 3 full time roads staff.
- 2 full time staff oversee the transfer station.
- 2 seasonal workers in the summer to cut grass in public areas and do general road clean-up.

Public Works staff are paid hourly.

Code Enforcement/ Plumbing Inspection

Code Enforcement Officer (CEO) is a part time position appointed by the Select Board.

The impacts of rapid growth in the surrounding region, and increasing environmental pressures on our natural assets, has increased the importance of thorough and careful review and evaluation of applications for building and development projects. Careful review and evaluation of increasingly complex building and development applications prioritizing protection of water and natural resources is a key objective of code enforcement.

Continuous education on trends in development, building, businesses, technologies, conservation, and other critical topics, is important as is informing planning board of project review and authorizations.

CEO REGULATORY DUTIES (Article IX of the Lovell Town Ordinances):

- Maintain a current file of federal, state and local statutes, ordinances, regulations, codes and plans relating to land use.
- Conduct regular inspections to ensure compliance with local, state, and federal regulations.
- Follow up on citizen concerns or reports on compliance or enforcement of ordinances.
- Issue stop-work order where necessary for ordinance violations, including permits issued in error.
- Regularly report work activity to Planning Board.

- Maintain a record of all permits and transactions for submission to the Maine DEP.
- Administer and enforce the Town of Lovell Land Use Ordinances, and the Shoreland Zone and Floodplain Management Ordinances.
- Issue building permits and plumbing permits (both internal and external) in compliance with the town building code and conditions imposed by the Planning Board.
- Provide research and technical support to the Planning Board and Board of Appeals.
- Administrative tasks including public communications and information distribution.

ENFORCEMENT OF TOWN

ORDINANCES: The Code Enforcement Office receives all applications for building and development permits for the town, and the CEO determines whether applications meet all state and town regulations. The CEO is also responsible for ongoing compliance enforcement.

Planning Board

An elected board of five members serving five-year staggered terms and two alternates serving one year terms. Planning Board members receive a stipend for meeting attendance.

POWERS AND DUTIES OF THE PLANNING BOARD: (Article IX of the Lovell Town Ordinances):

SUBDIVISIONS: To review and approve; approve with conditions; or deny subdivision applications in accordance with Title 30-A MRSA, §4401 through 4407, the Town's Zoning Ordinance, and Subdivision Regulations.

CONDITIONAL USE PERMITS: To review and approve; approve with conditions; or deny Conditional Use Permits, in accordance with this ordinance.

ORDINANCES: To write, revise and update the Zoning Ordinance, the Official Zoning Map, the Subdivision Regulations, the Flood Plain Management Ordinance and such other Ordinances dealing with planning and land use as may be considered by the Town in the future, subject to consideration at public hearings and decision by the voters, when required, in accordance with the Town's Ordinances, Regulations, Charter and applicable statutes.

COMPREHENSIVE PLAN: To write, revise and update the Comprehensive Plan as mandated by 30-A MRSA, §4312, et seq., for consideration at public hearings and decision by the voters.

LONG RANGE PLANNING: To initiate and direct long range planning studies of the Town following the guidelines, and within the framework, of the Comprehensive Plan.

COOPERATION WITH OTHER BOARDS OR DEPARTMENTS:

The Board may provide assistance and recommendations to the Selectmen, other Boards or Committees, or to any municipal department on matters affecting the Comprehensive Plan and land use. The Selectmen, each Town officer, and department of the Town shall give all reasonable aid, cooperation and information to the Planning Board.

Ordinances and enforcement align with the vision expressed in the Comprehensive Plan: the protection of resources, aesthetics, and access to assets.

Appeals Board

Five-members and two alternate members are appointed by the select board. The board considers appeals of permit decisions of the Code enforcement Officer and/or the Planning Board, and considers requests for variances from code requirements.

POWERS AND DUTIES OF THE

APPEALS BOARD: (Article X of the Lovell Town Ordinances):

ADMINISTRATIVE APPEALS: If the criteria for administrative appeals have been met.

To hear and decide administrative appeals to Planning Board decisions.

To hear and decide administrative appeals to Code Enforcement Officer review of and action on a permit application.

Shoreland Zone enforcement actions shall be appealable only to the Oxford County Superior Court.

Appeals on an application for a subdivision shall be taken directly to the Oxford County Superior Court in accordance with Lovell Subdivision Regulations.

VARIANCES: To authorize variances upon appeal in specific cases within the limitations in the ordinance.

Comprehensive Plan Implementation

MISSION

Implementation of the Comprehensive Plan will be under the direction of the Planning Board, with help from town boards and working groups to prioritize and perform action steps detailed in the plan.

Working with town staff and volunteers to combine, reschedule, or redefine plan action steps or to add action steps in key areas. Ordinances or expenditures resulting from the completion of action steps recommended in the Plan will be proposed, reviewed, and approved by the regular process for decision making on town ordinances and budgetary issues.

The Implementation Plan will assure that the work of the town and its staff and volunteers is consistent with the provisions in the Plan as is required by state law. The Implementation Plan will proceed under the appointed authority of the Planning Board. Volunteers will assist the Planning Board in assessing the implementation of the strategic recommendations of the plan and the Planning Board will report and recommend modifications, as needed.

Budget Committee

A Budget committee of 14 elected members serving staggered seven-year terms reviews all town revenues and expenditures in an advisory capacity to the Select Board.

The committee meets in January following the close of the books on Dec. 31st. There are usually two meetings, the first being a preliminary review of the proposed budget for the new year and the second for a vote on the budget prior to the annual Town Meeting.

RESPONSIBILITIES: Make recommendations to approve or disapprove operating budgets, the annual capital budget, financing purchases and other monetary issues presented by the Select Board.

Other town roles

Additional positions include:

FENCE VIEWERS (2): Determine if a fence is legal and sufficient and inspect and certify repairs to boundary fences. A fence viewer can also authorize a boundary fence to be built on land other than the true boundary if building on the boundary is impractical.

CONSTABLES (3): Special police officers, also defined as law enforcement officers in Maine legislation. Constables are

appointed to 1-year terms by local municipalities. Constables, depending on the terms of their appointment, may have full or limited peace officer powers, and may or may not have the authority to carry a firearm open or concealed.

Besides any general law enforcement authority they may possess, constables serve papers, process, writs and warrants for the district court.

FIRE CHIEF (1): The Lovell Volunteer Fire Department (LVFD, referred here as the Department) is a quasi-municipal department. Maine Law indicates that by taking money from the municipality there is implied jurisdiction. Under the LVFD charter the members of the department elect a Chief who is then appointed by the Selectmen.

The Town owns three fire stations, Lovell Village, Center Lovell, and North Lovell. The Town maintains the exterior of the buildings while the LVFD is responsible for the interior and the contents. The Town raises money in support of the department and the Town provides some benefits to the volunteers like Workman's compensation insurance. The Town also provides major equipment purchases like engines and turns them over to the Department. The Department insures the contents of the buildings and all the vehicles.

LVFD has a replacement plan for the three engines on an approximately 25 year rotation. Currently the 1997 Ford F800 housed at the North Lovell Station is being replaced with the expected delivery in late 2026. The next replacement will be the 2002 Freightliner FL70 that is housed in the Lovell Village Station. Originally scheduled for 2027 it is now being pushed out a year or two. The last engine is a 2011 Freightliner housed at the Center Lovell Station anticipated replacement in 2037.

Other active vehicles not in any planned rotation is a 1991 Military Forestry tanker in North Lovell, a 1981 Ford F800 Tanker in Lovell Village and at the Center Station a 1992 Squad Truck E1 Heavy Rescue, 1990 Grumman Tower, 2021 F550 Forestry truck and an airboat.

The Department has 26 active members and welcomes any interested people.

RESPONSIBILITIES:

Direct and control all municipal and volunteer firefighters in the performance of firefighting operations within the municipality except as provided in Titles 12 and 25;

Provide a training program for firefighters within the municipality in cooperation with appropriate governmental agencies;

Provide for the maintenance of all fire equipment owned by the municipality and buildings used by the municipal fire department;

Prepare and submit annually to the chief administrative official of the municipality a budget relating to fire protection activities;

Suppress disorder and tumult at the scene of a fire and generally direct all operations to prevent further destruction and damage. Unless otherwise provided by charter or ordinance, may employ all municipal firefighters, appoint a deputy and other officers in a municipal fire department and remove them for cause after notice and hearing;

With the approval of the municipal officers, may adopt administrative regulations relating to municipal fire protection, consistent with this chapter and municipal ordinances;

May obtain assistance from persons at the scene of a fire to extinguish the fire and protect persons and property from injury;

May pull down and demolish structures and appurtenances if the fire chief judges it necessary to prevent the spread of fire.

ANIMAL CONTROL OFFICER (1)

Responsible for managing dogs at large, rabies prevention, licensing, animal control, animal welfare, dangerous or nuisance animals, animal trespass, investigation of animal cruelty, communicable diseases, destruction of rabid animals, and oversight of the Animal Welfare Fund provided by the Department of Agriculture, Conservation and Forestry.

LOCAL HEALTH OFFICER (1), The LHO monitors the community by identifying and/or responding to immediate threats and trends in health risks to individuals or the community by outreach, town resident queries, and observation.

CIVIL EMERGENCY PREPAREDNESS

DIRECTOR (1), Oversees planning, training, and preparation for emergency response during non-disaster times, and acts as the coordinator of emergency operations during disasters.

TREE WARDEN (1), The Tree Warden acts as a resource to residents regarding tree conservation and concerns about possible disease and pest transmission. The warden is responsible for the care and control of all public shade trees upon and along the highways and in the parks of the municipality and all streets within any village limits. They shall enforce all laws relating to the preservation of those trees. (Title 30-A, MRSA §3282)

CONSERVATION COMMISSION (2)

Responsible for planting the traffic island garden at the intersection of Routes 5 and 93. Awards a small scholarship to a local student attending the UM Conservation Camp at Bryant Pond.

LOVELL RECREATION COMMISSION

(17, AND DIRECTOR), Includes 13 from Lovell and 1 representative from the served surrounding towns of Sweden, Stoneham, and Stow

Other elected positions include:

MSAD #72 SCHOOL DIRECTORS

(2 AND 1 ALTERNATE), AND

SCHOOL FUND TRUSTEES: Two elected officers and three elected Trustees who administer the interest from the School Fund CD of approximately \$6K (2025) set up many years ago.

Various other positions may be elected or appointed as deemed necessary.

LOVELL TOWN GOVERNMENT			
<u>DEPARTMENT</u>	<u>ELECTED</u>	<u>APPOINTED BY SELECT BOARD</u>	<u>PERSONNEL</u>
Select Board	✓		3 Select Board Members, staggered 3-year terms. Rotating Chairperson
Administrative		✓	Tax/Excise Tax Collector
		✓	Town Clerk/Treasurer
		✓	Registrar of Voters
Pubic Works		✓	Public Works Commissioner
		✓	3 road staff
		✓	2 transfer station ops
		✓	2 Seasonal workers
Code Enforcement		✓	Part time (2 days/week) Code Enforcement Officer and Plumbing Inspector
Planning Board	✓		5 members, staggered 5-year terms
	✓		2 alternates, 1-year terms
Appeals Board		✓	5 members
		✓	1 alternate
Lovell Recreation		✓	1 DIRECTOR
		✓	17 members
Budget Committee	✓		14 members staggered 7-year terms
Forest Committee		✓	5 members, 3-year terms
Public Health		✓	1 Health Officer
School Directors	✓		2 directors, staggered 3-year term, 1 alternate 2-year term
Conservation Commission		✓	No set number

MUNICIPAL OPERATIONS — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Establish the implementation plan for the Comprehensive Plan to help town boards, committees and working partners to prioritize and complete action steps in a timely and effective manner.</i>	Planning Board and working partners	short	medium
Assess the time and cost requirements of Code Enforcement monitoring activities, and develop methods of communicating concerns and enforcing compliance.	Select Board, Planning Board, and Code Enforcement Officer	medium	medium
Improve consistency and effectiveness of public information access as expectations for information sources are moving to digital channels. Integrate traditional information posting, printed news publications, and modern internet channels.	Select Board with administrative staff	ongoing	easy
Modernize and enhance reliability of outreach communications plan that includes press notices, announcements, email, and emergency information. Keep contact lists up to date	Select Board with administrative staff	medium	hard
Create an IT role in the town administration to keep information systems up to date and accurate.	Select Board and administrative staff	Ongoing	Easy
<i>Regularly review and update the vision of the approved Comprehensive Plan to align local ordinances and enforcement efforts with social changes, local interests, and regional, state, and federal regulations.</i>	Planning Board	medium	easy
Take advantage of training and regularly review information resources to stay current with trends and changes in their area of responsibility.	Select Board and Planning Board	medium	medium
Assure legal and consultative support to be available as needed for decision making for planning and management issues.	Select Board	medium	medium
Improve methods for timely development and notice for warrant items detailing process, rules, ordinance or other regulatory changes, with notices and discussion in advance of Town Meeting to assure public awareness.	Select Board	short	easy
Update and secure document and information filing and storage methods, assure ease of access, and adopt digital systems for critical records and historic reference materials.	Administrative Staff	short	medium
Establish standards for recording meetings and reports, identify and fill gaps in records and research sources and make information accessible on line in a timely manner.	All Boards, Committees, and Administrative Staff	short	medium
Review municipal roles and evaluate staffing needs	Select Board	medium	medium

Public Facilities and Services

GOAL

To Plan, finance, and develop a system of public facilities and services that meet as fully as possible the practical, social, economic, and health needs of all community residents and property owners today and in the future.

POLICIES

To efficiently meet identified public facility and service needs for all types of users (motor vehicles, pedestrians, bicyclists).

To provide public facilities and services in a manner that promotes and supports growth and development \.

Town needs over time

Population in Lovell has been relatively unchanged for decades and no significant shifts in population are forecast.

The town leadership will stay abreast of changing needs of seasonal populations, an aging population, and economic pressures that may require adjustments in service components in the years to come. Social shifts, as in the pandemic years, may be reflected in population changes. Any of these effects can impact municipal services needs including safety, waste management, education, water and natural resources protections, health care, road maintenance, and others.

Regional Collaboration

Local emergency services provide backup coverage and mutual aid among neighboring towns. Fire responders from surrounding towns and Stoneham Rescue and Fryeburg Rescue provide emergency medical services for several towns.

The distances between stations in the service areas of the region make consolidation of resources to one location impractical.

Water/Sewer, Stormwater

There is no public sewer or water system and no stormwater management facility. At current and expected levels of development, a public water and sewer system is not needed.

Culvert maintenance and any needed repair to control runoff and flooding in storm cycles and improvements for known levels of precipitation should be prioritized.

Residences and businesses in Lovell rely on private wells and septic systems to provide water and sewerage disposal. There are a small number of “public” well water supplies (serving more than 25 users, e.g., restaurants and public buildings). Maintenance and repairs of private systems should be a priority.

Dams

The economic priority of maintaining the water quality and recreational value of the lakes and waterways is dependent on many factors, including water control. The town is responsible for the integrity and maintenance of five dams:

- Kezar Lake Outlet*
- Kezar River Mill*
- Cushman Pond outlet
- Heald Pond outlet
- Five Kezars outlet

*these dams were originally designed as hydro-power sources.

Until recently, inspections and review of maintenance and operational needs have been irregular. Dams impact all property values and the recreational value of the lakes. There could also be significant environmental changes to wildlife habitat and the ecology of streams, marshes and wetlands.

Citizen reports of conditions at the Kezar Lake Outlet resulted in an engineering review that recommended repair or replacement of the outlet dam within the next few years. Kezar River Mill dam has also been cited as needing repair.

Solid Waste

The solid waste transfer station is shared with four towns (Lovell, Sweden, and Stow, Maine, and Chatham, NH). It operates four days a week providing up-to-date recycling and disposal of household trash, construction debris, brush, tires, metals, appliances, paper, plastic, and oils.

The recycling center handles non-returnable glass (buried on site), plastic (1, 2, and milk jugs), cans, aluminum, corrugated cardboard, newspaper and printed matter (a shrinking sector),

batteries, electronics, and returnable cans and bottles. The transfer station provides sections for metal debris (including appliances that have had refrigerant removed), brush, demolition, and a separate container for asphalt roofing. There is also a public stump dump at a remote location.

Solid waste service is very good, though it continues to be challenged by changes in recycling costs and strategies. Equipment and improvements to stay ahead of service needs and adjustments in sectors of waste, and changes in resources for disposal are monitored and innovations adopted for both collection and disposal strategies.

Maine is far behind the curve on glass recycling, and Lovell's current process of burying glass on site will have limitations in the future.

LOVELL TRANSFER STATION (SERVING LOVELL, SWEDEN, STOW, ME, AND CHATHAM, NH — ANNUAL USE

	2020	2021	2022	2023	2024	2025
Municipal Solid Waste - MSW (Trash)	812/.71 tons	856.47 tons	854.53 tons	832 tons	961.92 tons	797.23 tons
Mixed CDD (Construction debris)	550.42 tons	630.10 tons	574.43 tons	550.42 tons	484.07 tons	477.75 tons
Brush				699.72 tons	1,482.71 tons	chipped N/C
Wood CDD (Demolition Debris)	348.49 tons	216.11 tons	252.17 tons	1029.56 tons	769.59 tons	393.23 tons
Asphalt Shingles	158.97 tons	86.06 tons	58.81 tons	44.98 tons	61.19 tons	71.06 tons
Mattresses						\$25 ea.
Paper (office, news etc)				32.14 tons	23,16 tons	55.25 tons
Cardboard	68.852 tons	97.295 tons	67.031 tons	21.80 tons	69.584 tons	64.475 tons
Glass containers						
Metal Cans	4.216 tons	4.821 tons	2.4679 tons	2.76 tons	2.27 tons	4.62 tons
Plastic Mixed 1& 2	9,469 tons	15.5595 tons		8.92 tons	9.17 tons	9.469 tons
Mercury/Fluorescent Lamps	1,559 piece	1,119 piece	691 piece	1,204 piece	1533 piece	289 piece
Rechargeable Batteries	282 lbs	69 lbs	255 lbs	130 lbs	305 lbs	101 lbs
Electronic - Monitors	1,331 lbs	1,434 lbs	1,118 lbs	789 lbs	1,189 lbs	141 lbs
Printers	3,476 lbs	3,896 lbs	2,609 lbs	2,264 lbs	2,236 lbs	849 lbs
TV's	17,459 lbx	16,127 lbs	17,799 lbs	10,963 lbs	13,952 lbs	3236 lbs
Computers	1,733 lbs	1,311 lbs	1,298 bs	1,007 lbs	1,321 lbs	
Mixed Scrap metal	217.8 tons	198.94 tons	117.1 tons	860 tons	219.5 lbs	208.7 tons
Tires	27.9375 tons	29.125 tons	60.03 tons	39.26 tons	107.94 tons	39.65 tons
Car batteries		35 piece	79 piece	86 piece	126 piece	182 piece

A key innovator in Vermont's Recycled Glass Industry is Gavel, located in Essex, Vermont, this company transforms post-consumer recycled glass into petroleum-free, lightweight foam glass gravel. This product is used as an eco-friendly, insulating, and highly compressive aggregate for the construction and landscaping industries.

The abandoned dump/land fill along the Kezar River should be tested for possible ground contamination and plans created for any cleanup required for future safety.

Septage and Septic

Private septic management is not regulated or monitored, which presents the possibility of groundwater, aquifer, and surface water contamination and human exposure to pathogens, contaminants, and disease in drinking water and recreational streams and ponds. Regular service, maintenance, and a strategy for bringing septic installations up to standard and phasing out outdated systems that do not conform to modern code requirements would prevent ground and water contamination in the future, especially in shoreland areas, and protect health and water resources for the future.

Septage disposal is a growing public concern throughout the state. Identifying disposal alternatives would assure services for the future.

Schools — Maine School Administration District #72

Lovell is part of the Pequawket Valley School District, Maine School Administrative District #72. The district includes the Maine towns of Brownfield, Denmark, Fryeburg, Lovell, Sweden, Stoneham, Stow, and Chatham, NH.

SCHOOL NEEDS

School populations are currently below carrying level. No significant growth is anticipated, and no expansion is currently needed.

SCHOOL BUDGET

Enrollment has remained steady since 2016-17. In 2025 the budget for school enrollments was \$2,883,151, or \$24,270 per student.

Public school bus transportation is provided for all public school students.

ELEMENTARY SCHOOL

The New Suncook Elementary School, in Lovell, serves students from Lovell, Sweden, Stow, and Chatham, NH.

The State's initiative for universal pre-K is being fulfilled locally through the district's collaboration with Community Concepts/ Head Start, and all pre-K programming for all district students takes place at The Molly Ockett School. As of October 2025, there were 6 students enrolled in the program, which is state-funded.

LOVELL RESIDENT SCHOOL ENROLLMENT/COST TRENDS											
	Home school	Private	Special Needs	Free Lunch	Pre-K**	Elem. K-4	Middle 5-8	HS 9-12*	Total	Annual Budget/cost per student \$'000s	
2016-17						48	37	54	138	\$2,392	\$17.3
2017-18			18			38	43	55	136	\$2,657	\$19.5
2018-19			26			41	49	57	147	\$2,878	\$19.5
2019-20			30			34	39	69	142	\$2,862	\$20.1
2020-21			24			23	43	71	137	\$2,756	\$20.1
2021-22			19			24	43	64	131	\$2,738	\$20.9
2022-23			17			30	38	53	121	\$2,772	\$22.9
2023-24	22	7	20	38	5	32	38	49	119	\$2,841	\$23.8
2024-25	24	7	19	38	3	25	37	36	98	\$2,869	\$29.2
2025-26	25	5	20	27	6	23	36	31	90		
Student/Teacher Ratio 2025						17.5/1	16.5/1				
*Dining is included in tuition ** not funded by Lovell											

MIDDLE SCHOOL

The fifth- to eighth-grade program is housed in Molly Ockett Middle School in Fryeburg. Students in grades 6-8 at Molly Ockett School can apply to participate in the Maine Environmental Science Academy (MESA) that incorporates curricular components in an experiential learning program that includes field work and interaction with environmental professionals.,

HIGH SCHOOL

All Lovell students in grades 9-12 attend Fryeburg Academy in Fryeburg through a district contract with the school that is renewed periodically. The annual cost to the town is \$13,985.20 per secondary pupil as of 2023.

SPECIAL EDUCATION PROGRAMS

State funding for an inter-district collaboration has allowed MSAD 44 (Bethel), MSAD 17 (Oxford), and MSAD 72 to expand out-of-district Special-Education programming for students in grades 7-12 through the “Western Maine Regional Program for Children with Exceptionalities” (WMRPCE). This program is offered in MSAD 17 at 89 Pleasant Street in Oxford. Lovell prioritizes serving the educational needs and maximizing the potential of every student through the school programs and infrastructure

Telecommunications

As cell phones have become the primary mode of telecommunication, limitations of local service is becoming a major concern for safety and general communication.

A recent collaborative program with neighboring towns has resulted in the installation of “last mile” fiber optic lines to provide broadband services to every occupied property in the town. The next step of connection and access is ongoing.

Utility Systems Power and Communications

Energy infrastructure is provided by Central Maine Power and is provided throughout the community. Power outages, sometimes lasting for several days, are not uncommon and many buildings have installed emergency and standby generators powered by propane or other fuels. Many homes also rely on supplemental wood heating.

A recent collaborative program with neighboring towns has resulted in the installation of “last mile” fiber optic internet lines to provide broadband services to every occupied property in the town. Consolidated Communications provides traditional land-line phone service in the Lovell.

Public WiFi and heat/cold shelter facilities are available at the public libraries and New Suncook School.

Recent studies suggest that new technology for solar power could contribute to operations savings for public buildings.

Health Care

There is one practitioner in Lovell offering general practice services to patients. The nearest hospitals and related medical practices and services are Memorial Hospital in Conway, NH, and Stephens Memorial Hospital in Norway, ME, which are part of the MaineHealth System and affiliated with Maine Medical Center. Bridgton Hospital, affiliated with Central Maine Medical Center, has a smaller offering of specialties. Bridgton is also home to a memory care facility.

Emergency Response

State Police and the Oxford County Sheriff Department provide police protection. Response times can be lengthy.

Lovell Volunteer Fire Department has good staffing and operates a main station with a ladder, pumper, and emergency truck, and two satellite stations at the north and south ends of the town. A number of members work locally, and the Chief can respond in as little as 3 minutes after being toned out. Depending on equipment needed, full response can take longer, but is considered good for a rural community.

Two local ambulance services, one in Stoneham and a larger facility in Fryeburg, provide coverage with trained Emergency Medical Technicians, water rescue capabilities, winter and cold water rescue training and other services that are particular to the rural setting. Stoneham Rescue (normally stationed at the Waterford fire station facility) and Fryeburg Rescue have a similar response time to reach the mid point between

their stations (North Lovell) when each is toned out at the same time and able to respond. Some EMT's are able to respond from their homes, which can reduce response and triage time significantly.

Distances are a challenge for response times in a rural setting. First responders, fire, and ambulance services are adequate. Availability of multiple rescue services resources and area fire teams for mutual aid is beneficial to residents of area towns.

Town of Lovell public works Equipment inventory (as of June, 2026)							
Plate	Color	Year	Make	Model	Purchase date	Price \$	Condition
307-573	green	2022	Spector	ejector trailer	4/8/2022	\$97,006	OK
301-115	green	2016	Spector	ejector trailer	9/13/2016	\$63,400	welded
302-599	green	2014	Spector	ejector trailer	3/12/2014	\$62,365	welded
305-632	green	2013	Spector	ejector trailer	3/8/2013	\$59,460	needs work
312-412	white	1998	Great Dane	box 48x9		\$1,200	storage only
	3 stationary trailers			48x9			
	3 roll offs						
302-860	black	2002	Big Tex 205A	landscape			
304-596	black	2010	Maxium	utility			
305-913	black	2003	Snobear	utility			
425-084	white	2022	Volvo	tandem tractor	6/26/2024	\$80,395	new
	red	2014	Ram	1500 Pickup	7/10/2024	\$6,632	
	black	2014	Ford	F-150	7/13/2023	\$16,690	
413-335	red	2022	Ram	5500	6/1/2022	\$38,804	
420-389	red	2021	Freightliner	114SD	8/28/2020	1\$57,850	
TBD		2026	Peterbilt		10/2026	\$261,616	new
414-005	red	2013	Mack	GU400	12/14/2012	\$146,045	
			Caterpillar	broom BA25	1/12/2022	\$7,000	
306-324	yellow	2020	Cat 420-07	loader backhoe	7/14/2021	\$120,500	
306-947			Develon	excavator	5/28/2025		
306.292		2025	Develon	wheel loader	5/1/2025	\$191,000	
	green	2025	JD	mower x380	5/21/2023	\$4,948	
		1999	Clark 993	forklift		\$600	
		1982	Thomas	skid steer	10/26/2007	\$8,000	
	black	2023	Brown X3	grinder head			new
			JR Eng GB500	glass crusher	3/23/2024	\$500	
		2024	Pro Trimmer	525L	5/24/2024	\$349	
			Kubota	zero-turn mower	5/30/2025	7.000	
			John Deere	grader	1/1/2026	35.000	

Helicopter landing zones are established near the center of town and at the ballfields at the south end of town. The Maine Warden Service conducts several on-water patrols on Kezar Lake during the boating season, and occasionally on the ice during winter fishing. Kezar Lake Watershed Association subsidizes additional warden service coverage when needed for lake safety.

Other Municipal needs

The Lovell Town office has limited storage space and may require expansion or records storage alternatives. The town is fortunate to have two public libraries with access to Maine shared library resources.

Future needs may be for commercial areas.

Budget controls on major equipment and facilities updates have impacted some aspects of future planning and needs preparedness. Major equipment purchase and maintenance budgets will be adjusted going forward.

- grader: updated machine acquired in 2025.
- excavator: updated machine acquired in 2025
- bucket Loader: updated machine acquired in 2025:
- trucks: updated in 2025 and 2026.
- tractors
- mowers
- solid waste transport trailers
- transfer station machines

Cemeteries are adequate at this time, although expansion planning would be prudent.

Town Planning Capacity

Town planning has many strategic challenges outlined in the plan which will require significant engagement by elected board officials, staff, and volunteer work groups. Outside providers may be needed for some areas.

PUBLIC FACILITIES AND SERVICES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Identify capital improvements needed to create, maintain, or upgrade public facilities and services and prioritize time sensitive needs to assure economic wellbeing and to accommodate the community's anticipated growth and changing demographics.</i>	Select Board	short	hard
Explore implementation of impact fees for developers of any subdivision that will impact school costs and/or bus transportation service capacity; will require upgrading of public roads, upgrading of firefighting or first responder services; and/or could impact other costs that can be expected to exceed tax revenues that the development might ultimately produce.	Select Board	medium	medium
Monitor updates and information for possible innovations for costs savings on municipal operations.	Select Board and Public Works	ongoing	ongoing
Incorporate dam inspections, evaluations, maintenance and repairs in operations, consider changing dam designation from Low Hazard to Significant Hazard and include state inspections every 6 years.	Select Board and Public Works	short	easy
<i>Explore options for regional delivery of local services.</i>	Select Board	medium	medium

Community Resources

GOAL

Encourage, enhance, and promote the visual and performing arts and creative disciplines, and support efforts to protect the outstanding environmental resources that support health, well being, and the local economy.

POLICIES

To support and encourage innovation and collaboration in the many community resources that are part of the character of the town

Lovell's strong community has developed local solutions for some social services, and enjoys a more rich and varied cultural life than might be expected in a small rural community.

The unique strengths of the Lovell Community are the result of the many civic, cultural, educational, social, and resource protection resources that serve the residents and visitors to the area.

Lovell's unique community life creates both opportunities and challenges. Some health needs and social services that are readily available in larger communities are provided through volunteer groups and non profit organizations. These groups identify needs and work to develop local solutions.

The same community energy that works to serve social needs for community members, also drives a surprisingly rich variety of cultural resources. These inspiring components in the community and in the area provide creativity, entertainment, and inspiration for the community and the region.

Health

Lovell has a Health Officer who is responsible for monitoring health and disease threats. These include environmental pathogens, viruses, insect borne diseases, and general health threats in the community.

Monthly reports of incidence and advice for prevention are available from the town officers.

MEDICAL SERVICES

There are three active hospitals located within a forty minute drive, with related medical practices in most disciplines, including emergency/trauma.

Dentistry practices are located in surrounding towns.

As is the case across rural America, medical professionals are in short supply and waits for intake to area practices can be lengthy.

Lovell has one general practitioner practice located in the town.

FOOD SECURITY

A significant number of community members struggle with food security. North Lovell Food Pantry and the Sweden Food Pantry are important resources for residents needing assistance with nutrition.

Redemption of SNAP benefits is available at grocery stores in nearby towns.

Private donations also support the Sunshine Backpack program that provides weekend meals for school children who rely on breakfast and lunch assistance.

HEAT AND COOLING SERVICES

Lovell has a fund available through application for assistance with heating oil costs. Warming and cooling centers are available at the town hall, the public library, and the main firehouse.

LONELINESS AND SOCIAL ISOLATION SOLUTIONS

Loneliness and social isolation impact physical, mental, and societal health and were declared as a public health epidemic in 2023.¹ Demographic shifts to a growing senior population with more limited mobility and the prevalence of technology have contributed to this. Lovell has an active recreation program as well as local non-profits that provide activities, outings, and gatherings for all ages that help to provide a framework for community social connections. The Congregational Church has programs for monitoring shut-ins, and providing some meals.

Seniors services and health care support services are limited for communities like Lovell's with small populations at a distance from central facilities. Many of these services are available in nearby towns.

Fulfilling the needs of all groups, including low-income residents, older adults, youth, working parents, and people living with disabilities, as well as investments in community programs, facilities, and public spaces is an important public health goal.

Culture, Education, and the Arts

There is a remarkable wealth of cultural and arts offerings in the town and the immediate area around Lovell. These special elements are a significant draw for visitors, and an important component of the special quality of life in Lovell.

THE BRICK CHURCH FOR THE PERFORMING ARTS

The Brick Church, located in the historic area of Lovell, is a non-profit arts organization that offers a full summer schedule of weekly concerts and performances. These include local musicians, well known musical performers, theater groups, and a variety of other entertainment.

The building, which is on the National Register of historical places, is also available for special events.

ARTS & ARTISANS

Each August the Charlotte Hobbs Library hosts a large Lovell Arts and Artisans Fair art show. Fifty or more artists showcase a variety of art genres including paintings, pottery, quilts, rugs, photography, fiber arts, textiles, and stonework.

LIBRARIES

Lovell has two libraries serving the public: Charlotte E. Hobbs in the Village and Lewis Dana Hill Library in North Lovell. Both institutions are privately governed but receive subsidies from the town. Both engage in extensive fund-raising to meet the majority of their budget needs. Through these libraries Lovell has access to the collection and services of the Maine State Library system.

The Lewis Dana Hill Library is located in what was once the North Lovell School. This library services not only North Lovell but also East Stoneham, Albany, and Waterford.

The Charlotte E Hobbs Library in Lovell Village was built in 1906. It has been renovated twice, once in 1976 and again in 2010. The renovations enlarged the children's section and added a large multi-function community meeting room. An elevator was installed to increase handicapped accessibility.

¹ U.S. Department of Health and Human Services. "New Surgeon General Advisory Raises Alarm about the Devastating Impact of the Epidemic of Loneliness and Isolation in the United States." Office of the Assistant Secretary for Health. Accessed December 23, 2024. <https://www.hhs.gov/about/news/2023/05/03/new-surgeon-general-advisory-raises-alarm-about-devastating-impact-epidemic-loneliness-isolation-united-states.html>

The library houses a collection of more than 18,000 volumes, over 30 periodicals, a comprehensive reference section, young adult section and large print editions. Special features of the collection include a number of volumes on local and state history and genealogical works. Non print materials include audio books, games, and DVDs. The Hobbs Library has an annual circulation of approximately 13,000 volumes.



The Hobbs Library is open to the public 37 hours a week and hosts many club and activities. 50% of the operating budget is tax supported.

The Dana Hill Library has a 5,000-volume collection and an annual circulation of 15,000. It is open two days a week

The Charlotte Hobbs Library hosts a wide range of educational, informational, and creative programming for all ages and many interests. The Lewis Dana Hill Memorial Library serves North Lovell and Stoneham with its book collections and as the Lovell Food Pantry location.

LOVELL HISTORICAL SOCIETY

The historical society hosts informational programs, publishes books on local

history and a quarterly newsletter, and maintains a website of 15,000 records and documents. It operates a year-round museum in its historic headquarters and offers research services free of charge

HEWNOAKS

Hewnoaks was, from 1898, the summer home and artistic retreat of the Volk family. In 2012 it was reborn as an artists colony and cultural center.

Hewnoaks Artists Colony is a non profit organization that offers a fully-subscribed summer residency program for artists of all disciplines Participating artists are offered an extraordinary setting to advance their work, finish projects, and explore new ideas.

Hewnoaks also creates pop up events for youth and local residents, as well as a public art show and performance event that draws attendance from across the state.

QUISISANA

Since the early 1900s, Quisisana has been a musical retreat, first as a private home, then expanding to a lodging property with musical elements and today in it's most exciting version as a musical resort. The summer staff of Quisi are students of music of many forms and Quisi gives them the opportunity to develop their performance skills for an audience of resort guests.

Quisi has been named one of the best resorts in the country in large part because of the unique and exceptional musical entertainment program.

HARVEST GOLD GALLERY

Built as a showplace for its owner's custom jewelry, Harvest Gold has expanded to include display and sale of the works of over 200 local and regional artists. Harvest Gold also offers occasional events for the public.

REGIONAL RESOURCES

LEURA HILL EASTMANPERFORMING ARTS CENTER

Located on the Fryeburg Academy campus the arts center hosts a range of professional and student performances throughout the year, including livestream from the Metropolitan Opera in New York, professional music and drama performances, and Fryeburg Academy's award-winning music and theater productions.

STONE MOUNTAIN ARTS CENTERBROWNFIELD, MAINE

A unique performing arts center that stages well-known professional musical groups, solo performers, and more in a dinner-theater format.

LIGHTS OUT GALLERY,NORWAY, MAINE

Exhibiting the work of Maine artists, and building a rural community arts center that is rapidly becoming a

regional hub for art and artists.

DEERTREES THEATERHARRISON, MAINE

Since 1936 Deertrees has been presenting theater and concerts in its exceptional theater with casts members drawn from the New England region, and housed on the property during the runs of the shows. There are also popular children's programs, and holiday shows.

CAMP SUSAN CURTISSTONEHAM MAINE

A transformative camp experience that nurtures self-confidence and a sense of belonging in Maine children facing economic hardship.

SOCIAL ORGANIZATIONS
AND CONGREGATIONS

There are several Social Organizations, including a VFW Post, Lovell Lions, and a Delta Lodge. There is also an active Congregational Church with a thrift store and outreach programs.

COMMUNITY RESOURCES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Support and enhance education and the arts and actively partner with the non profits that create and provide cultural, social, conservation, and arts components for the community.	Recreation Committee and local education and arts partners	medium	hard
Support health initiatives and the Health Officer and health and wellness partners to assure health, safety, and support systems for all community residents.	Health Officer with local health partners	medium	medium

Fiscal Capacity and Capital Investment

GOAL

To plan for, finance and develop an efficient system of public facilities and services to accommodate current and long term municipal needs.

POLICIES

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

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

The advantages of very healthy tax revenue and a relatively small populations has helped to make the municipal services and facilities better than is often the case in rural communities.

Lovell town management is fiscally conservative. In recent years the town has built adequate reserves to cover both normal expenditures and also most unexpected needs without the need for short term financing.

The town has experienced only modest development pressure and low population growth, resulting in little need for growth planning or large capital projects. Of course, over time, town facilities and equipment reach obsolescence, imposing a periodic cost of equipment, building projects, maintenance, and repair that must be prioritized in town planning.

More ambitious projects or facilities proposals would benefit from strategic pursuit of public and grant funding.

Borrowing is not expected for the current operational needs. However, if larger project needs are identified, the strong tax revenue base will support eligibility for most borrowing strategies and would be part of capital planning if needed.

Opportunities to collaborate with other municipalities on capital projects

Several recent collaborative activities have suggested that opportunities to cooperate and collaborate could provide economy and improvements in operations

The regional broadband development initiative was an example of collaborative project planning that would benefit multiple communities. Although the framework of that project changed at the state level, it nevertheless demonstrated the potential of shared project initiatives.

Solid Waste management is another collaborative undertaking that is operated by the Lovell Public Works department with multi-community capacity and ability for services to be billed back to partner municipalities.

Funding sources for capital Investment plans

Potential investments identified in the plan include both short term operational needs, and long term equipment replacement and facilities improvements. Some of these can be budgeted using reserve accounts. Research of available funding sources and discussions for collaborative programs with other municipalities for major projects and to create efficiencies could also be pursued.

Historically, capital improvement plans have been modest. With advance planning, budget monies raised over time are placed in capital reserves accounts.

Lovell Recreation Committee and the public school system are very important collaborative undertakings that benefit the residents of multiple municipalities.

Of course, all first responder and safety services cover a service area and supply mutual aid that includes multiple communities.

Major project planning should include consideration of collaborative options.

Capital Funding Methods

A small capital reserve account for improvements to the town offices building was recently redirected to a boat ramp repair project and may need to be considered for renewal. A reserve fund for emergency equipment exists. Grant funding, bonding, and public funding as

a part of town capital planning should be more thoroughly studied for planning major projects in the future. A grant research and writing effort could have an impact on innovative fiscal planning.

The town is carrying a small amount of debt for financing of fire trucks and town roadworks equipment. Levels are well within Maine Bond Bank recommended limits.

[LD1, enacted in 2004, sought to limit property tax to the growth rate of Maine's average personal income (adjusted for inflation) plus the municipality's property growth factor. It suggested limits and requirements for large municipalities with high growth factors. It was deemed to have served its purpose and was repealed in April 2025.]

LOVELL TAX VALUATION TREND



Source: [Municipal Valuation Return Statistical Summary](#)

Year	Lovell Valuation
2004	\$299,550,000
2005	\$379,200,000
2006	\$457,850,000
2007	\$480,550,000
2008	\$526,350,000
2009	\$564,150,000
2010	\$547,950,000
2011	\$548,950,000
2012	\$545,450,000
2013	\$530,150,000
2014	\$514,050,000
2015	\$504,850,000
2016	\$498,950,000
2017	\$502,350,000
2018	\$503,300,000
2019	\$505,700,000
2020	\$511,900,000
2021	\$545,800,000
2022	\$580,100,000
2023	\$633,950,000
2024	\$765,700,000
2025	\$1,132,925,500

TOWN OF LOVELL REVENUES						
	2025	2024	2023	2022	2021	2020
BALANCE FORWARD	\$4,002,114	\$3,624,879	\$3,584,017	\$3,611,367	\$3,439,584	\$3,234,630
TAXES						
Property Taxes	\$5,599,703	\$5,123,703	\$4,792,382	\$4,564,982	\$4,455,156	\$4,607,487
Excise Taxes	\$96,878	\$368,402	\$346,566	\$331,568	\$337,103	\$10,454
INTERGOVERNMENTAL REVENUES						
State Revenue Sharing	\$89,670	\$90,803	\$91,748	\$90,746	\$69,235	\$43,266
Homestead Exemption	\$41,707	\$47,588	\$41,810	\$44,911	\$52,019	\$47,742
Local Road Assistance	\$58,636	\$56,824				\$26,625
OTHER	\$334,279	\$80,305	\$372,999	\$22,224	\$33,003	\$504,376
SERVICES	\$621,528	\$607,211	\$328,536	\$299,571	\$257,294	\$222,216
INTEREST						
Interest income	\$126,344	\$6,000	\$8,433	\$19,286	\$30,377	\$37,436
Interest/fees on taxes	\$8,467	\$153,303	\$84,316	\$9,907	\$12,816	\$14,690
MISC.	\$125,124	\$72,789	\$71,212	\$291,666	\$329,609	\$147,283
Total	\$11,104,450	\$10,231,807	\$9,722,019	\$9,286,228	\$9,016,196	\$8,896,205

TOWN OF LOVELL CHARGES TO APPROPRIATIONS						
	2025	2024	2023	2022	2021	2020
General government	\$794,847	\$696,539	\$668,968	\$688,273	\$520,952	\$562,975
Protection	\$496,972	\$179,208	\$172,427	\$158,264	\$189,418	\$125,875
Health and welfare	\$2,682	\$5,193	\$4,022	\$6,982	\$4,288	\$1,127
Recreation and Culture	\$238,024	\$173,068	\$190,554	\$145,862	\$125,076	\$79,033
Education	\$2,883,151	\$2,841,694	\$2,762,732	\$2,731,822	\$2,756,160	\$2,841,713
Public works	\$1,102,001	\$1,454,164	\$1,554,074	\$1,220,349	\$1,117,644	\$1,144,393
County Tax	\$1,064,426	\$699,896	\$563,385	\$557,117	\$530,538	\$523,385
Community Service	\$20,706	\$23,754	\$23,416	\$16,706	\$23,352	\$21,979
Cemeteries	\$25,985	\$17,610	\$20,414	\$13,522	\$19,398	\$25,278
Libraries	\$60,500	\$60,500	\$56,500	\$56,000	\$55,000	\$59,700
Unclassified	\$636,836	\$80,166	\$80,648	\$107,314	\$63,003	\$72,004
Total	\$7,326,130	\$6,231,792	\$6,097,140	\$5,702,211	\$5,404,829	\$5,457,462
Budget Fund Balance	\$3,778,320	\$4,000,015	\$3,624,879	\$3,584,017	\$3,611,367	\$3,438,743

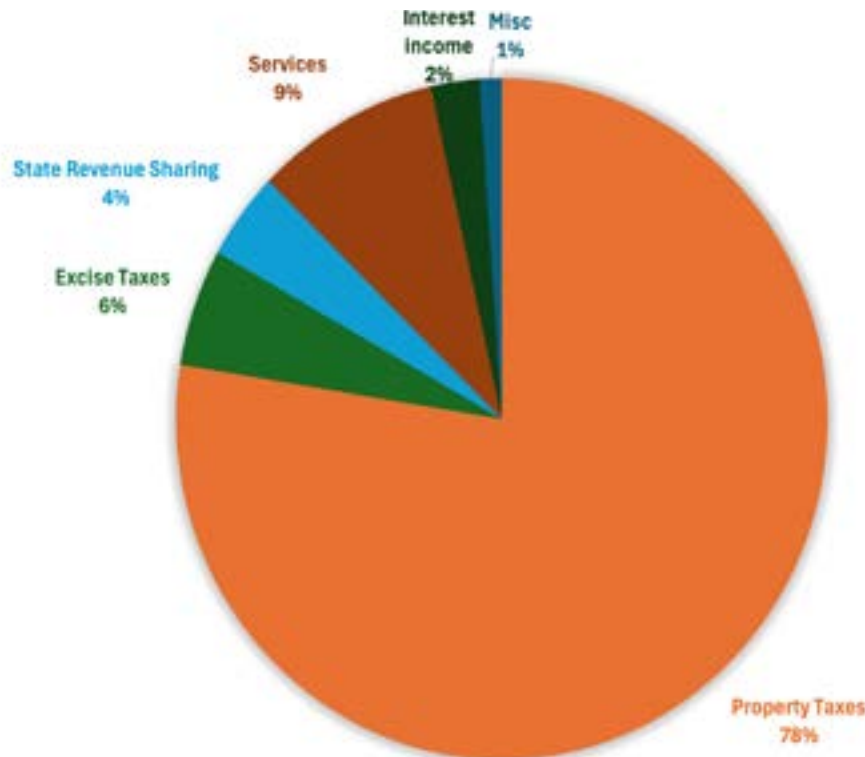
Expenditures over the past five years have been consistent across all categories. Although school costs have increased, enrollment has dropped, keeping the budget number at a consistent level. County taxes have been rising. The strength of the tax base allows for a budget that runs consistently in the black with little need for financing. As the town's major equipment ages out, there may be needs for bond financing to support a five or ten-year acquisition or major maintenance plan.

FISCAL CAPACITY AND CAPITAL INVESTMENT IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
(1) Identify and summarize anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identify which, if any, are municipal growth-related capital investments.	Select Board with Budget Committee	short	medium
2) Establish general funding priorities among the community capital investments.		short	medium
3) Identify potential funding sources and funding mechanisms.		short	medium
Create a capital investment plan, including costs and timing, that takes into account known issues (e.g., climate and environmental, aging demographic, communications improvement and technical innovation need, environmental threats to natural assets, modernization of equipment and facilities, etc.), and provides budget capacity to respond to unexpected needs or events in the future.	Select Board with Budget Committee	medium	hard
Stay current on opportunities to participate in collaborative project development with organizations or neighboring municipalities.	Select Board and others	medium	medium
Plan operating budgets and capital fund budgets for improvements to infrastructure that also anticipate regular upgrades and maintenance of existing equipment and facilities.	Select Board with Budget Committee	short	easy

TOWN OF LOVELL REVENUES 2025



Existing Land Use

No defined goal or policies for this section.

Lovell has long been ahead of town planning trends. The goals of the 1993 Comprehensive Plan incorporated forward-looking strategies to embrace the controls and protections of thoughtful zoning regulations. This foresight has allowed Lovell to maintain its rural character while supporting growth needs and development regulations.

The current ordinances require review and updates, but have been critical to preserving the town character. These existing land use regulations and land use management tools, include shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.

Protecting the water and watersheds has been a critical goal of land use planning since the first Comprehensive Plan for the town was written in the 1970s.

Then, as now, the priority was to “keep Lovell the Way it is.” This didn’t expect that modernization wouldn’t be embraced, rather it challenged town leaders to maintain precious resources, historic character, and provide for the health and wellness all the people who treasure this special place.

The land area of the town consists primarily of heavily forested hills with a high percentage of steep slopes. These areas are particularly susceptible to erosion and run-off created by human activity, and require special attention to protect valued assets from damage.

Patterns of Development

Lovell is fortunate that town leaders were early to adopt regulations and rules to protect the special assets that give the

town its treasured rural character. This forward looking planning is unusual in a small rural town, and provided tools and goals that will continue to serve the needs of the community.

As fits the rural nature of the community, development has been lot by lot. Community zoning ordinances control density, and protect valued environmental assets and viewsheds.

Lovell is expected to continue a slow rate of development over the decade ahead. Planning will continue to prioritize protecting and conserving the water and natural resources that make the community unique, create a healthy leisure travel and recreation economy, and provide a robust tax base.

The rural character of the community is well established and highly valued. Current ordinance and regulatory limits support a vision to maintaining and protecting these special assets.

Planning, enforcement, and administrative capacity

The staffing level for land use regulatory activity has been in place for many years.

PLANNING BOARD:

Paid elected body of five members filling staggered 3-year terms and two alternate members serving one-year terms. Limited need for administrative and legal counsel.

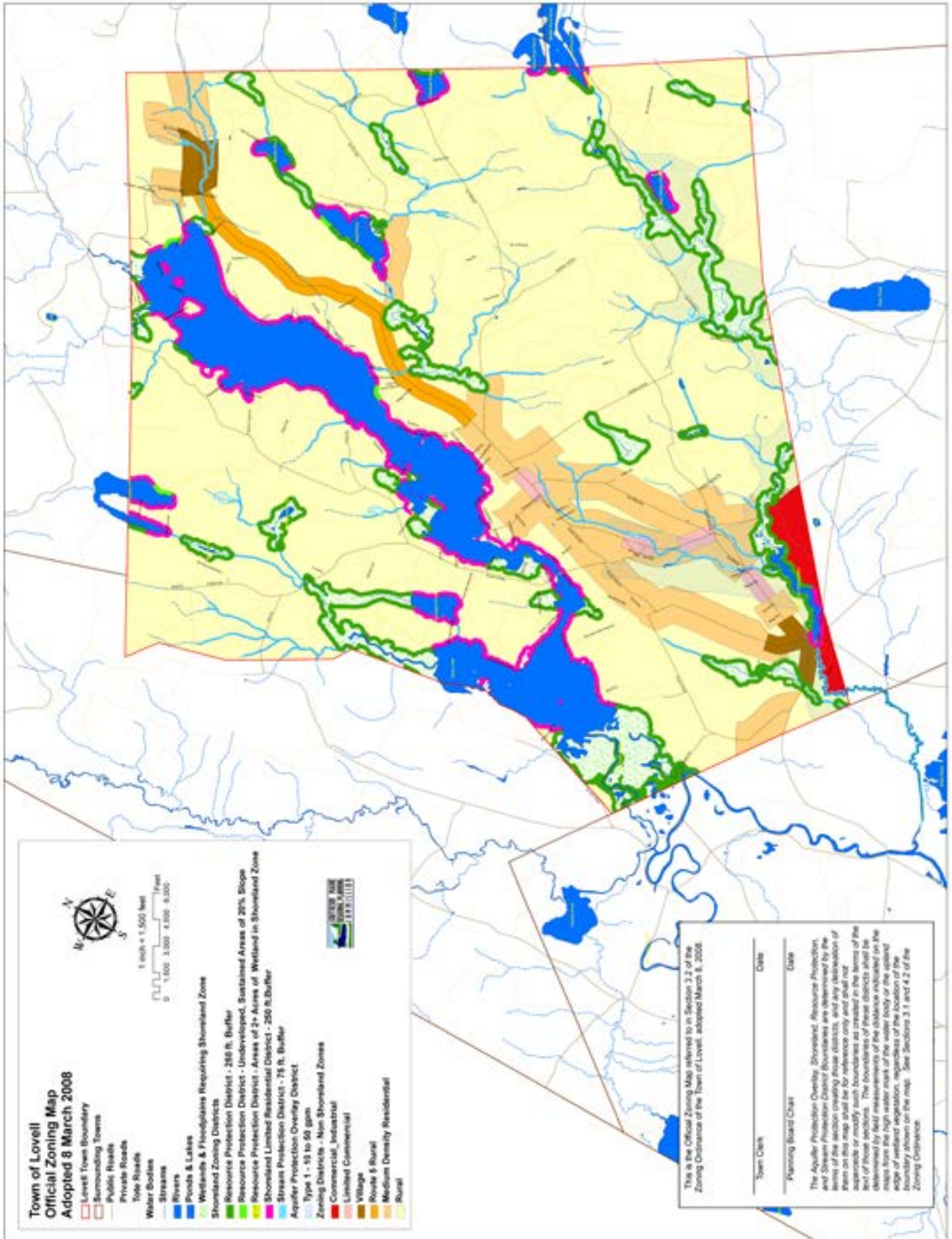
CODE ENFORCEMENT OFFICER:

Paid part-time position that reports to the Selectboard.

PUBLIC WORKS DIRECTOR:

Paid position with both full time and seasonal paid staff support.

Land Use Planning considers the fundamental natural and historic assets that drive the local economy and provide the unique character of Lovell



Staff and board capacity is at its limits. Code Enforcement capacity for monitoring and review of both new and existing installations or property work is particularly over extended, leaving critical gaps in enforcement and the protection and oversight of resources

The scope of work laid out in the Comprehensive Plan action steps will challenge the Planning Board members. The volunteer Ordinance Review Committee, will continue to support the Planning Board by preparing preliminary review and refinement of possible amendments to land use ordinances in preparation of final ordinance proposals submitted by the Planning Board for vote by the legislative body.

Floodplain regulations and management

Floodplain mapping was last updated in 2009 [see Appendix]. As severe weather events have increased in frequency, this mapping may be falling out of date.

The Town of Lovell has a special flood hazard identified by the Federal Emergency Management Agency.¹ The Floodplain Ordinance adopted in 1996 establishes a Flood Hazard Development Permit system and review procedure for development in flood hazard areas.

Administration and enforcement of this Ordinance by the Code Enforcement Officer would provide adequate protection.

Development has been spotty in recent years. Many homes have sold over the last decade, but they remain in residential use. Limited development has occurred along existing roadways throughout the community. New construction has been primarily single-family development.

Land Use regulations

Lovell has local land use regulations that include:

- Minimum Lot Size Ordinance
- Building Notification Ordinance
- Floodplain Management Ordinance
- Shoreland Zoning Ordinance
- Subdivision Ordinance

Small projected changes in population are unlikely to challenge land capacity.

An interactive map identifying the location of lots and primary structures is available on line: <https://www.axisgis.com/lovellme/>.

¹ https://www.lovellmaine.org/sites/g/files/vyhlif6916/f/uploads/lovell_floodplain_permit_application.fillable.pdf

LOVELL ORDINANCE 6.3 DIMENSIONAL REQUIREMENTS: LOTS AND STRUCTURES SHALL MEET THE FOLLOWING REQUIREMENTS.

Requirement	Village District	Med. Density Residential	Rural	Rte 5 Rural	Limited Commercial	Commercial Industrial	Shoreland Limited Residential
Minimum lot area of individual lots or lots within subdivisions (sq. ft) See notes e. and f. below	See note a. below	85,000	85,000	85,000	85,000	42,500	85,000
Maximum net residential density of subdivisions (dwelling units per net residential acre)	See note a. below	0.5	0.5 (see note b. below)	0.5 (see note b. below)	0.5	n/a	0.5 (see note b. below)
Minimum lot width (feet)	See note a. below	200	200	400 (see note c. below)	200	100	200
Minimum Setbacks (feet) Front, from private way	50	50	50	50	50	50	50
Minimum Setbacks (feet) from public way							
• Front	50	75	75	75	75	75	75
• Side	20	20	20	20	20	20 (see note d. below)	20
• Rear	20	20	20	20	20	20 (see note d. below)	20
Maximum lot coverage (%)	See note a. below	20	20	20	30	60	See note g. below

Notes:

- a. Minimum lot area, maximum net residential density and maximum lot coverage in the Village districts will be determined by site conditions. See section 6.5.A for the standards.
- b. The maximum net residential density in a subdivision shall be 0.2 dwelling units per acre.
- c. 400 foot minimum lot width is required for all new lots with frontage and direct vehicular access on existing public streets. Minimum lot width for lots without frontage or direct vehicular access on existing public streets shall be 200 feet.
- d. When a lot contains or borders a zoning district boundary, the side and rear setbacks shall be 40 feet.
- e. Does not apply to utility structures of 500 square feet and smaller, see Section 8.23.
- f. The minimum lot area in a subdivision shall be 85,000 square feet.
- g. The total footprint area of all structures, parking lots and other non-vegetated surfaces shall not exceed twenty (20) percent of the lot or portion thereof, located within the Shoreland Limited Residential District, including land previously developed.

Source: Lovell Town Ordinances through March 5, 2022

EXISTING LAND USE — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Keep Municipal Ordinance documents, maps, and tools up to date, current with established science, and compliant with state and federal regulations through regular review and improvement	Planning Board	Ongoing	hard

Future Land Use Plan

GOAL

Encourage orderly growth and development in appropriate areas to enhance livability and quality of life for residents, taxpayers, and visitors; support suitable economic opportunity; plan, develop and maintain adequate and efficient public services; assure protection of the town's rural character and natural assets; and prevent development sprawl.

POLICIES

Land Use Planning is at the heart of Lovell's forward-looking planning agenda. Residents value the natural assets and the well-being of the town and share a common vision for maintaining the rural character of their home. A dynamic plan for future land use can make that vision a reality.

- **To coordinate the community's land use strategies with other local and regional land use planning efforts.**
- **To guide and support growth for the locations, types, scales, and intensities of land uses the community has stated in its vision.**
- **To support the financial commitment necessary to provide needed infrastructure to support economic health.**
- **To establish efficient permitting procedures.**
- **To protect critical rural, waterfront, and visual resources from the impacts of development.**

Land Use Planning has been a priority of the town for decades. Lovell's forward looking approach to ordinance development and zoning controls is ahead of the trends for many Maine communities.

A Future Land Use plan relies on the groundwork of previous plans, and serves as a guide for town development over the coming years. It is the core of Lovell's Comprehensive Plan.

Planning for future development will prioritize Lovell's scenic beauty and pastoral setting. Lovell's special character supports tourism and recreation that have been the main engine of the regional economy for generations and benefit residents, visitors, businesses and the environment. The goal is to ensure a sustainable and vibrant future for the entire community with clear goals, specific land use controls, and effective strategies to balance protection of natural resources with opportunities for economic growth.

Implementation of the Comprehensive Plan will prioritize the strategies and action steps to in any land use plan. There have been no significant changes in population or economic activity, and none are anticipated. The official zoning map adopted in 2008 represents the established plan design for land use in the community.

Compliance with State Growth Area Rules

Future Land Use Planning will consider careful and controlled growth and provide for the rural character of the community and a small year-round resident population. The town must continue to recognize the importance of the non-resident population that is drawn to exceptional water and natural assets and outdoor recreation activities. These owners of high value second homes pay a large proportion of property taxes and have low impact on municipal services.

Aligning Future Land Use Planning with the Community Vision

Land Use Planning in Lovell is built on the vision of the 2008 town zoning map. This land use definition gives the Planning Board context and direction for decision-making.

An ongoing review of land use definitions would keep land use planning current with social and demographic changes and technological innovations in the future.

Land use controls will direct careful development, particularly in the critical shoreland zones. Public access to open lands and to road and trail networks will be taken into account, as will support for commercial development that serves community needs and complements the historic and rural character of the town.

Lovell Development Trends and Future Land Use Considerations

- Population in Lovell has been steady for decades. As is true nationally and across the state of Maine, the population is aging. In Lovell, school populations have declined over the past 10 years.
- Service and contracting sectors, recreational and tourism enterprises, and local retail businesses provide much of the economic base.
- There are no public utilities, water, or sewage treatment.
- Public buildings serve the town needs, and local road networks meet community needs for all seasons of use.
- Tax revenue per capita is among the highest in the county and in the state due to the low population and high value second homes.
- Non-resident taxpayers put little pressure on costs for excellent town services and education.

With a stable population, limited development of year round homes is expected. A few sites that offer views or asset access that second home owners seek could be attractive for development in the years to come.

Protecting Critical Environmental Assets and Important Natural Resources from Future Development Impacts

The town is fortunate to have the nonprofit Greater Lovell Land Trust taking responsibility for the work and investment in land conservation that serves the wellbeing, and the strong economy of the town. The town assessor has granted tax relief on land trust properties, a few are assessed the same tax rates as other private owners that apply open space or tree growth tax programs. Conserved lands are valued for natural resources, wildlife, and water protection and traditional uses by the public.

Communities with open lands that are available for public use enjoy an overall increase in property values. The maintenance and operation of these lands and the facilities located on them comes at no cost to the municipality, and brings both employment and tourism revenue to the local economy. Conservation tools, ordinances that protect shoreland and habitat, and enhanced enforcement of those ordinances will protect the lands for the future. Consistent monitoring, and processes for responding to threats will be the basis for successful environmental protections,

Some more ambitious limits for areas of resource protection should be considered to conserve and protect both surface and underground water resources. They are also the source for drinking water in Maine communities throughout the Saco River water systems.

Soils

Upland soils in Lovell have developed primarily from glacial till. Areas of coarse, sandy soils derived from glacial out-wash occur along the Kezar River and Kezar Lake outlet. In general, our soils are acid, stony and of low fertility. A shallow, impermeable pan is present in many of the soils, contributing to a seasonally high water table.

The United States Department of Agriculture Soil Conservation Service (SCS) has completed an inventory of the soils of Lovell. The soils have been classified by their composition of sand, silt and clay, depth to bedrock or hardpan, and the mineralogical composition of the parent bedrock. The SCS also evaluates soils for their suitability for various uses, and reports these on the soils interpretation record for each soil area. Most of the soil mapping for Lovell is at low intensity. This means that the smallest area mapped is 10 acres. Certain limited areas have been mapped at medium intensity. For these areas, the smallest mapped area is 3 acres. Based on the SCS inventory, over 95% of the land area of Lovell is covered with soils that have severe limitations for septic tank absorption fields or leach fields. According to the SCS, "Limitations are severe enough to make use questionable, the poorest potential. Extreme management and design are required." In addition, the poor soils create stormwater runoff problems for lakes and streams.

This information puts an increased burden of proof on a developer to ensure that proposed development will have adequately designed and installed septic systems. However, because the soils inventory has been completed at low and medium intensity, site specific decisions about the capability of the soils for a particular use should not be made on the basis of the soils inventory alone.

Therefore, detailed soils analysis for each lot should be a part of any subdivision proposal or building permit application which would require an installation of a septic system.

Preserving Lovell's rural character:

State mandates for housing development that undermine home rule zoning and land planning should be adopted with components that correspond with existing development planning efforts.

THE VILLAGES

Lovell's multiple village centers are one of the major defining features of its rural character. North Lovell, Center Lovell, and Corner 4 all have public enterprises that create commercial activity and value. These areas also create a valued historic setting that should be sustained.

LOVELL VILLAGE

A cluster of historic homes and buildings that were once a stage stop, lodgings, and the focal center of the town, are locally referred to as "the Village," and are significant to the character of the town. Fires, deterioration, and economic shifts have brought many changes and Lovell Village has become almost entirely residential. However, it may be possible to preserve or enhance the special historic setting and even add commerce or employment opportunities. Maine has placed a priority on its historic heritage and historic designations or consideration that can help support planning efforts.

Zoning controls to protect water sources in sensitive soils could be the most effective way to ensure that the local sand aquifers are protected from contamination or overuse. Lovell should also explore enacting a groundwater protection district bylaw to supplement the underlying zoning.

RURAL AREAS

The rural area makes up the majority of lands and is rich in natural resources, forestland, and conserved lands. Natural resource blocks, such as open space or tree growth parcels, are mixed with single-family development.

Lot size within the rural districts is set at a minimum of 2 acres. Frontage and Setbacks: Minimum frontages and setbacks minimize non-conformity and help to preserve the rural character of Lovell. Retention of tree lines along road corridors as well as open vistas of the mountain views will be encouraged to preserve the viewsapes and the rural appearance of roadways and landscapes

RESIDENTIAL AREAS

Residential areas are zoned to accommodate medium density along the main roads, and rural in the areas beyond

View protections and limits on development on steep slopes are in place. Limits on elevation to discourage ridge-line development that diminishes the natural sight-lines, as well as limits on clear-cutting of view corridors that damage natural systems and habitats could be considered. Accommodation for pedestrian and bicycle traffic is often discussed by community members, and would reduce reliance on automobile use and be a benefit for health and recreational use.

COMMERCIAL AREAS

Commercial areas are located along Route 5 in zones that are ample for local businesses and services. It is important to protect existing buildings from development that would diminish historic values and character, while considering, controlled commercial development in appropriate locations. The goal is to create a balance that protects property values and aesthetics in the historic areas while providing for desirable business growth and job opportunities.

INDUSTRIAL AREAS

The industrial area is located in the southeast corner of the town in the ancient flood plain area along the Kezar River. The broad flood plain is appropriate for the light industrial use of Lovell Lumber and is a good location for recreational fields. It is also the location of a Central Maine Power substation.

A dam across the Kezar River located in this area was a hydro-power source in the past. The dam impounds the

Mill Pond, which is valued for fire department use, but the dam is in disrepair and is not operational.

AGRICULTURAL AND OPEN SPACE

Lovell has no commercial agricultural lands. There are meadows and some managed forests throughout the community. Many of these open lands are protected by applying conservation tools that include tree growth, open space, and conservation easements to preserve natural areas for wildlife habitat, recreation, and scenic beauty. They also create buffers that shield developed areas from view.

RECREATION AREAS:

Designating land for parks, trails, and other recreational facilities to enhance community livability.

Implementation

To effectively implement the future land use plan, Lovell will employ a variety of strategies and tools, including:

ZONING ORDINANCES

Assure that town ordinances align with the town's goals for sustainable growth and rural preservation by detailing land use categories and restrictions and guidelines for the town including:

- zoning districts
- density
- subdivision regulations
- design standards
- procedures for permitting and enforcement
- standards for road design
- lot layout
- infrastructure provisions
- and more...

PUBLIC INVOLVEMENT

Community involvement in planning processes ensure that land use planning reflects the most current vision and needs of Lovell’s residents. Well attended public meetings including virtual access should be the norm as well as digital access to documents, and open channels for input, feedback, and comments.

**MONITORING, EVALUATION,
AND REGULAR REVIEW**

Establish a process for evaluation and regular reviews of ordinances and the land use plan to monitor progress, evaluate needs or threats, and propose updates.

IDENTIFYING AREAS OF CONCERN

Lovell has much to lose if it fails to protect its natural resources and recognize, identify, and mitigate threats that will affect future land use such as:

- stormwater runoff
- point source pollution
- non-point source pollution
- invasive species
- diseases and infestations
- climate and weather impacts
- population shifts

PERFORMANCE METRICS

Performance metrics could include preserved open space, new housing units, or the level of community satisfaction.

REPORTING

Regular reports, perhaps featured with the annual town meeting, will provide updates on implementation progress of the Comprehensive Plan. As part of the Planning Board’s annual report, the updates will deliver transparency, accountability, and maintain public support over the 10 year life of this plan.

FUTURE LAND USE — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Assign responsibility for creating and implementing details of the Future Land Use Plan to the appropriate committee, board or municipal official.</i>	Select Board	medium	hard
<i>Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate:</i> <i>a. Clearly define the desired scale, intensity, and location of future development;</i> <i>b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures to support growth as appropriate;</i> <i>c. Clearly define protective measures for critical and important natural resources and,</i> <i>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed</i>	Select Board	medium	medium
<i>Include anticipated municipal capital investments needed to support proposed land uses in the Capital Investment Plan.</i>	Select Board	medium	medium
<i>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</i>	Select Board and Planning Board	medium	medium
<i>Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.</i>	Planning Board and Code Enforcement	medium	medium
Incorporate in land use regulations prohibitions on development in wetlands, shallow to bedrock soils, important wildlife habitats and areas of endangered or rare plants and animals. The land use regulation should also guide development away from scenic views, ridge lines and steep slopes.	Planning Board	medium	medium
<i>Track new development in the community by type and location.</i>	Code Enforcement	medium	medium
<i>Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7</i>	Planning Board	medium	medium
Apply the most current Land Use Planning Commission (LUPC) rules to all land uses in the community.	Planning Board	medium	medium
Monitor and update zoning rules, regulations, and ordinances to comply with state and federal legislative requirements, and local goals for the future.	Planning Board	medium	medium
Create a Village Development review process to plan preservation and enhancement of the villages and consider the benefits of historic recognition.	Planning Board	long	hard
Investigate funding for a professional Village Revitalization Plan	Planning Board	long	hard
Consider land use regulatory standards and ordinance that could encourage village revitalizations	Planning Board	medium	medium
Evaluate and refine permitting review procedures to provide clear and consistent framework for permitting processes. .	Planning Board	medium	medium
Consider development impact fees to offset municipal costs	Select Board	medium	medium

Appendices

MAINE STATE SELF-ASSESSMENT CHECKLIST

Maine State Comprehensive Plan Review Criteria Rule (07 105 Chapter 208)

REQUIRED ELEMENTS

VISION STATEMENT that summarizes the community's desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region.

PUBLIC PARTICIPATION SUMMARY of the public participation process used by the planning committee in developing the plan pursuant to 30-A MRSA. §4324. The summary must indicate how information gathered during the public process was used to guide the plan's vision statement, analyses, policies and strategies.

REGIONAL COORDINATION PROGRAM summarizing regional coordination efforts to manage shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must identify any shared resources and facilities, describe any conflicts with neighboring communities' policies and strategies pertaining to shared resources and facilities and describe what approaches the community will take to coordinate management of shared resources and facilities. In addition, the plan must include a summary of regional coordination efforts from all applicable topic areas.

PLAN IMPLEMENTATION section that prioritizes how implementation strategies will be carried out, pursuant to 30-A MRSA §4326(3). The plan must identify the responsible party and anticipated timeline for each strategy in the plan.

EVALUATION MEASURES that describe how the community will periodically (at least every five years) evaluate the following:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community's designated growth areas, rural areas, and transition areas (if applicable)
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

FUTURE LAND USE PLAN that meets the requirements of Section 4 of Chapter 208. This section will be the focus of the Office's review for consistency with the Act.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

State Goal

To preserve the State's historic and archaeological resources.

State Analysis Questions

Are historic patterns of settlement still evident in the community?

What protective measures currently exist for historic and archaeological resources and are they effective?

Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?

Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource?

Condition and Trends

The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission, and the Office, or their designees.

An outline of the community's history, including a brief description of historic settlement patterns and events contributing to the development and character of the community and its surroundings.

An inventory of the location, condition, and use of any historical or archaeological resource that is of local importance.

A brief description of threats to local historic resource and to those of state and national significance as identified by the Maine Historic Preservation Commission.

State Policies

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

Strategies

For known historic archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers 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.

Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.

Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.

WATER RESOURCES

State Goal

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

Analyses

Are there point sources (direct discharges) of pollution in the community?
If so, is the community taking steps to eliminate them?

Are there non-point sources of pollution? If so, is the community taking steps to eliminate them?

How are groundwater and surface water supplies and their recharge areas protected?

Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?

Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?

Condition and Trends

The community's Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection and the Office, or their designees.

A description of each great pond, river, surface drinking water supply, and other water bodies of local interest including:
a. ecological value;
b. threats to water quality or quantity;
c. documented water quality and/or invasive species problems.

A summary of past and present activities to monitor, assess, and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.

A description of the location and nature of significant threats to aquifer drinking water supplies.

A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances.

State Policies

To protect current and potential drinking water sources.

To protect significant surface water resources from pollution and improve water quality where needed.

To protect water resources in growth areas while promoting more intensive development in those areas.

To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.

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

State Strategies

Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:
a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA. §420-D and 06-096 CMR 500 and 502).
b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.
c. Maine Pollution Discharge Elimination System Stormwater Program

Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.

Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.

Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.

Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.

Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.
Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.
Provide educational materials at appropriate locations regarding aquatic invasive species.
NATURAL RESOURCES
State Goal
To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.
Analyses
Are any of the community's critical natural resources threatened by development, overuse, or other activities?
Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shoreland in neighboring communities?
What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources?
Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups?
Condition and Trends
The community's Comprehensive Planning Natural Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, Department of Environmental Protection and the Office, or their designees.
A map or description of scenic areas and scenic views of local importance, and regional or statewide importance, if available.
State Policies
To conserve critical natural resources in the community.
To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.
State Strategies
Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.
Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.
Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.
Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.
Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.
Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.
Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.
AGRICULTURAL AND FOREST RESOURCES
State Goal
To safeguard the State's agricultural and forest resources from development that threatens those resources.
Analyses
How important is agriculture and/or forestry and are these activities growing, stable, or declining?
Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?
Are farm and forest land owners taking advantage of the state's current use tax laws?
Has proximity of new homes or other incompatible uses affected the normal farming and logging operations?

Are there large tracts of agricultural or industrial forest land that have been or may be sold for development in the foreseeable future? If so, what impact would this have on the community?

Does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)? If so, how?

Does the community have town or public woodlands under management, or that would benefit from forest management?

Condition and Trends

The community's Comprehensive Planning Agriculture and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees.

A map and/or description of the community's farms, farmland, and managed forest lands and a brief description of any that are under threat.

Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state's farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years.

A description of any community farming and forestry activities (e.g. community garden, farmer's market, or community forest).

State Policies

To safeguard lands identified as prime farmland or capable of supporting commercial forestry.

To support farming and forestry and encourage their economic viability.

State Strategies

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 MRSA §8869.

Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.

Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.

Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.

Encourage owners of productive farm and forest land to enroll in the current use taxation programs.

Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.

Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.

MARINE RESOURCES (NOT APPLICABLE)

State Goal

To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

State Policies

To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation;

To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State's renewable marine resources;

To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources

To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety

To encourage and support cooperative state and municipal management of coastal resources;

To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs;

To expand the opportunities for outdoor recreation and to encourage appropriate coastal tourist activities and development

To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses; and,

To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.

Analyses

Is coastal water quality being monitored on a regular basis?

Is there a local or regional plan in place to identify and eliminate pollution sources?

Has closing of clam or worm flats threatened the shellfishing industry, and are sources of contamination known? If so, are sources point (direct discharge) or non-point sources?

Are traditional water-dependent uses thriving or in decline? What are the factors affecting these uses? If current trends continue, what will the waterfront look like in 10 years?

Is there reasonable balance between water-dependent and other uses, and between commercial and recreational uses? If there have been recent conversions of uses, have they improved or worsened the balance?

How does local zoning treat land around working harbors?

Is there a local or regional harbor or bay management plan? If not, is one needed?

Are there local dredging needs? If so, how will they be addressed?

Is there adequate access, including parking, for commercial fishermen and members of the public? Are there opportunities for improved access?

Are important points of visual access identified and protected?

Condition and Trends

The community's Comprehensive Planning Marine Resources Data Set prepared and provided to the community by the Department of Marine Resources, and the Office, or their designees.

A map and / or description of water-dependent uses.

A brief summary of current regulations influencing land use patterns on or near the shoreline.

A description of any local or regional harbor or bay management plans or planning efforts.

The location of facilities (wharves, boat ramps, pump-out stations, etc.), with a brief description of any regional or local plans to improve facilities.

A description or map showing public access points to the shore. Include a brief description of their use, capacity, physical condition, and plans to improve, expand, or acquire facilities such as parking or toilets.

A list of scenic resources along the shoreline, including current ownership (public or private) and any protections.

State Policies

To protect, maintain and, where warranted, improve marine habitat and water quality.

To foster water-dependent land uses and balance them with other complementary land uses.

To maintain and, where warranted, improve harbor management and facilities.

To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.

State Strategies

Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).

Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.

Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.

Support implement of local and regional harbor and bay management plans.

If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.

Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.

POPULATION AND DEMOGRAPHICS

State Goals (none)**Analyses**

Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change?

What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?

Does your community have a significant seasonal population, is the nature of that population changing? What is the community's dependence on seasonal visitors?

If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population?

Condition and Trends

The community's Comprehensive Planning Population and Demographic Data Set (including relevant local, regional, and statewide data) prepared and provided to the community by the Office or its designee.

Policies (none)**State Strategies (none)****ECONOMY****State Goal**

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

Analyses

Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment, and municipal tax base?

Does the community have defined priorities for economic development? Are these priorities reflected in regional economic development plans?

If there is a traditional downtown or village center(s) in the community? If so, are they deteriorating or thriving?

Is tourism an important part of the local economy? If so, what steps has the community taken to support this industry?

Do/should home occupations play a role in the community?

Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?

Are public facilities, including sewer, water, broadband access or three-phase power, needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?

If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas?

How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc., for economic growth?

Condition and Trends

The community's Comprehensive Planning Economic Data Set prepared and provided to the community by the Office or its designee.

A brief historical perspective on how and why the current economy of the community and region developed.

A list of local and regional economic development plans developed over the past five years, which include the community.

Where does the community's population work and where do employees in your community reside? A description of the major employers in the community and labor market area and their outlook for the future.

A description of any economic development incentive districts, such as tax increment financing districts, in the community.

State Policies

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

To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.

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

State Strategies

If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).

Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.

If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)

Participate in any regional economic development planning efforts.

HOUSING**State Goal**

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

Analyses

How many additional housing units (if any), including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?

Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, review local and regional efforts to address issue.

Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?

Will additional low and moderate income family, senior, or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally?

Are there other major housing issues in the community, such as substandard housing?

How do existing local regulations encourage or discourage the development of affordable/workforce housing?

Condition and Trends

The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees.

Information on existing local and regional affordable/workforce housing coalitions or similar efforts.

A summary of local regulations that affect the development of affordable/workforce housing.

State Policies

To encourage and promote adequate workforce housing to support the community's and region's economic development.

To ensure that land use controls encourage the development of quality affordable housing, including rental housing.

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

State Strategies

Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.

Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.

Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A MRSA §4358(2).

Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.

Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.

RECREATION**State Goal**

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

Analyses

Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community?

Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?

Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved?

Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?

Does the public have access to each of the community's significant water bodies?

Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?

Is traditional access to private lands being restricted?

Condition and Trends

The community's Comprehensive Planning Recreation Data Set prepared and provided to the community by the Department of Conservation, and the Office, or their designees.

A description of important public and private active recreation programs, land and water recreation areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.

An inventory of any fresh or salt water bodies in the community determined locally to have inadequate public access.

A description of local and regional trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking.

A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities.

State Policies

To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.

To preserve open space for recreational use as appropriate.

To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

State Strategies

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

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.

Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.

Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, MRSA §159-A.

TRANSPORTATION (APPLICABLE IF COMMUNITY HAS NO MAINEDOT APPROVED STPA TRANSPORTATION PLAN)

State Goal

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

Analyses

What are the transportation system concerns in the community and region? What, if any, plans exist to address these concerns?

Are conflicts caused by multiple road uses, such as a major state or U.S. route that passes through the community or its downtown and serves as a local service road as well?

To what extent do sidewalks connect residential areas with schools, neighborhood shopping areas, and other daily destinations?

How are walking and bicycling integrated into the community's transportation network (including access to schools, parks, and other community destinations)?

How do state and regional transportation plans relate to your community?

What is the community's current and approximate future budget for road maintenance and improvement?

Are there parking issues in the community? If so what are they?
If there are parking standards, do they discourage development in village or downtown areas?
Do available transit services meet the current and foreseeable needs of community residents? If transit services are not adequate, how will the community address the needs?
If the community hosts a transportation terminal, such as an airport, passenger rail station, or ferry terminal, how does it connect to other transportation modes (e.g. automobile, pedestrian, bicycle, transit)?
If the community hosts or abuts any public airports, what coordination has been undertaken to ensure that required airspace is protected now and in the future? How does the community coordinate with the owner(s) of private airports?
If you are a coastal community are land-side or water-side transportation facilities needed? How will the community address these needs?
Does the community have local access management or traffic permitting measures in place?
Do the local road design standards support the community's desired land use pattern?
Do the local road design standards support bicycle and pedestrian transportation?
Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?
Condition and Trends
The community's Comprehensive Planning Transportation Data Set prepared and provided to the community by the Department of Transportation, and the Office, or their designees.
Location and overall condition of roads, bridges, sidewalks, and bicycle facilities, including any identified deficiencies or concerns.
Identify potential on and off-road connections that would provide bicycle and pedestrian connections to neighborhoods, schools, waterfronts and other activity centers.
Identify major traffic (including pedestrian) generators, such as schools, large businesses, public gathering areas/activities, etc., and related hours of their operations.
Identify policies and standards for the design, construction and maintenance of public and private roads.
List and locate municipal parking areas including capacity, and usage.
Identify airports within or adjacent to the community and describe applicable airport zoning and airspace protection ordinances your community has in place.
Identify bus or van services.
Identify existing and proposed marine and rail terminals within your community including potential expansions.
If coastal communities identify public ferry service and private boat transportation support facilities (may be covered under Marine Resources with cross reference) including related water-side (docks/piers/wharves) and land-side (parking) facilities.
State Policies
To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
To safely and efficiently preserve or improve the transportation system.
To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.
State Strategies
Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.
Initiate or actively participate in regional and state transportation efforts.
Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); b. State access management regulations pursuant to 23 MRSA §704; and c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.
Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.

PUBLIC FACILITIES AND SERVICES

State Goal

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

Analyses

Are municipal services adequate to meeting changes in population and demographics?

Has the community partnered with neighboring communities to share services, reduce costs and/or improve services? In what ways?

If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? Is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 MRSA §1163), or will it be?

If the community has a public water system are any public water supply expansions anticipated? If so, have suitable sources been identified and protected? Is the water district extension policy consistent with the Future Land Use Plan?

If the town does not have a public sewer or water system, is this preventing the community from accommodating current and projected growth?

Are existing stormwater management facilities adequately maintained? What improvements are needed? How might future development affect the existing system?

How do residents dispose of septic tank waste? Are there issues or concerns regarding septic tank waste?

Is school construction or expansion anticipated during the planning period? Are there opportunities to promote new residential development around existing and proposed schools?

Is the community's emergency response system adequate? Are improvements needed?

Is the solid waste management system meeting current needs? Is the community reducing the reliance on waste disposal and increasing recycling opportunities? Are improvements needed to meet future demand?

Are improvements needed in the telecommunications and energy infrastructure?

Are local and regional health care facilities and public health and social service programs adequate to meet the needs of the community?

Will other public facilities, such as town offices, libraries, and cemeteries accommodate projected growth?

To what extent are investments in facility improvements directed to growth areas?

Does the community have a street tree program?

Condition and Trends

Location of facilities and service areas (mapped as appropriate); General physical condition of facilities and equipment; Capacity and anticipated demand during the planning period; Identification of who owns/manages the systems; Estimated costs of needed capital improvements to public facilities; and

The following information related to each of these public facilities and services:

- a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served
- b. Septage – Identify any community policies or regulations regarding septage collection and disposal.
- c. Solid Waste – Describe the community's solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past five (5) years.
- d. Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements.
- e. Power and Communications – Availability of 3-phase power, Internet (including broadband), and cable within the community.
- f. Emergency Response System –Average call response times for fire, police, and emergency/rescue.
- g. Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of plan.
- h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy.
- i. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations.
- j. Street Tree Program - Describe the community's street tree program.

State Policies

To efficiently meet identified public facility and service needs.

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

Strategies

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

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

Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.

If public water supply expansion is anticipated, identify and protect suitable sources?

Explore options for regional delivery of local services.

FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN**State Goal**

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

Analyses

How will future capital investments identified in the plan be funded?

If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?

Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made?

Condition and Trends

Identify community revenues and expenditures by category for the last five (5) years and explain trends.

Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.

Identify local and state valuations and local mil rates for the last five (5) years.

How does total municipal debt (including shares of county, school and utility) compare with the statutory and Maine Bond Bank recommended limits on such debt?

State Policies

To finance existing and future facilities and services in a cost effective manner.

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

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

State Strategies

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

CAPITAL INVESTMENT PLAN

The comprehensive plan must include a capital investment plan that:

(1) Identifies and summarizes anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments;

(2) Establishes general funding priorities among the community capital investments; and

(3) Identifies potential funding sources and funding mechanisms.

EXISTING LAND USE**State Goal (none)****Analyses**

Is most of the recent development occurring: lot by lot; in subdivisions; or in planned developments? Is recent development consistent with the community's vision?

What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with the community's vision?

Is the community's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer?

Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards?

Condition and Trends

An existing land use map, by land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forests, marine, park/recreational, conserved, and undeveloped land).

A summary of current lot dimensional standards.

A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development.

Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.

Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least ten (10) years into the future.

Policies (none) State Strategies (none)

FUTURE LAND USE PLAN

State Goal

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.

Analyses

Does the Future Land Use Plan align and/or conflict with the community's vision statement?

Is the configuration of the growth area(s) shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network?

How does the Future Land Use Plan relate to recent development trends?

Given current regulations, development trends, and population projections, estimate how many new residential units and how much commercial, institutional, and/or industrial development will likely occur in the planning period? Where is this development likely to go?

How can critical natural resources and important natural resources be effectively protected from future development impacts?

Components

A map or maps showing:

- Growth area(s) (unless exempted) and Rural area(s) and any land use districts within each;
- Critical Natural Resources in accordance with 4.3.F, above
- Any of the following optional land use areas, if proposed, along with any land use districts within each: Transitional, Critical Rural, Critical Waterfront.

A map depicting the constraints to development identified in the plan (may be a combination of maps from other sections).

A narrative description of each land use district including:

- The district's relationship to the community's vision;
- The district's natural opportunities and/or constraints;
- The types and intensity of proposed land uses, including residential density;
- The compatibility or incompatibility of proposed uses to current uses, critical natural resources and important natural resources within and around the district along with any special development considerations (e.g. need for additional buffers, conservation subdivision provisions, architectural design standards, etc.); and
- Any anticipated major municipal capital investments needed to support the proposed land uses.

State Policies

To coordinate the community's land use strategies with other local and regional land use planning efforts.

To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.

To support the level of financial commitment necessary to provide needed infrastructure in growth areas.

To establish efficient permitting procedures, especially in growth areas.

To protect critical rural and critical waterfront areas from the impacts of development.

State Strategies

Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.

Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:

- Clearly define the desired scale, intensity, and location of future development;
- Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
- Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
- Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.

Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.

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

Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.

Track new development in the community by type and location.

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

Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

LANDOWNER CURRENT USE PROPERTY TAX PROGRAMS

Source: [Maine Revenue Services](#)

	Farmland F Tax Bulletin #20	Open Space OS Tax Bulletin #21	Tree Growth TG Tax Bulletin #19	Conservation Easement (Source: Greater Lovell Land Trust)
Purpose	To encourage farmland owners to maintain and improve land that is used for farming, agricultural or horticultural activities.	To encourage landowners of open, undeveloped land to prevent or restrict its use from development by conserving scenic resources, enhancing public recreation, promoting game management or preserving wildlife or wildlife habitat.	To encourage forest landowners to retain and improve their forestlands; to promote better forest management; and to support the overall forest products industry in Maine.	To encourage conservation of natural and scenic resources, easements can be donated, sold, or bequeathed to a qualified holder (such as a land trust or state agency). The landowner retains ownership and relinquishes development rights in perpetuity. The landowner manages the property, which is subject to assessed property taxes (Open Space and Tree Growth tax programs can be applied). The easement holder monitors the property to ensure the <u>conservation values are protected</u> .
Types of Land Cover	Mixed – annual and perennial crops, pasture, orchards, blueberries, wetlands, woodland and wasteland.	Undeveloped acres – open and/or wooded land that is not intended to be developed for commercial or residential purposes.	Forested land used primarily for the growing of trees used to produce commercial forest products.	Undeveloped acres – open and/or wooded land that is not intended to be developed for commercial or residential purposes. Easements can also protect agricultural and pasture lands <u>from development</u> .
Length of Time	Permanent: May be withdrawn with payment of a penalty; must be withdrawn if used for nonconforming purposes.	Permanent: May be withdrawn with payment of a penalty; must be withdrawn if used for nonconforming purposes.	Permanent: May be withdrawn with payment of a penalty; must be withdrawn if used for nonconforming purposes.	Permanent: Conservation easements persist regardless of change in ownership. In rare, special cases, conservation easements can be extinguished.

Legally	Voluntary enrollment by landowner. The Town sets the value based upon value of the land as farmland only. State published per acre values recommended but not required.	Voluntary enrollment by landowner. The Town sets the valuation based upon comparable sales statutorily prescribed percentage reduction from full value.	Voluntary enrollment by landowner. The State tax Assessor determines the 100% valuation per acre for softwood, hardwood, and mixed wood cover types by region each year. Areas within a parcel other than classified forest acres must be valued on a fair market value basis.	Voluntary enrollment by landowner. Conservation easements are typically donated to a holder, but can also be sold to a holder. The holder will typically also ask the landowner to cover legal costs of the easement process, as well as request a donation for stewardship costs.
Tax Implications	Landowner's proportionate tax burden is reduced	Landowner's proportionate tax burden is reduced.	Landowner's proportionate tax burden is reduced.	The donor can deduct the reduction in fair market value up to 50% of adjusted gross income from federal income taxes, with a carry-forward period of 15 years. Tax rules and implications change, consult a tax professional for more details.
Municipal Benefit	Avoids costs associated with development; state subsidies are positively impacted.	Avoids costs associated with development; state subsidies are positively impacted.	Avoids costs associated with development; state subsidies are positively impacted; direct subsidy available from the State.	Avoids costs associated with development; can preserve agricultural lands and timberlands; can preserve public access to land, water, and trails.
Parcel Size	5 contiguous acre minimum.	No minimum acreage: *Minimum and setback areas for nonconforming uses are excluded	Minimum 10 forested acres devoted primarily to growth and harvest of commercial forest products.	No minimum size requirements, though larger acreages are generally preferred. A conservation value must be established for a property to be eligible.
Landowner Requirements	Application, detailed map of the parcel & gross income report* must be given to the assessor by April 1. Must report annual gross income* of \$2,000 in 1 of 2, or 3 of 5 years preceding application *An accounting of the value of commodities produced and sold or for consumed by farm household. * If 2-year Provisional	Application with a detailed map of the parcel) must be given to the assessor by April 1. "Ordinary" @ 20%: none "Permanently Protected" (up to 50% reduction in value): recorded enforceable deed restrictions. "Permanently Protected and Forever Wild" (up to 70% reduction in value): recorded deed restrictions.	Must have written Forest Management and Harvest Plan prepared/approved by a Maine Licensed Forester. Landowner must follow Plan recommendations, update the Plan at least once every 10 years, and re-certify compliance with the plan to the assessing jurisdiction every 10 years. Must inform assessor of any changes in the use.	Landowner costs depend on the size and complexity of the project. Costs often include legal and financial advice, boundary surveys, appraisals, and resource management (such as forestry). The holder (land trust or state agency) may request a charitable contribution to put toward legal defense and long term monitoring of the property. These contributions are tax deductible and restricted to the easement property.
* Source: Greater Lovell Land Trust				

ACTION STEPS BY CATEGORY

The following tables are collected from the preceding chapters. The contents of these tables are identical to those in the chapter sections, and are collected here to provide an easy to review, complete list of the action steps laid out by the Comprehensive Plan.

HISTORIC AND ARCHAEOLOGICAL PLAN IMPLEMENTATION ACTION STEPS			
Green entries are state Checklist items			
Action Step	Responsibility	Timeline	Ease of Implementation
Enforce local and state ordinances that protect historic resources.	CEO	ongoing	easy
Define goals and a mission to work with town governance on cataloging, protecting, and restoring or preserving existing historic structures and their settings.	Planning Board with Lovell Historical Society	short	medium
Develop Design Review for preservation of the historic and natural aesthetic including visual compatibility, material, design, and signage standards	Planning Board with Lovell Historical Society	short	easy
Consider regulatory tools (ordinances, rules, or other) for protecting, restoring, or preserving existing historic structures and their settings.	Planning Board	medium	medium
<i>Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.</i>	Planning Board	short	medium
Create local land use ordinances to require property owners and developers to take appropriate measures to protect those resources: e.g. modification of site design, construction timing, extent of excavation.	Planning Board	medium	medium
Provide owners and residents with guidelines for historic structure preservation, historic district designation, benefits of inclusion in historic register, and funds, including federal and state tax credits, that are available.	Planning Board with Lovell Historical Society	short	medium
<i>Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</i>	Planning Board with Lovell Historical Society	short	medium
Maintain complete inventory using Dept of the Interior criteria of historic and archaeologically significant resources with support of Lovell Historical Society records and archives to support land use planning.	Planning Board with Lovell Historical Society	ongoing	medium
<i>For known historic archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers 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.</i>	Planning Board with Lovell Historical Society	medium	medium

Water Resources — Implementation Action Steps

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Participate in local and regional efforts to monitor, protect and, where possible, improve water quality.</i>	Select Board with Conservation Partners	short	easy
Identify potential threats to surface, aquifer, and ground water quality, and develop ordinances to control/regulate hazards and preempt threats to watershed recharge areas in the future: - Excessive chemical use in lawns, golf courses, agriculture; leaking or spills in boneyards/ junk yards; aging or abandoned storage tanks; fuel or chemical spills - Road salt/chloride use - Municipal garage, sand/salt storage barns, and transfer station impact on Alder Brook. Former municipal dump site adjacent to Kezar River. - regular testing of municipal septic spray field for infiltration of PFAs and toxins. - Open pit areas	Planning Board, Code Enforcement Officer, Public Works, Conservation Partners	ongoing	medium
<i>Adopt or amend local land use ordinances to incorporate stormwater runoff performance standards consistent with</i> <i>Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</i> <i>Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</i> <i>Maine Pollution Discharge Elimination System Stormwater Program</i>	Planning Board with Public Works and Conservation partners	Medium	medium
Regular inspection of town dams, particularly at low water when flaws or damage may be more evident. Develop strategies for repairs.	Public Works	ongoing	ongoing
<i>Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</i>	Select Board with Conservation Partners	ongoing	medium
<i>Amend local land use ordinances, as applicable, to incorporate low impact development standards.</i>	Planning Board with Conservation Partners	ongoing	medium
Initiate drinking water protections and regulate/ban commercial extraction to prevent damage to or depletion of subsurface resources and to consider downstream interests.	Planning Board with Conservation Partners	medium	medium
Update/maintain records of drilled and dug well registrations, public water system state sanitary surveys, and septic permits, and consider ordinances to encourage ongoing maintenance and modernization and/or upgrades to existing systems, especially in shoreland and water resource zones.	Planning Board and Code Enforcement Officer	short	easy
<i>Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</i>	Select Board with Conservation Partners	short	easy
<i>Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.</i>	Planning Board with Conservation Partners	short	easy
<i>Provide educational materials at appropriate locations regarding aquatic invasive species.</i>	Lovell Invasive Plant Prevention Committee	short	easy

NATURAL RESOURCES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Renew the mission and goals for the Conservation Committee to align with state conservation goals.	Select Board with Conservation Partners	short	medium
Proactively monitor for resource impairment, overuse, or damage, and create ordinances to protect, and conserve critical natural resources.	Public Works, Code Enforcement Officer and Conservation Committee	ongoing	easy
<i>Ensure that land use ordinances are at minimum consistent with applicable state law, and more thorough with regard to especially critical local natural resources,</i>	Planning Board with Code Enforcement Officer	medium	medium
Develop process and procedures for municipal property acquisition including evaluation of conservation values and appropriate conservation actions.	Select Board and Conservation Committee	short	easy
<i>Designate critical natural resources in the Land Use Plan</i>	Planning Board with Conservation Committee	short	easy
Incorporate scenic resource protection into land use plan and ordinances.	Planning Board with Conservation Committee and Conservation Partners	short	easy
<i>Create land use ordinances that require subdivision and non-residential property developers to identify critical natural resources that may be on site and to take appropriate measures to protect those resources including, but not limited to, modification of proposed site design, construction timing, and extent of excavation.</i>	Planning Board with Code Enforcement Officer, and Conservation Partners	short	medium
<i>Through local land use ordinances, require the planning board (and any designated review authority) to include, as part of the review process, consideration of pertinent BwH (Beginning with Habitat) maps and information regarding critical natural resources.</i>	Planning Board	short	easy
Be sure that BwH maps and FEMA flood maps are kept current in town documentation and regulation guides.	Conservation Committee	ongoing	easy
<i>Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources and with regard to best practices and general knowledge of conservation strategies.</i>	Select Board, Planning Board, and Conservation Partners	short	easy
<i>Pursue public/private partnerships to protect critical and important natural resources through purchase of land or easements from willing sellers.</i>	Select Board, and Conservation Committee	short	medium
<i>Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.</i>	Select Board and Conservation Partners	short	easy
In compliance with new state regulations, develop ordinances to reduce and/or minimize light pollution in order to maintain dark sky for natural systems and for astronomical views.	Planning Board	short	easy
Enforce best practices for forest and shoreland work to protect watershed lands from erosion, runoff, and habitat damage.	Planning Board with Code Enforcement Officer and Conservation Partners	ongoing	medium

AGRICULTURE AND FORESTRY RESOURCES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations</i>	Planning Board	short	easy
<i>Develop standards for land uses that support productive agriculture and forestry operations, such as farm stands, roadside stands, greenhouses, firewood operations, sawmills, log buying yards, pick-your-own operations, etc.</i>	Planning Board with assistance from Conservation Partners	short	easy
Monitor forest and open lands for disease, pathogens, insect infestations, and human and animal impacts and apply remedies and action steps when possible.	Select Board with Tree Warden and Conservation Partners	ongoing	easy
<i>Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices</i>	Planning Board with assistance from Conservation Partners	ongoing	easy
<i>Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 MRSA §8869.</i>	Planning Board with assistance from Conservation Partners	ongoing	medium
<i>Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</i>	Planning Board with assistance from Conservation Partners	short	medium
<i>Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</i>	Planning Board with assistance from Conservation Partners	ongoing	easy
Monitor forest and open lands for disease, pathogens, insect infestations, and human and animal impacts and apply remedies and action steps when possible.	Select Board with assistance from Conservation Partners	ongoing	easy
<i>Encourage owners of productive farm and forest land to enroll in the current use taxation programs.</i>	Select Board	ongoing	easy

ECONOMY — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Prioritize review, updates, and legislative approval of land use table and performance standards	Planning Board	urgent	medium
<i>Enact or amend local ordinances to define and control the desired scale, design, intensity, and location of development.</i>	Planning Board with Code Enforcement Officer	ongoing	medium
<i>If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</i>	Select Board with Budget Committee	ongoing	easy
<i>Participate as appropriate in any regional economic development planning efforts.</i>	Planning Board with Conservation Partners	ongoing	medium
For commercial development proposals, prioritize protecting water and natural resources, and encourage conservation strategies that support property values and the wellbeing of residents and the local economy.	Planning Board with Conservation Partners	short	easy
Promote WiFi, cellular, and technical connectivity to provide community access to critical communication and information tools..	Select Board	ongoing	easy
<i>If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</i>	Planning Board	ongoing	medium

HOUSING — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step (exempt from steps related to growth area development)	Responsibility	Timeline	Ease of Implementation
<i>Maintain, enact, or amend ordinances related to state Accessory Dwelling Unit regulations</i>	Planning Board	ongoing	easy
Monitor workforce and total population housing needs, both year round and seasonal, to serve key demographics including an aging population, full time and seasonal workers, and visitors that support the economy..	Planning Board	short	easy
Review ordinances and revise or update to eliminate conflicts, legislative and regulatory inconsistencies, outdated rules, and other issues.	Planning Board	short	hard
Monitor residential building applications and permits to identify emerging trends and issues.	Code Enforcement Officer	short	medium
Study possible local impacts of short term rental and adopt ordinances as needed.	Planning Board	ongoing	easy
<i>Participate as appropriate in any regional economic development planning efforts.</i>	Planning Board with Conservation Partners	ongoing	medium

RECREATION — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
Create a communications plan incorporating digital channels to provide easy access to information and schedules for all community meetings, resources, events, programs, activities, and recreation opportunities	Recreation Committee	ongoing	easy
<i>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.</i>	Recreation Committee, Conservation Partners and private land owners	ongoing	easy
<i>Work with an existing local land trust or other conservation organizations and pursue opportunities to convey important open space or recreational land for protection and management.</i>	Select Board with Conservation Committee and Conservation Partners	medium	medium
Impose and enforce limits on access to town assets including parks and beaches owned and maintained by the town for use by residents and guests only	Select Board	medium	medium
Create, maintain, and keep current a catalog of all recreation and activity opportunities offered by groups and organization in the town and region.	Recreation Committee	ongoing	easy
<i>Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, MRSA §159-A</i>	Recreation Committee with Conservation Committee	ongoing	easy
<i>Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</i>	Recreation Committee with local organizations	ongoing	easy

TRANSPORTATION — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step (not including state transportation plans)	Responsibility	Timeline	Ease of Implementation
<i>Develop and continue to update a prioritized improvement, maintenance, and repair plan for the community's roads and trails.</i>	Select Board with Roads Commissioner	ongoing	easy
Develop trails or lanes for safe pedestrian and bicycle transit	Select Board with Roads Commissioner	medium	medium
Monitor and improve stormwater controls and seasonal road maintenance. Inventory and prioritize bridges and culverts in need of repair, replacement, or redesign, including private roads that may contribute to stormwater runoff.	Select Board with Roads Commissioner	medium	hard
Reduce use of chloride compounds on roadways for winter maintenance as much as is practicable, especially in areas where meltwater flows directly into vulnerable water bodies.	Select Board and Roads Commissioner	short	easy
<i>Initiate or actively participate in regional and state transportation efforts.</i>	Select Board with Public Works	ongoing	medium
<i>Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</i> <i>a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73);</i> <i>b. State access management regulations pursuant to 23 MRSA §704; and</i> <i>c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.</i>	Select Board with Public Works	ongoing	medium
<i>Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</i>	Planning Board	long	medium

MUNICIPAL OPERATIONS — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Establish the implementation plan for the Comprehensive Plan to help town boards, committees and working partners to prioritize and complete action steps in a timely and effective manner.</i>	Planning Board and working partners	short	medium
Assess the time and cost requirements of Code Enforcement monitoring activities, and develop methods of communicating concerns and enforcing compliance.	Select Board, Planning Board, and Code Enforcement Officer	medium	medium
Improve consistency and effectiveness of public information access as expectations for information sources are moving to digital channels. Integrate traditional information posting, printed news publications, and modern internet channels.	Select Board with administrative staff	ongoing	easy
Modernize and enhance reliability of outreach communications plan that includes press notices, announcements, email, and emergency information. Keep contact lists up to date	Select Board with administrative staff	medium	hard
Create an IT role in the town administration to keep information systems up to date and accurate.	Select Board and administrative staff	ongoing	easy
<i>Regularly review and update the vision of the approved Comprehensive Plan to align local ordinances and enforcement efforts with social changes, local interests, and regional, state, and federal regulations.</i>	Planning Board	medium	easy
Take advantage of training and regularly review information resources to stay current with trends and changes in their area of responsibility.	Select Board and Planning Board	medium	medium
Assure legal and consultative support to be available as needed for decision making for planning and management issues.	Select Board	medium	medium
Improve methods for timely development and notice for warrant items detailing process, rules, ordinance or other regulatory changes, with notices and discussion in advance of Town Meeting to assure public awareness.	Select Board	short	easy
Update and secure document and information filing and storage methods, assure ease of access, and adopt digital systems for critical records and historic reference materials.	Administrative Staff	short	medium
Establish standards for recording meetings and reports, identify and fill gaps in records and research sources and make information accessible on line in a timely manner.	All Boards, Committees, and Administrative Staff	short	medium
Review municipal roles and evaluate staffing needs	Select Board	medium	medium

COMMUNITY RESOURCES — IMPLEMENTATION ACTION STEPS

Action Step	Responsibility	Timeline	Ease of Implementation
Support and enhance education and the arts and actively partner with the non profits that create and provide cultural, social, conservation, and arts components for the community.	Recreation Committee and local education and arts partners	medium	hard
Support health initiatives and the Health Officer and health and wellness partners to assure health, safety, and support systems for all community residents.	Health Officer with local health partners	medium	medium

PUBLIC FACILITIES AND SERVICES — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Identify capital improvements needed to create, maintain, or upgrade public facilities and services and prioritize time sensitive needs to assure economic wellbeing and to accommodate the community's anticipated growth and changing demographics.</i>	Select Board	short	hard
Explore implementation of impact fees for developers of any subdivision that will impact school costs and/or bus transportation service capacity; will require upgrading of public roads, upgrading of firefighting or first responder services; and/or could impact other costs that can be expected to exceed tax revenues that the development might ultimately produce.	Select Board	medium	medium
Monitor updates and information for possible innovations for costs savings on municipal operations.	Select Board and Public Works	ongoing	ongoing
Incorporate dam inspections, evaluations, maintenance and repairs in operations, consider changing dam designation from Low Hazard to Significant Hazard and include state inspections every 6 years.	Select Board and Public Works	short	easy
<i>Explore options for regional delivery of local services.</i>	Select Board	medium	medium

FISCAL CAPACITY AND CAPITAL INVESTMENT IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>(1) Identify and summarize anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identify which, if any, are municipal growth-related capital investments.</i> <i>2) Establish general funding priorities among the community capital investments.</i> <i>3) Identify potential funding sources and funding mechanisms.</i>	Select Board with Budget Committee	short	medium
		short	medium
		short	medium
Create a capital investment plan, including costs and timing, that takes into account known issues (e.g., climate and environmental, aging demographic, communications improvement and technical innovation need, environmental threats to natural assets, modernization of equipment and facilities, etc.), and provides budget capacity to respond to unexpected needs or events in the future.	Select Board with Budget Committee	medium	hard
Stay current on opportunities to participate in collaborative project development with organizations or neighboring municipalities.	Select Board and others	medium	medium
Plan operating budgets and capital fund budgets for improvements to infrastructure that also anticipate regular upgrades and maintenance of existing equipment and facilities.	Select Board with Budget Committee	short	easy

EXISTING LAND USE — IMPLEMENTATION ACTION STEPS

Action Step	Responsibility	Timeline	Ease of Implementation
Keep Municipal Ordinance documents, maps, and tools up to date, current with established science, and compliant with state and federal regulations through regular review and improvement	Planning Board	Ongoing	hard

FUTURE LAND USE — IMPLEMENTATION ACTION STEPS

Green entries are state Checklist items

Action Step	Responsibility	Timeline	Ease of Implementation
<i>Assign responsibility for creating and implementing details of the Future Land Use Plan to the appropriate committee, board or municipal official.</i>	Select Board	medium	hard
<i>Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate:</i> a. <i>Clearly define the desired scale, intensity, and location of future development;</i> b. <i>Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures to support growth as appropriate;</i> c. <i>Clearly define protective measures for critical and important natural resources and,</i> d. <i>Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed</i>	Select Board	medium	medium
<i>Include anticipated municipal capital investments needed to support proposed land uses in the Capital Investment Plan.</i>	Select Board	medium	medium
<i>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</i>	Select Board and Planning Board	medium	medium
<i>Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.</i>	Planning Board and Code Enforcement	medium	medium
Incorporate in land use regulations prohibitions on development in wetlands, shallow to bedrock soils, important wildlife habitats and areas of endangered or rare plants and animals. The land use regulation should also guide development away from scenic views, ridge lines and steep slopes.	Planning Board	medium	medium
<i>Track new development in the community by type and location.</i>	Code Enforcement	medium	medium
<i>Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7</i>	Planning Board	medium	medium
Apply the most current Land Use Planning Commission (LUPC) rules to all land uses in the community.	Planning Board	medium	medium
Monitor and update zoning rules, regulations, and ordinances to comply with state and federal legislative requirements, and local goals for the future.	Planning Board	medium	medium
Create a Village Development review process to plan preservation and enhancement of the villages and consider the benefits of historic recognition.	Planning Board	long	hard
Investigate funding for a professional Village Revitalization Plan	Planning Board	long	hard
Consider land use regulatory standards and ordinance that could encourage village revitalizations	Planning Board	medium	medium
Evaluate and refine permitting review procedures to provide clear and consistent framework for permitting processes. .	Planning Board	medium	medium
Consider development impact fees to offset municipal costs	Select Board	medium	medium

LOVELL PUBLIC SURVEY RESULTS

2021 — Total 280 Responses (approx 20% response rate)

Initial Takeaways and Ideas

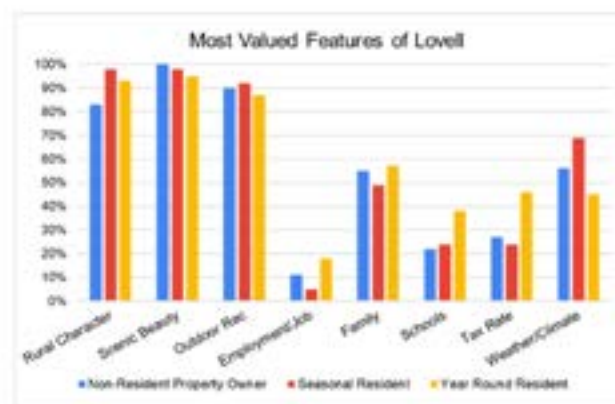
1. **Update technology.** It will be increasingly important for the town residents to be able to access accurate information electronically.
2. **Update and/or create ordinances** that reflect the need to balance growth with the protection of our natural resources.
3. **Consider capacity** and future needs of town departments
4. **Establish a Site Review process** to deal with increase in development requests
5. **Reinforce protection of natural resources** such as water quality, scenic views, green space.

Most Important Issues Facing Lovell

- **Balance growth**, with a focus on protecting Kezar Lake quality and tax revenues (39)
- **Maintaining Rural Character** (26)
- **Environmental Issues**, including protecting assets, Climate Change and renewable energy (18)
- **Milfoil/Invasive Species** (10)
- **Small Business and Economic Development** (8)
- **Retaining population**, particularly younger people, affordable housing (8)
- **More Code Enforcement Staff**, focus on need for increased enforcement, shoreland zoning (7)
- **Broadband** and cellular service expansion (6)

What Features do you value in Lovell?

Most Valued Characteristics of Lovell



89% say, "We have no plans to leave"!

How old is your home, and how do you use it? Do you have internet access?

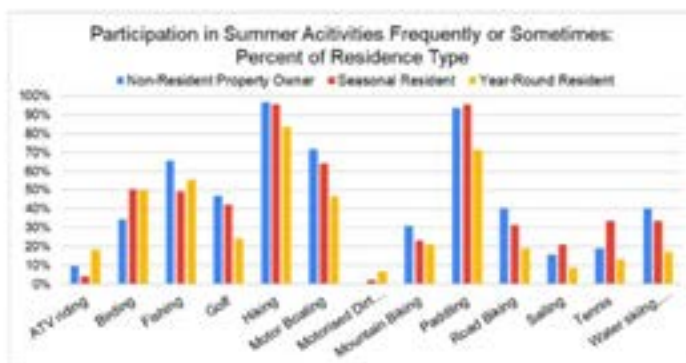
Housing Statistics



- **94.2%** of respondents own their Lovell home and **93.9%** live in single-family homes (Very similar to 1993)
- A very **small number** of seasonal residents and year-round residents reported using their vacation home for short term rentals

What summer recreation activities do you enjoy in Lovell?

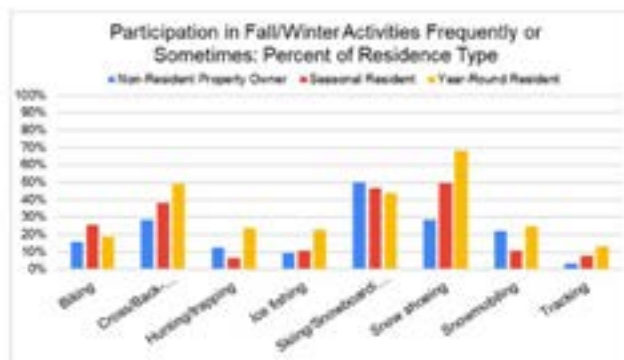
Summer Recreation Participation



- Swimming, walking and other passive uses are also popular, mentioned in comments
- Several comments mentioned traditionally able-bodied recreation, not many opportunities for outdoor recreation accessible to the disabled.
 - 4% of respondents reported at least one HH member on disability.

What winter recreation activities do you enjoy in Lovell?

Fall/Winter Recreation Participation



- Swimming, walking and other passive uses are also popular, mentioned in comments
- Several comments mentioned traditionally able-bodied recreation, not many opportunities for outdoor recreation accessible to the disabled.
 - 4% of respondents reported at least one HH member on disability.

How are you employed and how far do you commute?

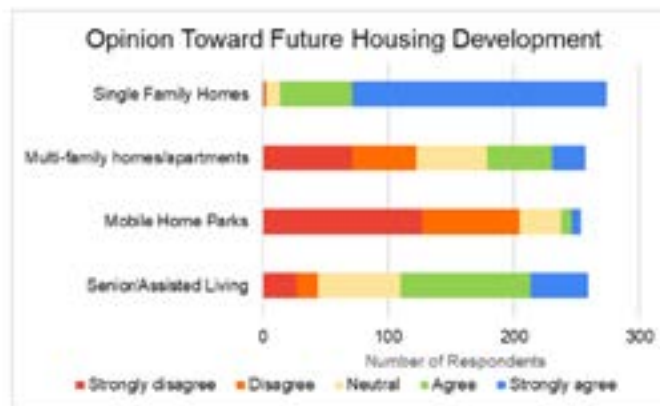
Employment & Commuting



- 51% of year-round households have at least 1 retired person, 29% in 1993
- Only 6 respondents reported carpooling, walking or biking to work
- Several respondents mentioned working from home most of the time, with occasionally long-distance travel around New England
- Also mentioned internet access and speeds affecting work from home

What type of housing is appropriate for Lovell?

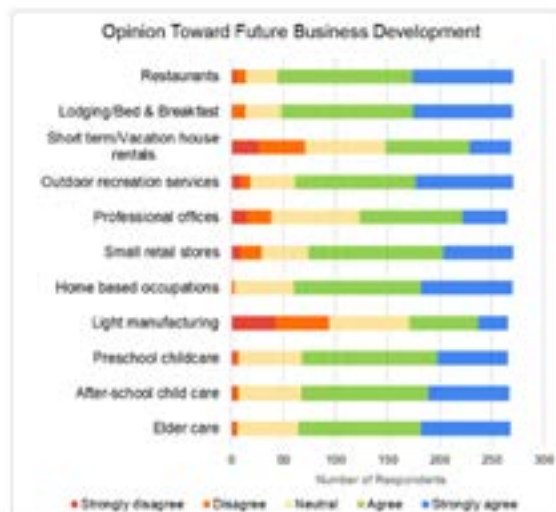
Future Housing Development



What type of businesses would be appropriate for Lovell? What about chain/formula businesses?

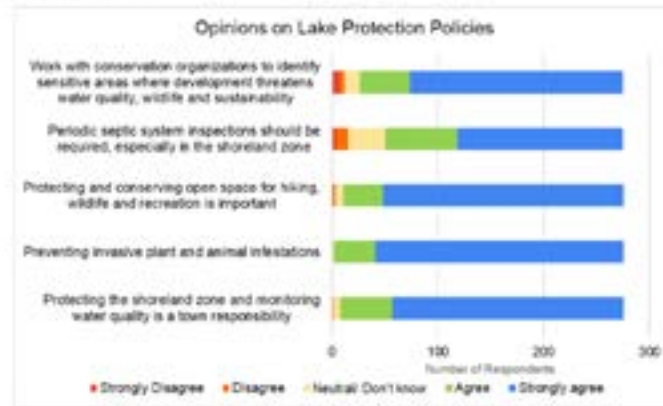
Future Business Development

- Restaurants and lodging/B&B's have most support
- Continue destination and tourism tradition
- 54% of respondents would vigorously oppose the development of a chain store
- 38% would accept with modifications to adapt to rural character



How important is protection of Lovell's Lake and Ponds?

Lake Protections



- Overall very strong support for lake protections!

Are you familiar with these programs? Are they valuable for you or your family?

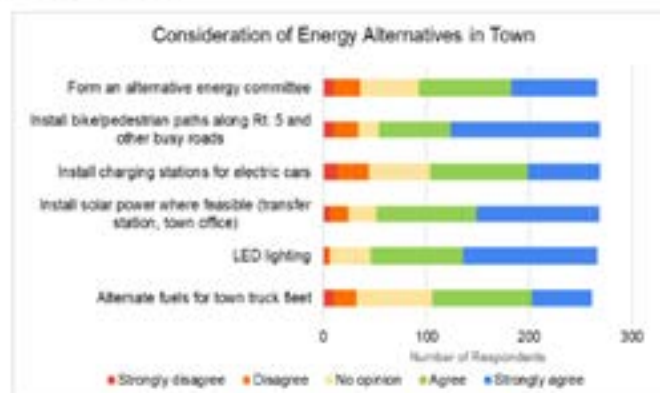
Local Programs



- GLLT valued highest out of local programs & orgs
- Low value of Recreation Programs could be due to few family respondents, highest amount 24-44 group.

Are you considering alternative energy initiatives?

Alternative Energy

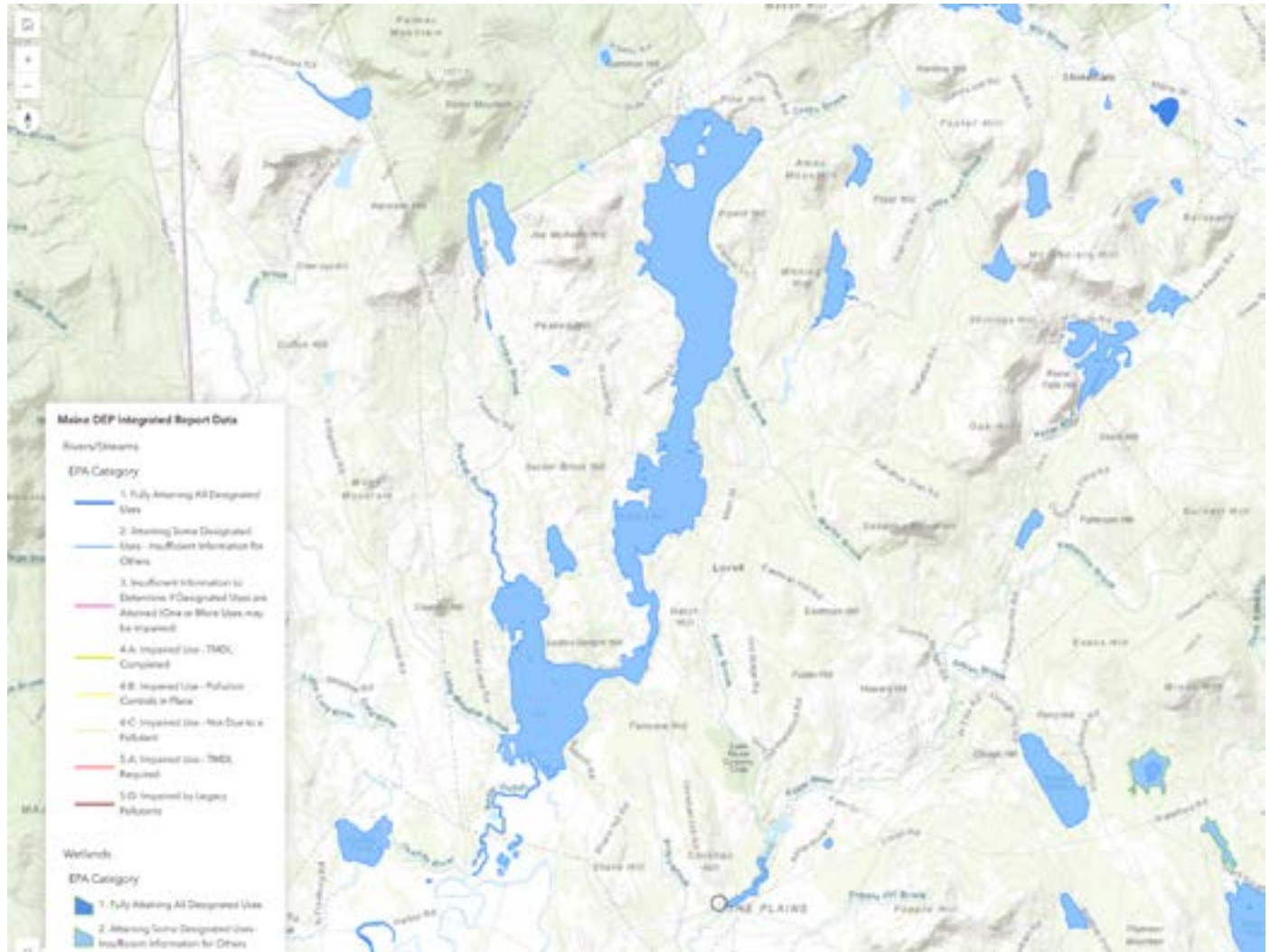


- Overall strong support for traditional energy conservation measures in the home (LED lights, efficient heat and appliances)
- Many comments mentioned additional support for walk and bike infrastructure
- Strong opposition to the consideration of wind turbines

SURFACE WATERS

PONDS AND GREAT PONDS

A great pond is any natural inland body of water that has a surface area in excess of 10 acres and any inland body of water artificially formed or increased that has a surface area in excess of 30 acres. Lovell has eleven such bodies of water: Bradley, Cushman, Dan Charles, Farrington, Heald, Horseshoe, three of the Five Kezar Ponds (Mud Pond, Back Pond, and Middle Pond), the Kezar River Mill Pond impoundment, and the largest, Kezar Lake. Source: [Lake Stewards of Maine](#)



Source: Maine DEP Integrated Water Quality Monitoring and Assessment Report [Web Map](#) accessed 2024.12.11

The DEP materials have no notes on waterbodies in Lovell, but the following monitoring work record completed by the Kezar Lake Watershed over the years has been thorough and demonstrates that our waters remain pristine.

BACK POND — FIVE KEZAR PONDS

(Waterfront also in Stoneham)

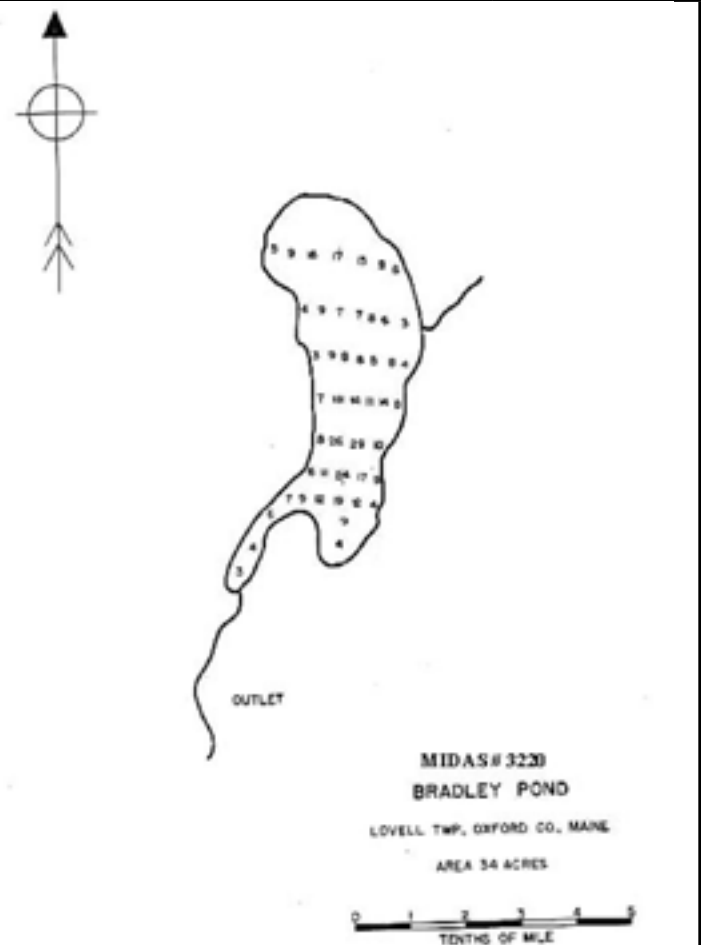
Acres	54
Perimeter (miles)	1.4
mean/max. depth (feet)	17/32
Invasive Aquatic Infestation	none known
Fishery type	warmwater & coldwater
% buffer (500M) in natural land cover	94
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	5
% buffer (500M) in impervious cover	0.1
Public facilities	none
Ecological value/threats	



BRADLEY POND

The state of Maine describes Bradley as “a relatively small pond with dark weedy waters which can provide a semi-wilderness fishing experience.” The pond drains into Heald Pond, which drains to a tributary to Boulder Brook and ultimately to Kezar Lake.

Acres	35
Perimeter (miles)	1.2
mean/max depth (feet)	10/29
Invasive Aquatic Infestation	none known
Fishery type	warmwater & coldwater
% buffer (500M) in natural land cover	97
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	3
% buffer (500M) in impervious cover	0.1
Public Facilities	boat launch, non motorized



Water Quality Monitoring

(source: [KLWA water trends](#)) Water quality monitoring data have been collected since 2006 at the deepest point.

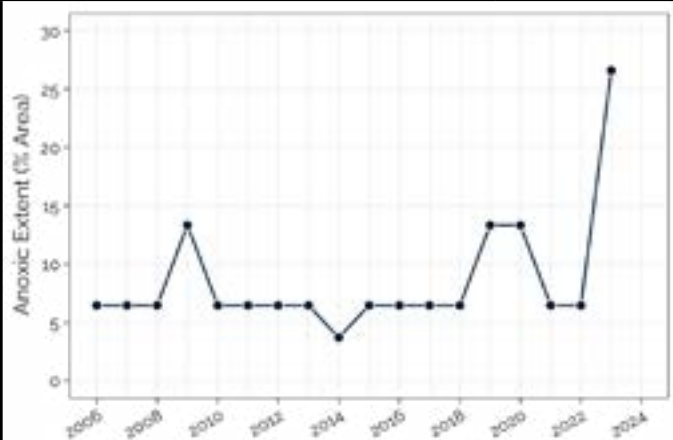
WATER CLARITY

Bradley Pond clarity has decreased by nearly two feet.



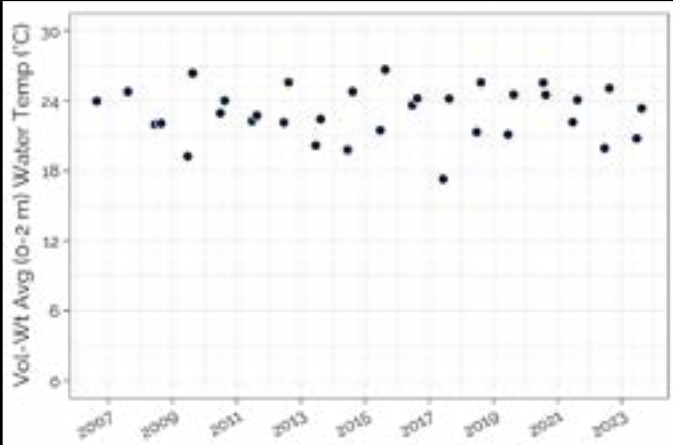
ANOXIC EXTENT

Dissolved oxygen profiles show oxygen depletion beginning at 5-6 meters below the water surface (within a few meters of the bottom). The extent of anoxia is overall excellent at Bradley Pond (affecting <10% of pond area). However, 2023 saw a significant spike in anoxic extent, affecting over 25% of pond area. This may be due to the excessive nutrient runoff caused by high precipitation levels experienced in 2023. Dissolved oxygen at depth should continue to be monitored closely in the future.



TEMPERATURE

The volume-weighted average surface water temperature for the top 2 meters does not show a statistically significant trend since 2006 at Bradley Pond.

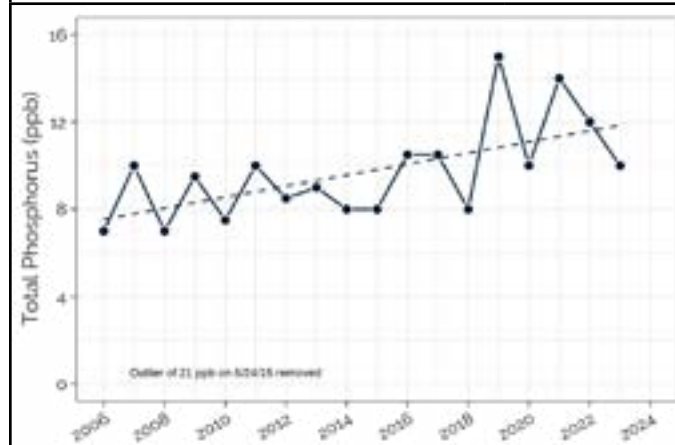


pH

Since 2006, pH at Bradley Pond has degraded by about 0.5. Mean annual pH falls within acceptable ranges for aquatic life, but hit record lows below the recommended minimum threshold in 2016 and 2017.

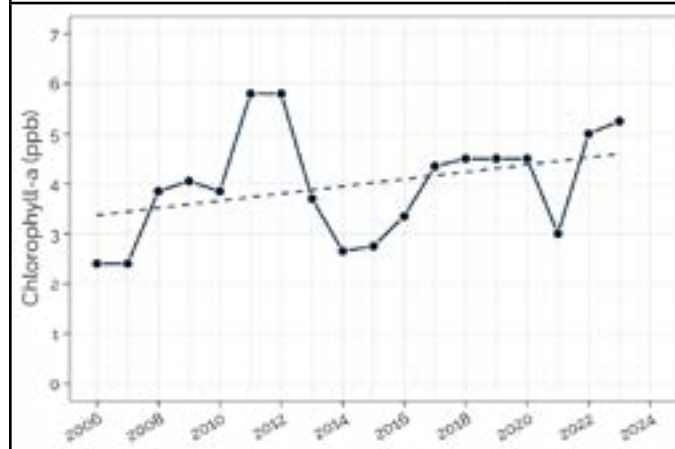
TOTAL PHOSPHORUS

Total phosphorus at Bradley Pond has increased by about 5 ppb, with the highest annual average in 2019.



CHLOROPHYLL-A

Since 2006, chlorophyll-a at Bradley Pond has ranged from about 2 to 6 ppb. The period from 2011 to 2012 saw a marked rise in chlorophyll-a. Nutrient-rich runoff entering the lake during wetter years, combined with warmer air temperatures, may fuel algae growth.





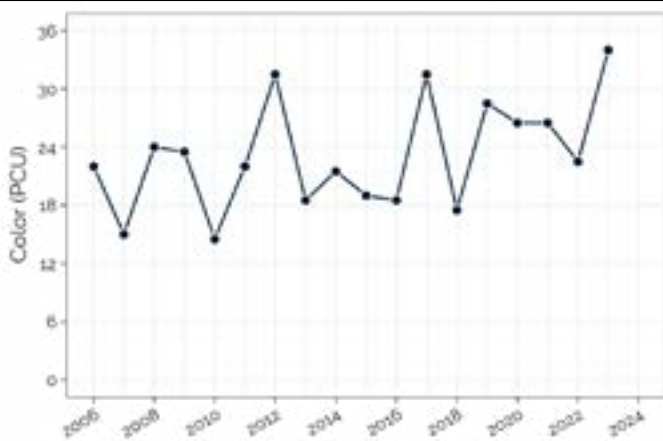
TOTAL ALKALINITY

Since 2006, total alkalinity at Bradley Pond has remained stable. Bradley Pond has naturally-low alkalinity (or buffering capacity) as a result of its contributing geology (i.e., granite) that lacks carbonates, bicarbonates, and carbonic acid. These low concentrations make Bradley Pond susceptible to changes in pH, particularly from acidic deposition in the form of rain or snow, which can jeopardize the health of freshwater fish species.



COLOR

Since 2006, color at Bradley Pond has revealed no statistically-significant trends. High color was observed in 2012, 2017, and 2023, likely due to the wetter summer conditions. Color is highly related to summer precipitation; wetter years show higher color as more materials are washed off the landscape to the pond.

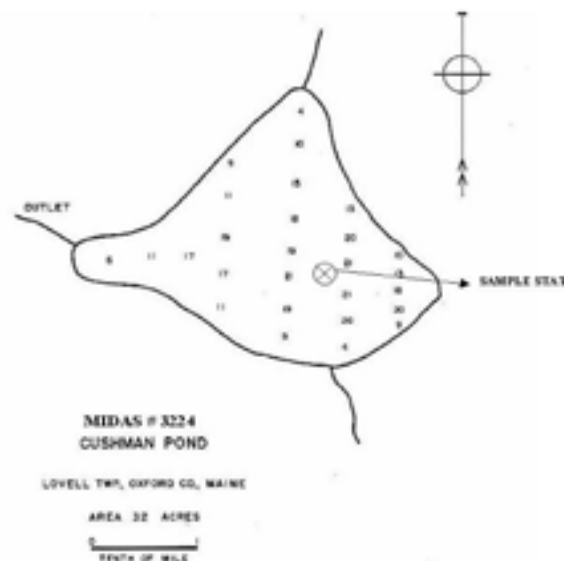


CUSHMAN POND

In 1995, invasive milfoil was found in Cushman Pond setting off an alert to the entire watershed. The likely source was bait fishing nets, and the pond was closed to bait fishing as over 150 people worked for 26 years to eradicate milfoil from the pond. Per the State DEP guidelines, if no invasive plants are found for three consecutive years, the State considers the pond free of invasives. In 2018, no Milfoil plants were seen in the pond. In 2021, the state declared the pond to be milfoil-free and reopened the pond to bait fishing. Eradication is rare, so monitoring and boat inspections will continue.

Cushman Pond drains into Heald Pond, which in turn drains to a tributary to Boulder Brook and ultimately Kezar Lake.

Acres	37
Perimeter (miles)	1.2
mean/max. depth (feet)	15/21
Invasive Aquatic Infestation	Variable-leaf milfoil confirmed 1996
27-year eradication declared successful 2022.	Monitoring continuing
Fishery type	coldwater
% buffer (500M) in: natural land cover	98
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	2
% buffer (500M) in impervious cover	0.1
Public Facilities	boat ramp, non-motorized
Dams	1
Ecological value/threats	

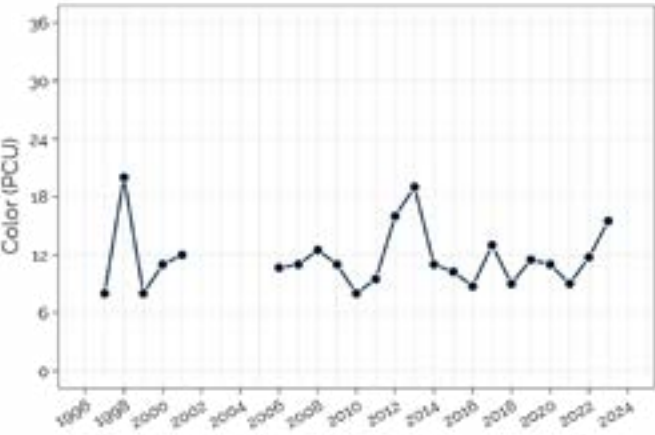


Cushman Pond Water quality Monitoring

(source: [KLWA water trends](#)) Water quality monitoring data have been collected since 1997 at the deepest point.

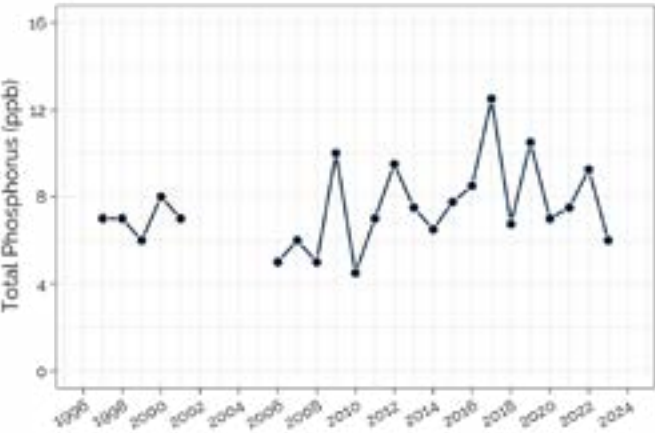
WATER CLARITY

Water clarity at Cushman Pond has remained stable with no statistically significant trend.



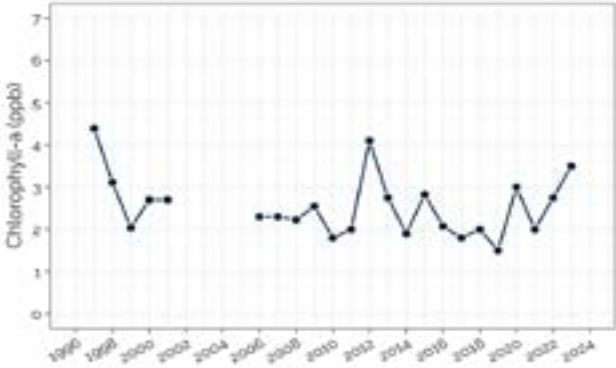
TOTAL PHOSPHORUS

Since 1997, total phosphorus at Cushman Pond has revealed no statistically significant trend. Year-to-year variation in total phosphorus (4 to 12 ppb) is fairly large and hit a record high in 2017.



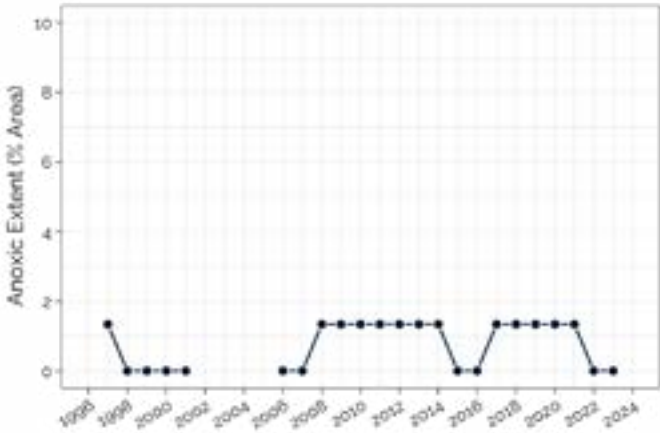
CHLOROPHYLL-A

Since 1997, chlorophyll-a at Cushman Pond has improved by nearly 1 ppb. Sampling years 1997 and 2012 saw a rise in chlorophyll-a, and 2023 saw the highest levels since these spikes. Nutrient-rich runoff entering the lake during wetter years, combined with warmer air temperatures, can fuel algae growth.



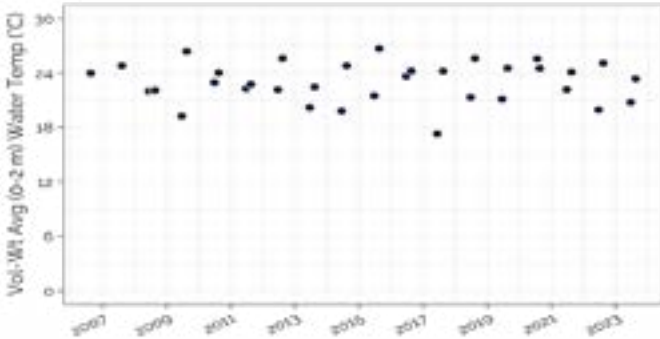
ANOXIC EXTENT

Dissolved oxygen profiles show good oxygenation throughout the water column over the collection period, with some anoxia at the bottom. The extent of anoxia is overall excellent at Cushman Pond (affecting <10% of pond area). Dissolved oxygen at depth should continue to be monitored closely in the future.



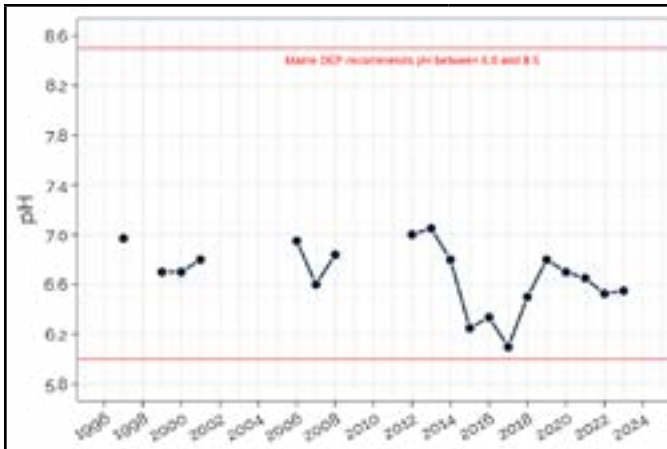
TEMPERATURE

The volume-weighted average surface water temperature for the top 2 meters does not show a statistically significant trend.



pH

Since 1997, pH at Cushman Pond has revealed no statistically significant trend over time. Mean annual pH falls within acceptable ranges for aquatic life. More consistent data are needed to confirm long-term trends. Low alkalinity makes Cushman Pond susceptible to changes in pH, particularly from acidic deposition in the form of rain or snow, which can jeopardize the health of freshwater fish species.



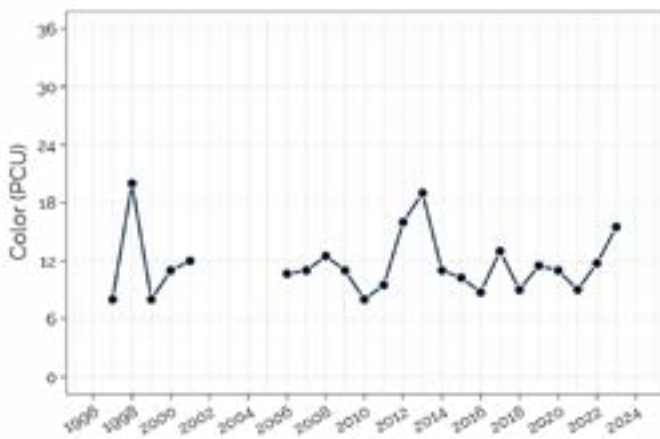
TOTAL ALKALINITY

Since 1997, total alkalinity at Cushman Pond has degraded by about 2 ppm. The region has naturally-low alkalinity (or buffering capacity) as a result of its contributing geology (i.e., granite) that lacks carbonates, bicarbonates, and carbonic acid.



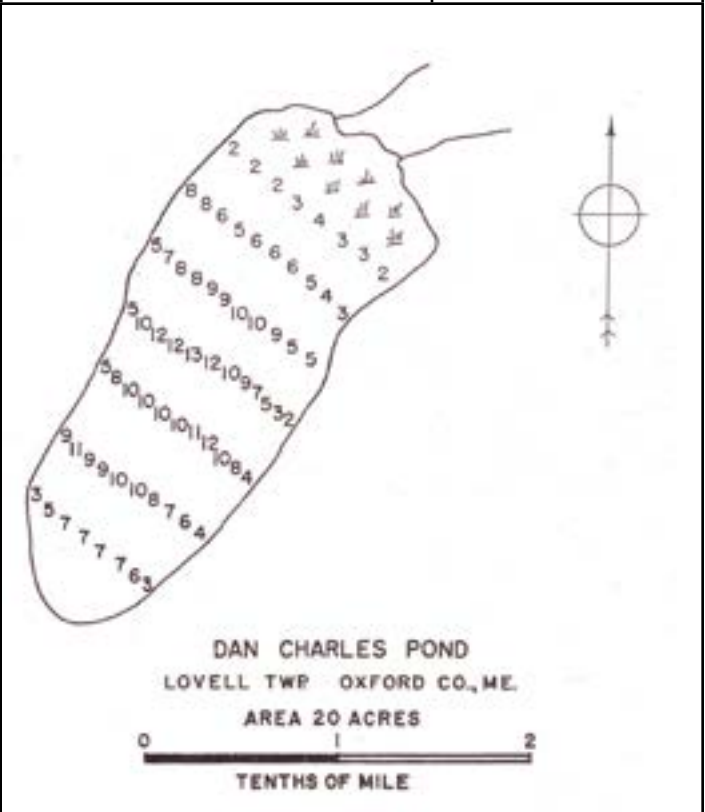
COLOR

Since 1997, color at Cushman Pond has revealed no statistically significant trend. Color is highly related to summer precipitation; wetter years show higher color as more materials are washed off the landscape to the pond.



DAN CHARLES POND

Acres	28
Perimeter (miles)	1
mean/max. depth (feet)	6/13
Invasive Aquatic Infestation	none known
Fishery type	warmwater
% buffer (500M) in natural land cover	92
% buffer (500M) in agricultural land cover	3
% buffer (500M) in developed land cover	5
% buffer (500M) in impervious cover	0.6
Public facilities	Contained in Kezar Corridorlands Reserve; trail and picnic area maintained by Greater Lovell Land Trust
Dams	0
Ecological value/threats	



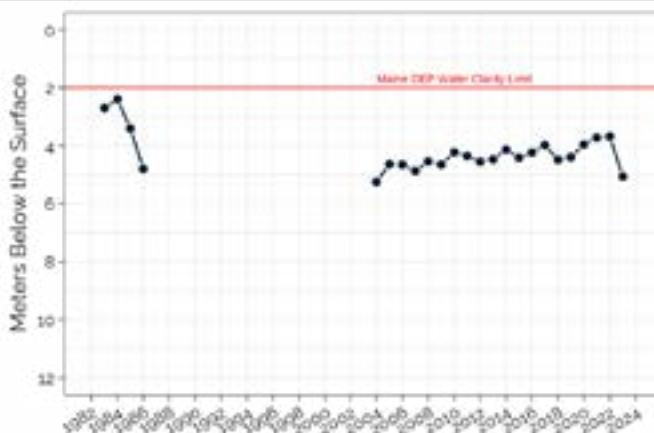
FARRINGTON POND

The pond drains directly to Kezar Lake at the northeast corner of the Lower Bay. Water quality data have been collected since 1983 at the deepest point.

Acres	89
Perimeter (miles)	1.4
mean/max. depth (feet)	5/15
Invasive Aquatic Infestation	none known
Fishery type largemouth bass and chain pickerel.	warmwater
% buffer (500M) in natural land cover	100
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	0
% buffer (500M) in impervious cover	0
Public facilities	boat ramp; non motorized
Dams	0
Ecological value/threats	

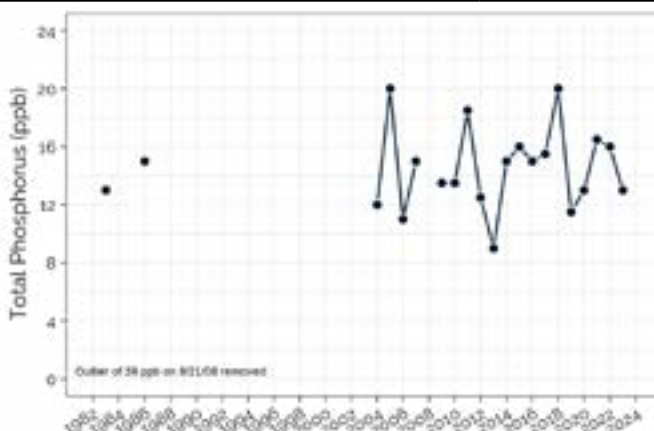
WATER CLARITY

Since 1983, water clarity at Farrington Pond revealed no statistically significant trend, but data collected since 2004 showed a steady degradation in water clarity by about 1 meter. In 2023, water clarity increased about 1 meter, the highest it's been since 2004, likely due to higher water levels.



TOTAL PHOSPHORUS

Since 1983, total phosphorus has revealed no statistically significant trend. Year-to-year variation in total phosphorus (10 to 20 ppb) is large at Farrington Pond, which also has the highest mean annual total phosphorus of all the ponds. The pond is shallow, making it highly susceptible to nutrient loading from runoff, and internal loading of phosphorus from disturbance of bottom sediments that release phosphorus into the water column.



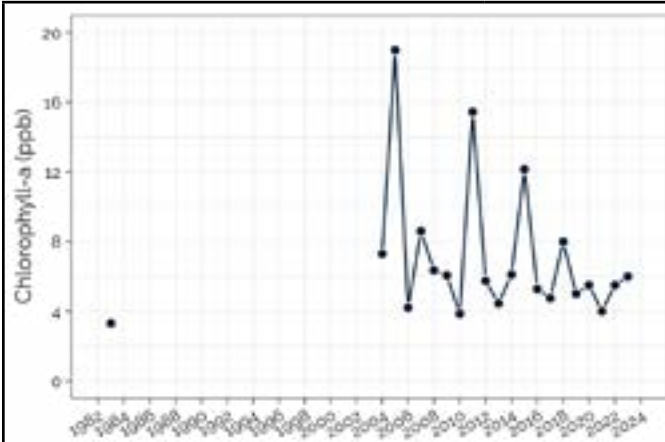
Chlorophyll-a

Since 1983, chlorophyll-a at Farrington Pond has revealed no statistically significant trend. The pond experiences the highest annual concentration of chlorophyll-a of the other ponds. Sampling years 2005, 2011, and 2015 saw a marked rise in chlorophyll-a. Nutrient-rich runoff entering the pond during wetter years, combined with warmer air temperatures, can fuel algae growth. Chlorophyll-a generally increases with increasing total phosphorus for most years at Farrington Pond.



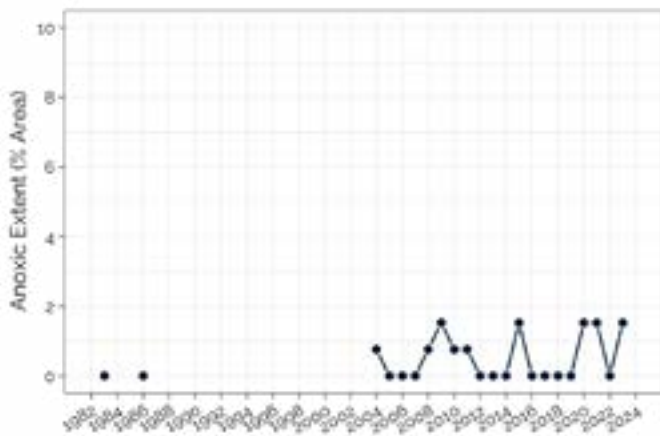
Farrington Pond Water quality Monitoring

(source: [KLWA water trends](#)) Water quality monitoring data have been collected since 1983 at the deepest point.



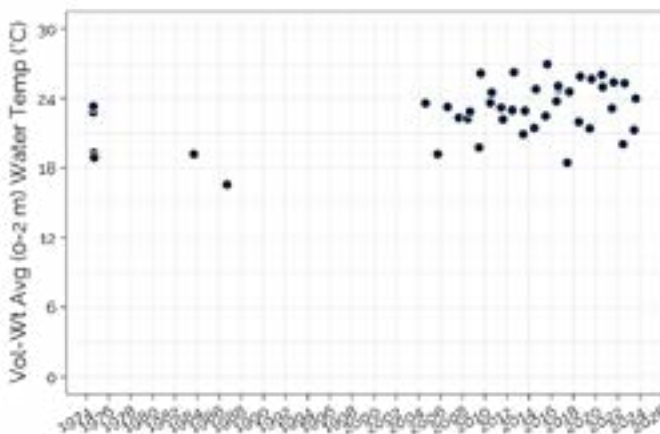
ANOXIC EXTENT

Dissolved oxygen profiles show good oxygenation throughout the water column over the collection period, with some anoxia at the bottom. The extent of anoxia is overall excellent (affecting <10% of pond area). Dissolved oxygen at depth should be monitored closely in the future.



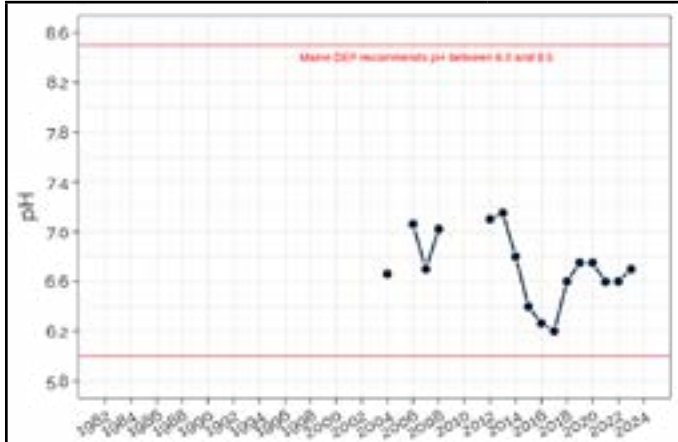
TEMPERATURE

The volume-weighted average surface water temperature for the top 2 meters does not show a statistically significant trend over the entire record, but may be increasing (degrading) in the last decade.



pH

Since 2004, pH at Farrington Pond has revealed no statistically significant trend. Mean annual pH falls within acceptable ranges for aquatic life. Low alkalinity makes the pond susceptible to changes in pH, particularly from acidic deposition in the form of rain or snow, which can jeopardize freshwater fish species.



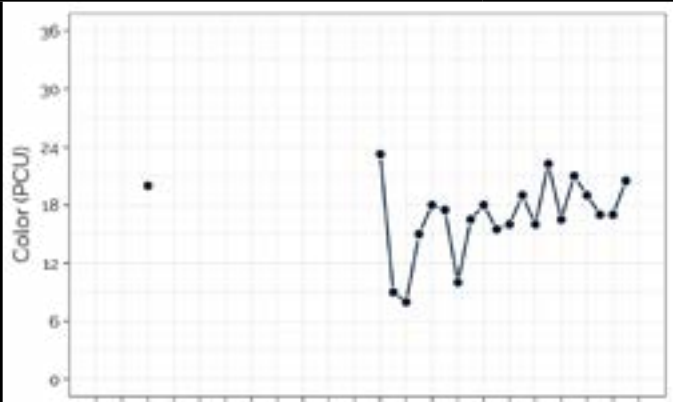
TOTAL ALKALINITY

Since 1986, total alkalinity at Farrington Pond has revealed no statistically significant trend, unlike the other ponds that largely show degrading trends (and may be improving in the last 10 years). The region has naturally-low alkalinity (or buffering capacity) as a result of its contributing geology (i.e., granite) that lacks carbonates, bicarbonates, and carbonic acid.

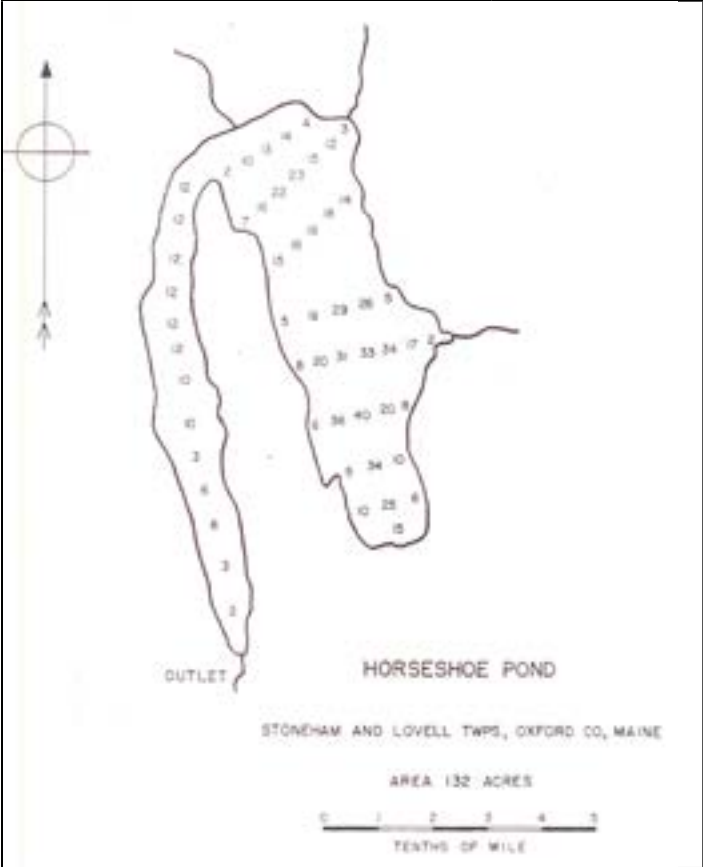


COLOR

Since 1983, color at Farrington Pond has revealed no statistically significant trend, though year-to-year variation is large (8 to 23 PCU). Color is highly related to summer precipitation; wetter years show higher color as more materials are washed off the landscape to the lake.



HORSESHOE POND (WATERFRONT ALSO IN STONEHAM)	
Acres	136
Perimeter (miles)	3.9
mean/max. depth (feet)	**/17
Invasive Aquatic Infestation	none known
Fishery type	coldwater & warmwater
% buffer (500M) in natural land cover	99
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	1
% buffer (500M) in impervious cover	0
Public facilities	boat ramp; non motorized
Dams	0
Ecological value/threats	

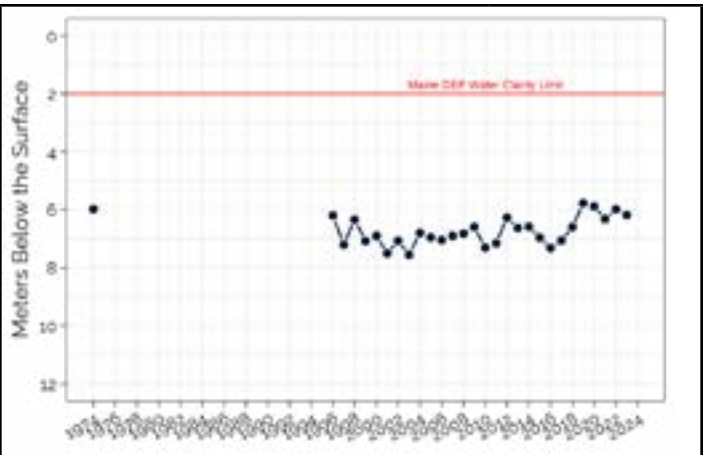


Horseshoe Pond Water quality Monitoring

(source: [KLWA water trends](#)) Water quality monitoring data have been collected since 1974 at the deepest point

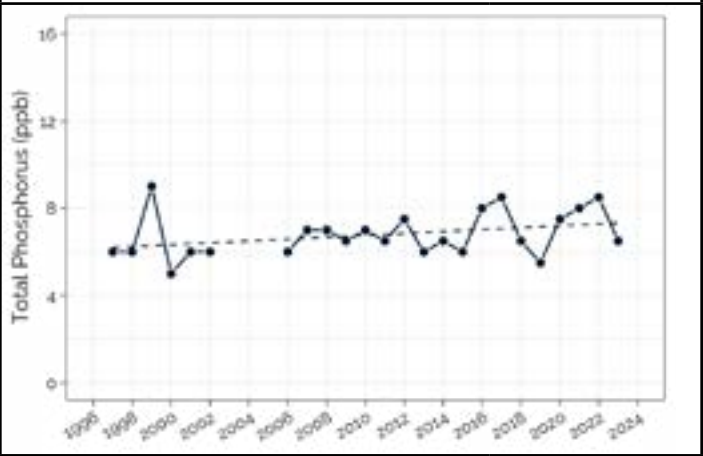
WATER CLARITY

Since 1974, water clarity at Horseshoe Pond has remained stable with no statistically significant trend.



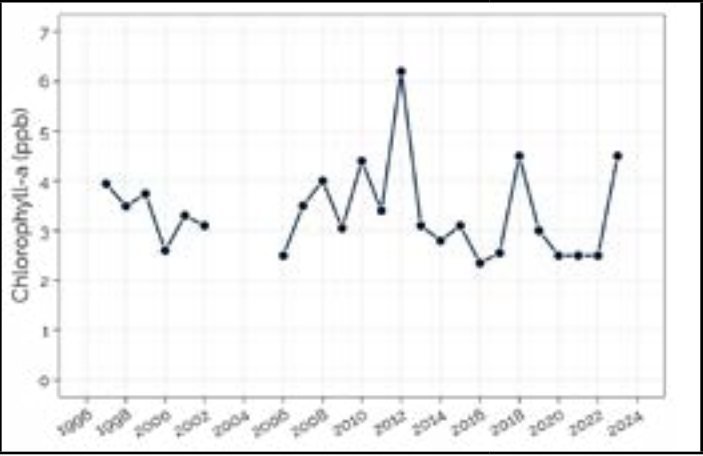
TOTAL PHOSPHORUS

Since 1998, total phosphorus at Horseshoe Pond has increase by about 1 ppb. Horseshoe Pond experiences consistently low phosphorus compared to the other ponds.



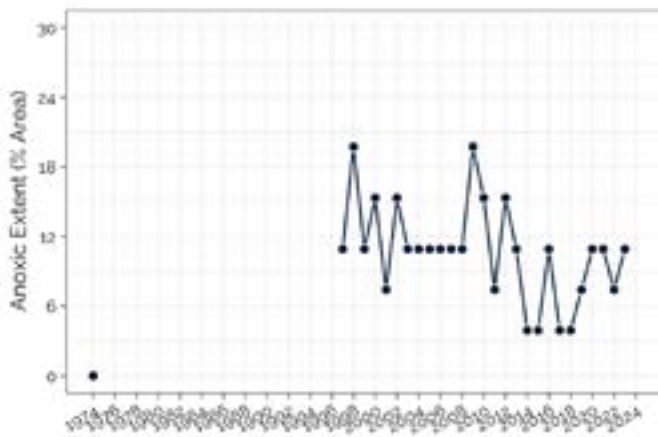
CHLOROPHYLL-A

Since 1997, chlorophyll-a at Horseshoe Pond has decreased by about 0.5 ppb. Sampling year 2012 saw a marked rise in chlorophyll-a. Nutrient-rich runoff entering the lake during wetter years, combined with warmer air temperatures, can fuel algae growth.

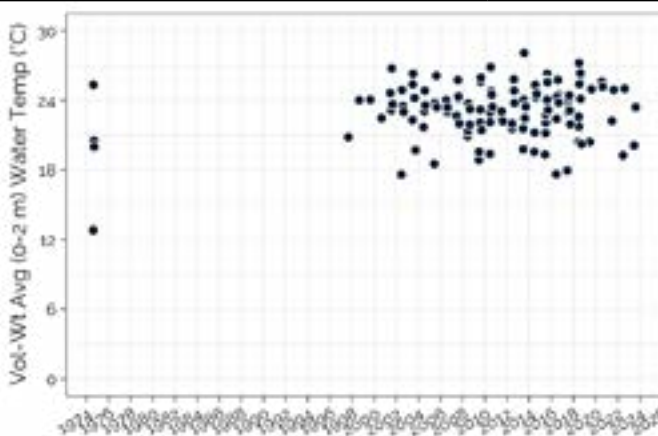


ANOXIC EXTENT

Dissolved oxygen profiles show oxygen depletion from 8 to 12 meters below the water surface in late summer. The extent of anoxia is overall good at Horseshoe Pond (sometimes affecting >10% of pond area). Dissolved oxygen at depth should continue to be monitored closely in the future.

**TEMPERATURE**

The volume-weighted average surface water temperature for the top 2 meters does not show a statistically significant trend.

**pH**

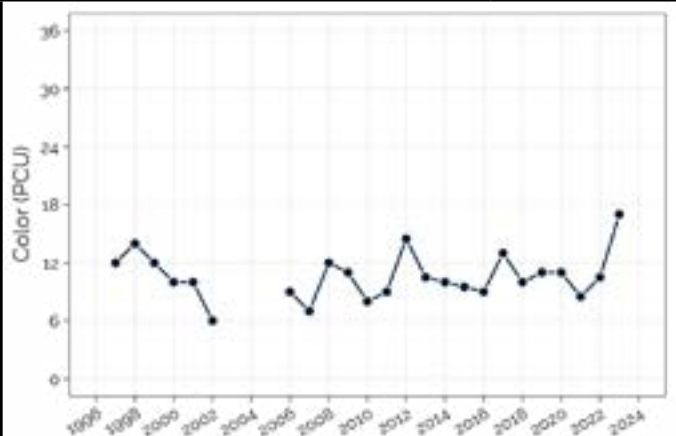
Since 1997, pH at Horseshoe Pond has degraded by nearly 0.5. Mean annual pH falls within acceptable ranges for aquatic life, but hit record low in 2016. Low alkalinity makes Horseshoe Pond susceptible to changes in pH, particularly from acidic deposition in the form of rain or snow, which can jeopardize the health of freshwater fish species.

**TOTAL ALKALINITY**

Since 1997, total alkalinity at Horseshoe Pond has degraded by more than 2 ppm. Horseshoe Pond experiences the lowest (worst) alkalinity compared to the other ponds. The region has naturally-low alkalinity (or buffering capacity) as a result of its contributing geology (i.e., granite) that lacks carbonates, bicarbonates, and carbonic acid.

**COLOR**

Since 1997, color at Horseshoe Pond has remained stable with no statistically significant trend. Color is highly related to summer precipitation; wetter years show higher color as more materials are washed off the landscape to the lake. This likely explains the spike in color for 2023.



KEZAR LAKE (WATERFRONT ALSO IN STOW)	
Acres	2,665 (41.16 sq. mi.)
Perimeter (miles)	33.9
mean/max. depth (feet)	34/160
Invasive Aquatic Infestation	no flora known Chinese Mystery Snails observed
Fishery type	coldwater & warmwater
% buffer (500M) in natural land cover	94
% buffer (500M) in agricultural land cover	2
% buffer (500M) in developed land cover	4
% buffer (500M) in impervious cover	0.3
Public facilities	Courtesy Boat Inspection stations in season 2 public boat ramps 2 town beaches w/toilets
Dams	0
Ecological value/threats	



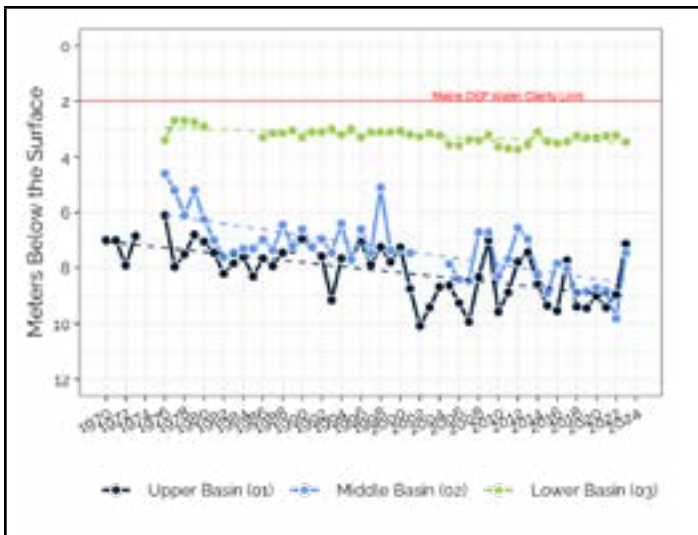
Kezar Lake Water quality Monitoring (source:

[KLWA water trends](#)) Water quality monitoring data have

been collected since 1970 at Station 1 (upper), 1976 Station 2 (middle), and 1976 at Station 3 (lower).

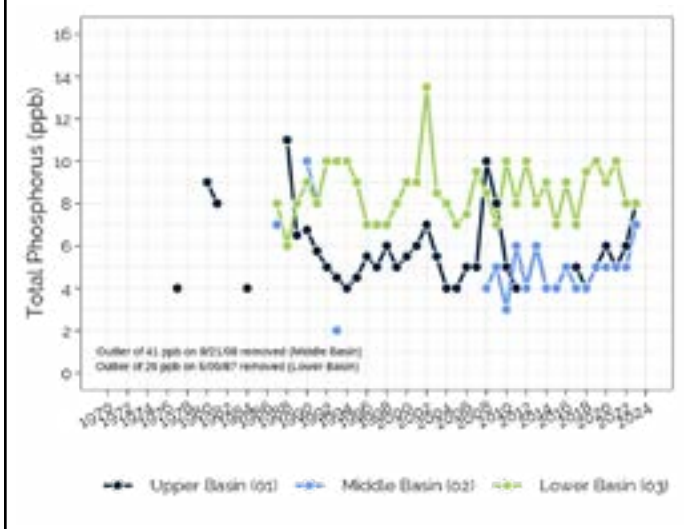
WATER CLARITY

Since the early 70s, water clarity at all three basins has improved with the upper and middle basins improving by nearly 1 meter. The slight, but statistically significant, improvement at the lower basin is an artifact of changing lake depth since nearly all readings hit bottom.



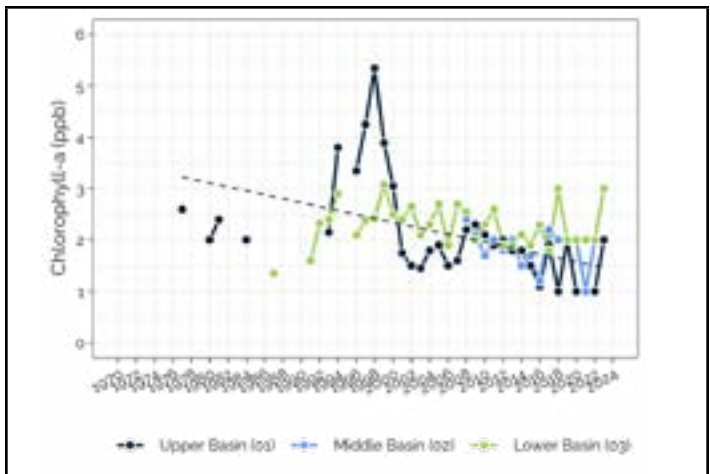
TOTAL PHOSPHORUS

Since the late 1970's, total phosphorus at all three basins of Kezar Lake has revealed no statistically significant trend over time. The generally higher median annual total phosphorus observed at the lower basin is an artifact of wave action shallow water that can disturb bottom sediment that releases phosphorus into the water column



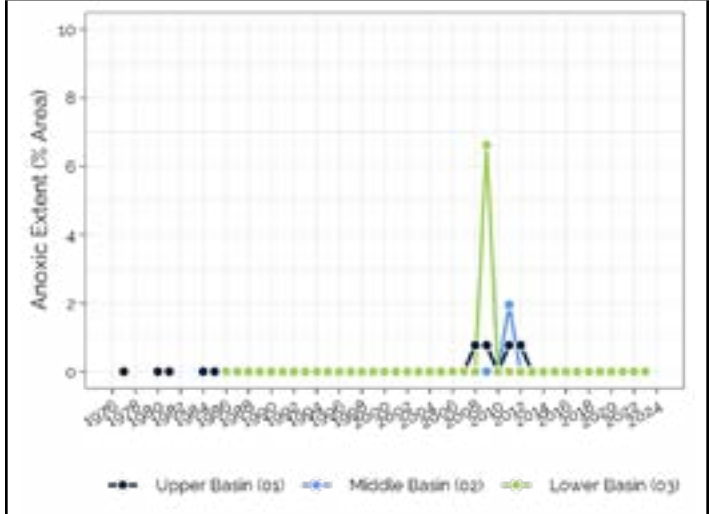
CHLOROPHYLL-A

Since the late 1970's, chlorophyll-a at the upper basin of Kezar Lake has improved, while chlorophyll-a at the middle and lower basins has revealed no statistically significant trend over time. The period from 1994 to 1999 saw a marked rise in chlorophyll-a at the upper basin, but chlorophyll-a has remained at or below 3 ppb since then. Nutrient-rich runoff entering the lake during wetter years, combined with warmer air temperatures, can fuel algal growth.



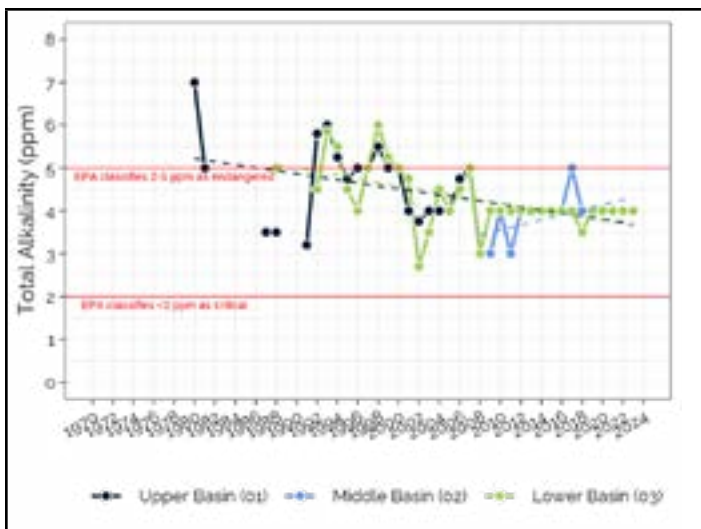
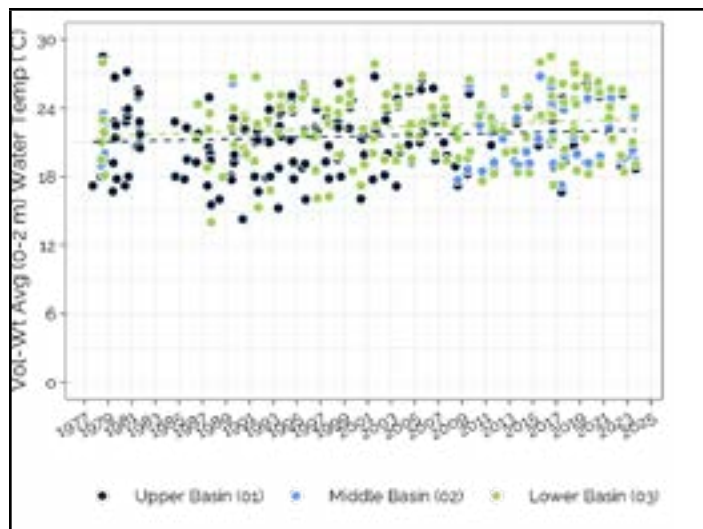
ANOXIC EXTENT

Dissolved oxygen profiles show good oxygenation throughout the water column over the collection period. The extent and duration of anoxia is excellent at all three basins.



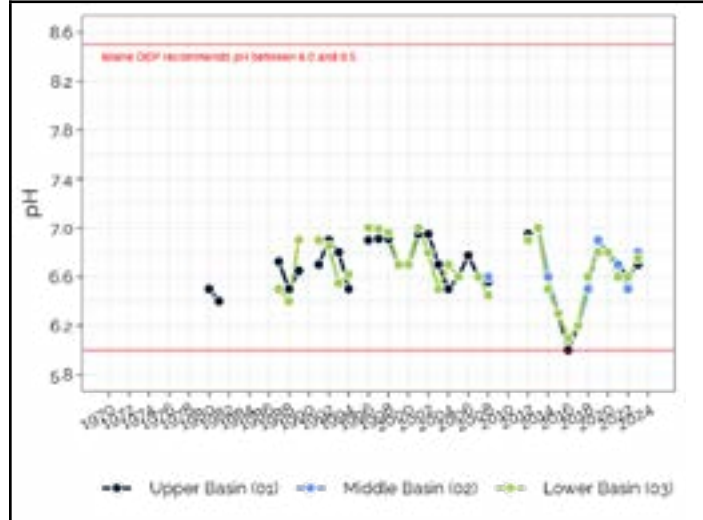
TEMPERATURE

The volume-weighted average surface water temperature for the top 2 meters showed a statistically significant increasing (degrading) trend of about 0.5-1 °C at both the upper and lower basin of Kezar Lake. This is likely a signal of climate change; correlations with air temperature and precipitation may help tease out the relative contribution of weather variables on lake surface temperature.



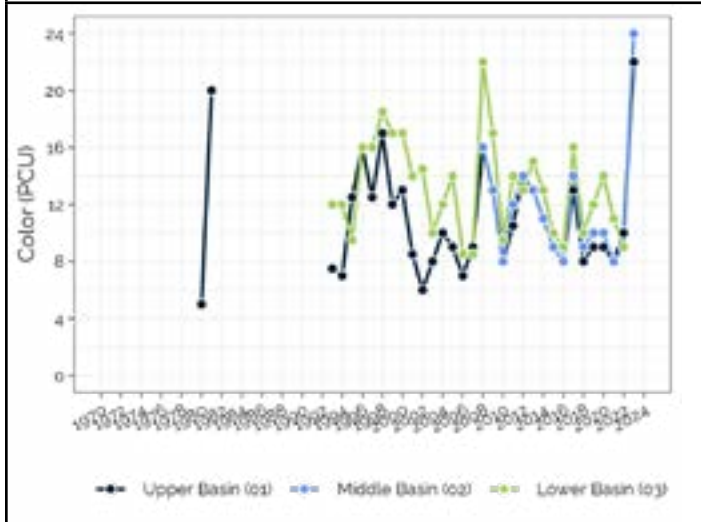
pH

Since the early 1980's, pH at all three basins of Kezar Lake has revealed no statistically significant trend over time. Generally, pH becomes more acidic as total alkalinity in the epilimnion declines. Low alkalinity makes Kezar Lake susceptible to changes in pH, particularly from acidic deposition in the form of rain or snow, which can jeopardize the health of freshwater fish species.



COLOR

Since the early 1980's, color at Kezar Lake has revealed no statistically significant trend over time. Color is highly related to summer precipitation; wetter years show higher color as more materials are washed off the landscape to the lake. The lack of trend in color is despite the increase in regional precipitation observed in the last century, suggesting that more data are needed to confirm the trend. However, 2023 showed record highs for color in the upper and middle basins, likely due to the high levels of precipitation throughout the summer.

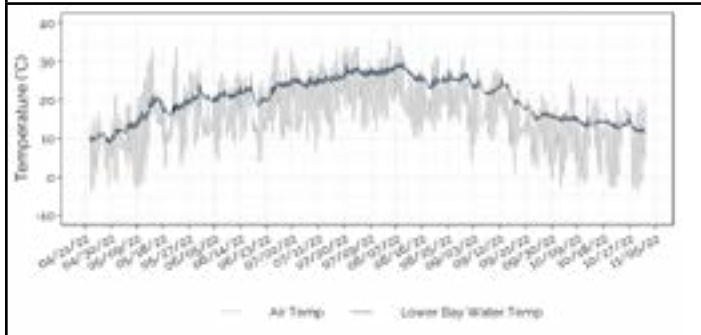


TOTAL ALKALINITY

Since the early 1980's, total alkalinity at the upper and lower basins of Kezar Lake has degraded by nearly 3 ppm, while total alkalinity at the middle basin has improved by 2 ppm. The region has naturally-low alkalinity (or buffering capacity) as a result of its contributing geology (i.e., granite) that lacks carbonates, bicarbonates, and carbonic acid.

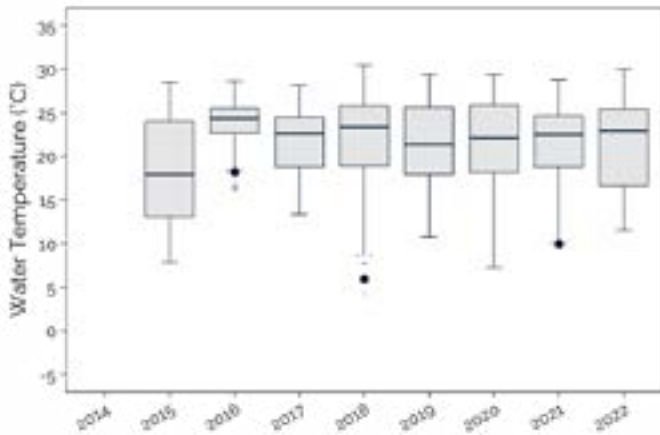
LOWER BAY NEARSHORE WATER TEMPERATURE

Water temperature followed closely with air temperature (hourly data obtained from Fryeburg weather station).



LOWER BAY NEARSHORE HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by solid line in gray box) is difficult to compare across years because of deployment position changes at the lower bay site (consistent nearshore site from 2017-present). Winter ice along the shoreline caused significant damage to the deployment structure in 2015-16.



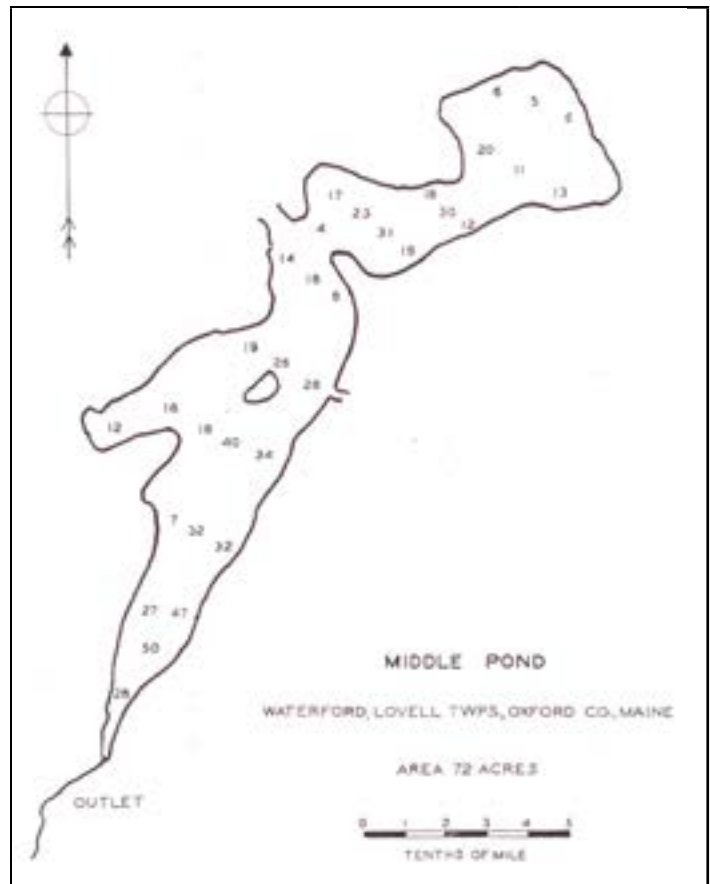
LOWER BAY RELATIVE SURFACE WATER HEIGHT

Water level data collected at the lower bay showed that lake level gradually responded to a series of storm events throughout the deployment period but otherwise remained consistent throughout the season.



MIDDLE POND—FIVE KEZAR PONDS (WATERFRONT ALSO IN STONEHAM, WATERFORD)

Acres	92
Perimeter (miles)	3
mean/max. depth (feet)	15/49
Invasive Aquatic Infestation	none known
fishery Type	coldwater & warmwater
% buffer (500M) in natural land cover	N/A
% buffer (500M) in agricultural land cover	N/A
% buffer (500M) in developed land cover	N/A
% buffer (500M) in impervious cover	N/A
Public facilities	none
Dams	1
Ecological value/threats	



LITTLE POND (NOT A "GREAT POND")

LOCATED AT THE NORTH END OF TOWN SOUTH AND WEST OF ADAMS RD.

Acres	5
Perimeter (miles)	
mean/max. depth (feet)	
Invasive Aquatic Infestation	none known
fishery Type	
% buffer (500M) in natural land cover	N/A
% buffer (500M) in agricultural land cover	N/A
% buffer (500M) in developed land cover	N/A
% buffer (500M) in impervious cover	N/A
Public facilities	none
Ecological value/threats	extended by wetlands

MUD POND (NOT A "GREAT POND") LOCATED ON THE LOVELL/STONEHAM LINE ON SLIDE INN RD

Acres	0.5
Perimeter	0.1
mean/max. depth (feet)	N/A/N/A
Invasive Aquatic Infestation	none known
fishery Type	N/A
% buffer (500M) in natural land cover	N/A
% buffer (500M) in agricultural land cover	N/A
% buffer (500M) in developed land cover	N/A
% buffer (500M) in impervious cover	N/A
Public facilities	none
Ecological value/threats	

NOAH EASTMAN POND

(NOT A "GREAT POND")

LOCATED IN THE NORTHEAST QUADRANT OF TOWN)

Acres	7
Perimeter (miles)	0.5
mean/max. depth (feet)	N/A
Invasive Aquatic Infestation	none known
Fishery type	N/A
% buffer (500M) in natural land cover	100
% buffer (500M) in agricultural land cover	0
% buffer (500M) in developed land cover	0
% buffer (500M) in impervious cover	0
Public facilities	None
Ecological value/threats	

VILLAGE MILL POND

(IMPOUNDMENT OF KEZAR RIVER)

Acres	53
Perimeter (miles)	3.3
mean/max. depth (feet)	NA/NA
Invasive Aquatic Infestation	none known
Fishery Type	N/A
% buffer (500M) in natural land cover	N/A
% buffer (500M) in agricultural land cover	N/A
% buffer (500M) in developed land cover	N/A
% buffer (500M) in impervious cover	N/A
Public facilities	boat launch in Kezar River Reserve; non motorized

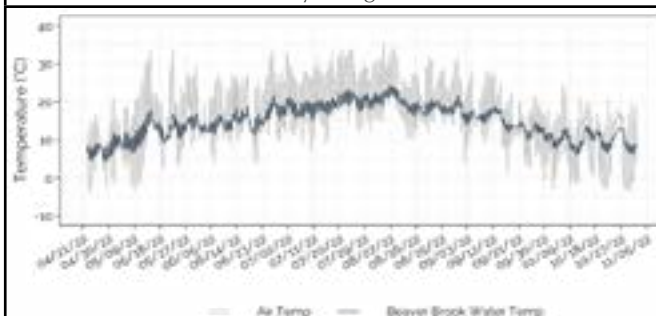
Dams	1
Ecological value/threats	

BROOKS AND STREAMS

BEAVER BROOK Beaver Brook drains a portion of the White Mountain National Forest and is a major tributary to Great Brook, which flows in to the northwest end of Kezar Lake. Water quality monitoring data have been collected since 2014.

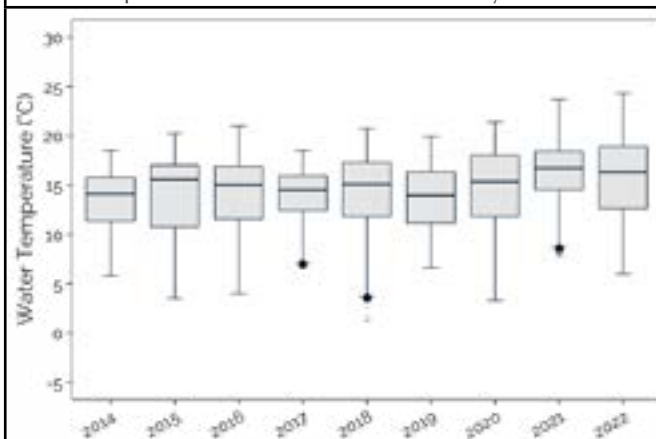
WATER TEMPERATURE

Water temperature increases at Beaver Brook from April to August and then steadily declines until retrieval in November, following closely with observed air temperature (data obtained from the Fryeburg weather station).



HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by solid line in gray boxes) at Beaver Brook has remained relatively consistent since 2014. More variability in water temperature has been noted in some years.



FLOW

Water level data collected at Beaver Brook showed that the stream responds quickly to precipitation (daily precipitation data obtained from the Fryeburg weather station).

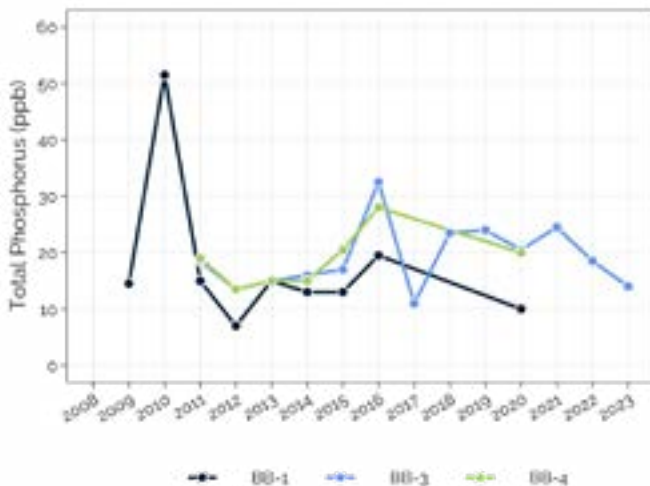


BOULDER BROOK

The brook drains an area that includes Bradley, Trout, Cushman, and Heald Ponds. It crosses under Route 5 and flows past the Boulder Brook Club before entering the east side of Kezar Lake at the swimming area. Water quality monitoring data have been collected since 2008 at multiple stations (BB-1, BB-2, BB-3, and BB-4) along Boulder Brook. Only BB-3 was sampled in 2017.

TOTAL PHOSPHORUS

Since 2008, total phosphorus in Boulder Brook has remained generally stable. Total phosphorus in 2016 was elevated despite dry summer conditions and it hit a record low in 2017.



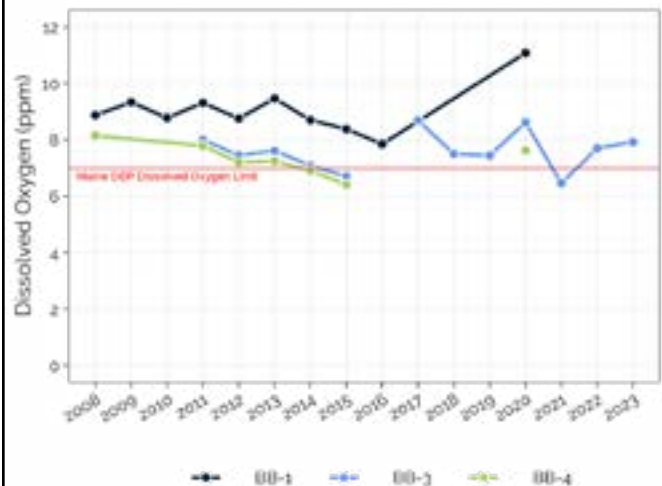
pH

Minimal pH data are available for Boulder Brook, but pH fell within the range suitable for aquatic life up until 2015 when pH dropped below 6.0. pH has since recovered. Low pH (acidic) waters can threaten fish and other aquatic life.



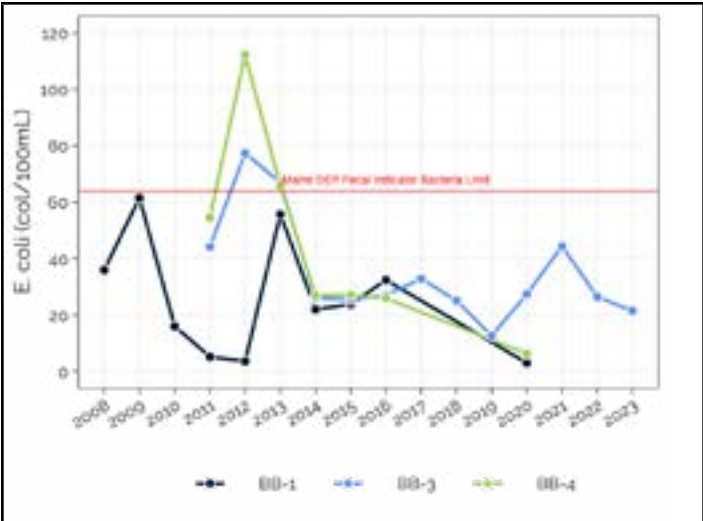
DISSOLVED OXYGEN

Dissolved oxygen at Boulder Brook generally remains above the Maine DEP standard of 7 ppm for Class A streams, with the exception of 2014-2015 and 2021. Note that dissolved oxygen readings are collected mid-day and may not represent the lowest oxygen readings for that day. Dissolved oxygen is typically lowest in early morning when decomposition and respiration processes dominate over photosynthesis.



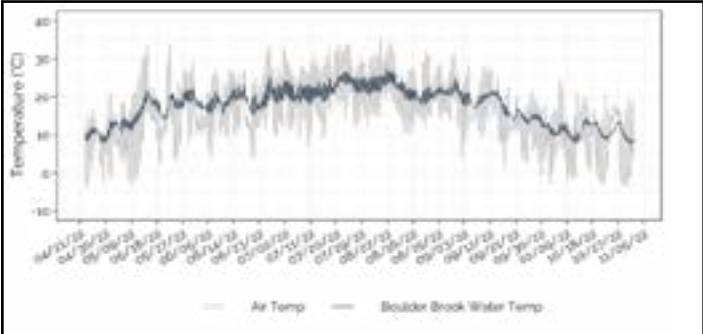
E. COLI

Since 2008, E. coli at Boulder Brook has largely met the Class A stream geometric mean of 64 col/100mL, though it exceeded it in 2012 and 2013.



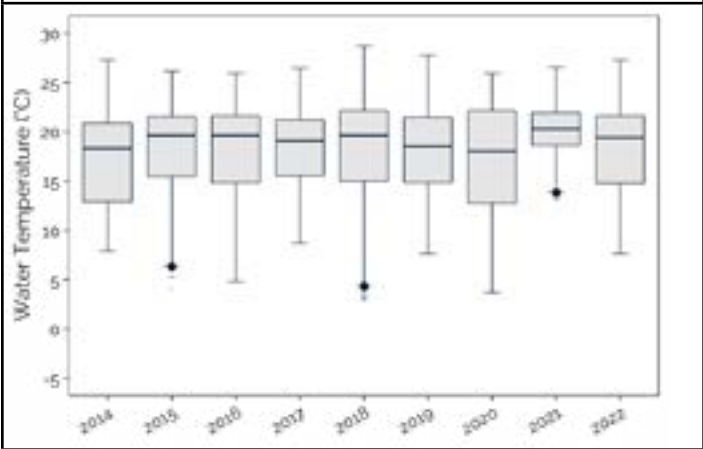
WATER TEMPERATURE

Water temperature increased at Boulder Brook from April to August and then steadily declined until retrieval in November, following closely with observed air temperature (hourly data obtained from Fryeburg weather station). Boulder Brook experienced some of the highest water temperatures compared to the other streams. July and August showed water temperatures above 24 °C, which may threaten cold-water fish species.



HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by solid line in gray boxes below) at Boulder Brook has remained relatively consistent since 2014. Some years have more variability in water temperature than other years.

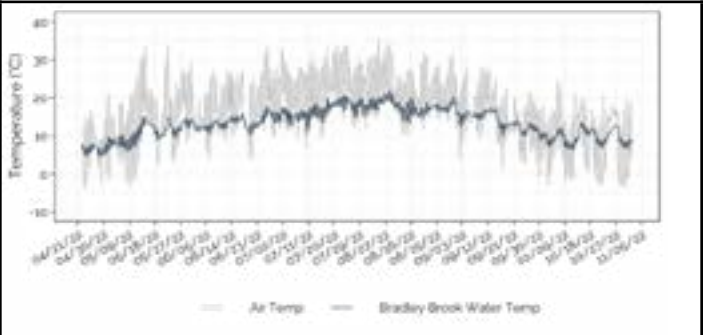


BRADLEY BROOK

A tributary that drains to the western side of the lower basin of Kezar Lake. Water quality monitoring data have been collected since 2014.

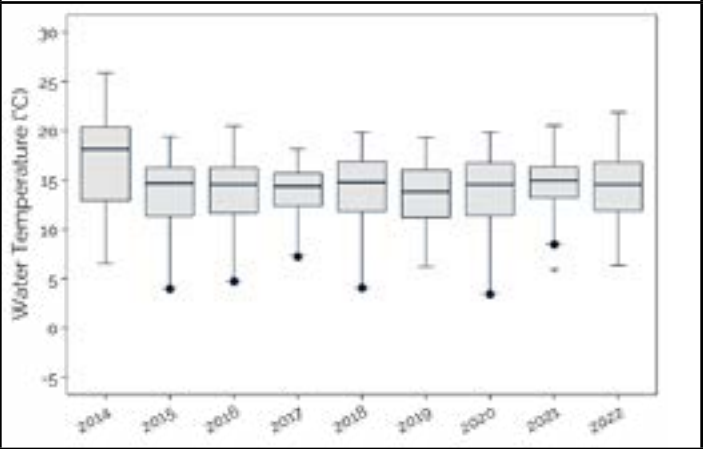
WATER TEMPERATURE

Water temperature increased at Bradley Brook from April to August and then steadily declined until retrieval in November, following closely with observed air temperature (data obtained from the Fryeburg weather station).



HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by the solid line in the gray boxes) at Bradley Brook has remained relatively consistent since 2015. Some years have more variability in water temperature than other years.

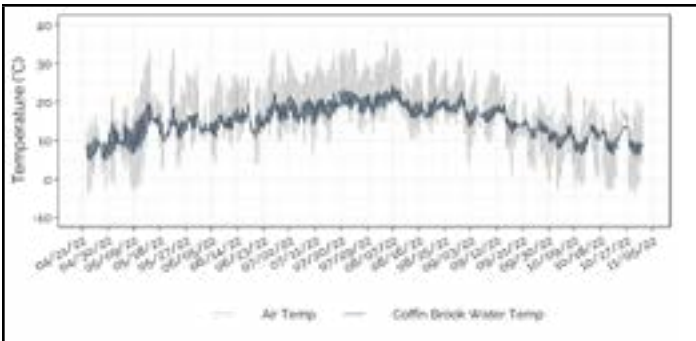


COFFIN BROOK

Coffin Brook is a tributary that drains to the eastern side of the upper basin of Kezar Lake, crossing Rt. 5 just south of West Stoneham Road. Water quality monitoring data have been collected since 2014.

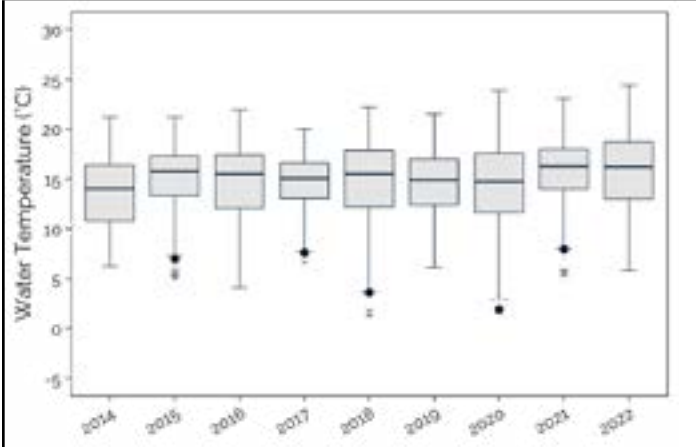
WATER TEMPERATURE

Water temperature increased at Coffin Brook from April to August and then steadily declined until retrieval in November, following closely with observed air temperature (data obtained from the Fryeburg weather station).



HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by the solid line in the gray boxes) at Coffin Brook has remained relatively consistent since 2014. Some years have more variability in water temperature than other years.

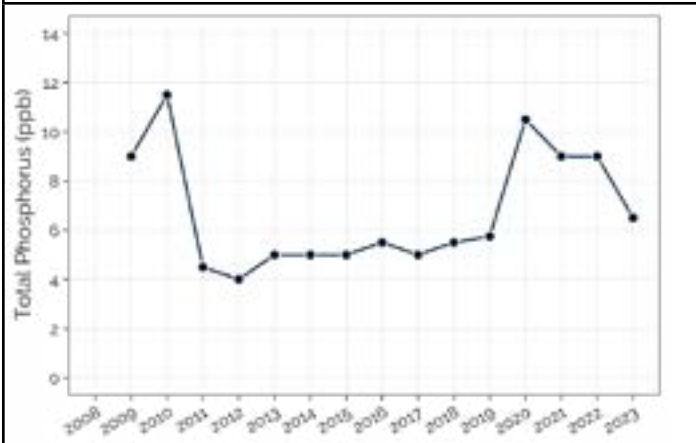


GREAT BROOK

Great Brook drains a large portion of the White Mountain National Forest and drains into the northwest end of Kezar Lake off West Stoneham Road. Water quality monitoring data have been collected since 2008.

TOTAL PHOSPHORUS

Since 2009, total phosphorus has remained below 12 ppb.



pH

pH has revealed no statistically significant trend over time. pH fell below the range suitable for aquatic life from 2015-2017.



DISSOLVED OXYGEN

Dissolved oxygen at Great Brook remains above the Maine DEP standard of 7 ppm for Class A streams. Note that dissolved oxygen readings are collected mid-day and do not represent the lowest oxygen readings for that day. Dissolved oxygen is typically lowest in early morning when decomposition and respiration processes dominate over photosynthesis.



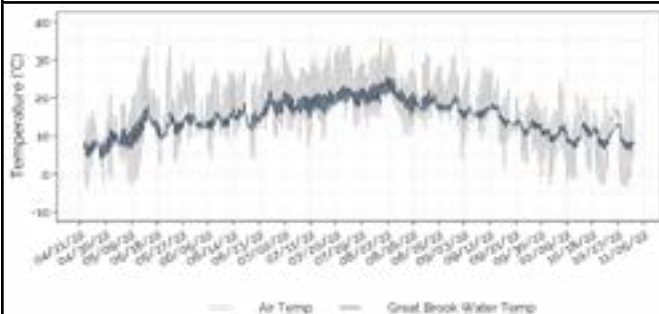
E. COLI

Since 2008, E. coli at Great Brook has been less than the Class A stream geometric mean of 64 col/100mL. However, E. coli at Great Brook has been increasing in the last ten years.

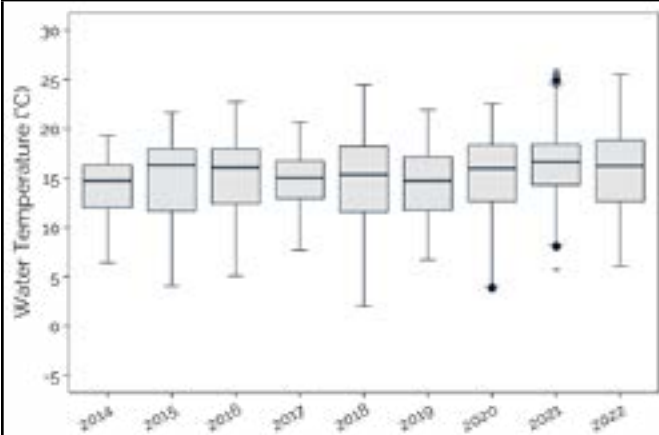


WATER TEMPERATURE

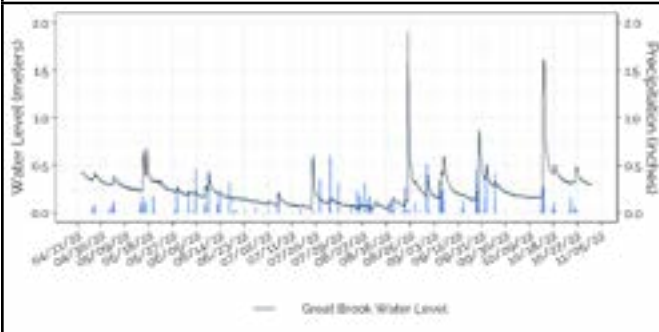
Water temperature increased at Great Brook from April to August and then steadily declined until retrieval in November, following closely with observed air temperature (hourly data obtained from the Fryeburg weather station).

**HISTORICAL WATER TEMPERATURE**

Median annual water temperature (denoted by solid line in gray boxes) at Great Brook has remained relatively consistent since 2014. Some years have more variability in water temperature than other years. 2020 had an incomplete dataset due to a lost logger.

**FLOW**

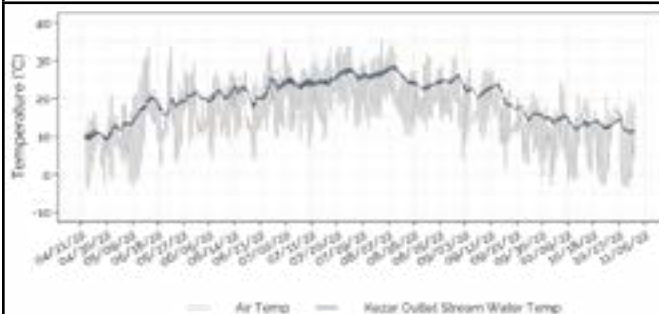
Water level data collected at Great Brook shows that the stream responds quickly to precipitation (daily precipitation data obtained from the Fryeburg weather station).

**KEZAR OUTLET**

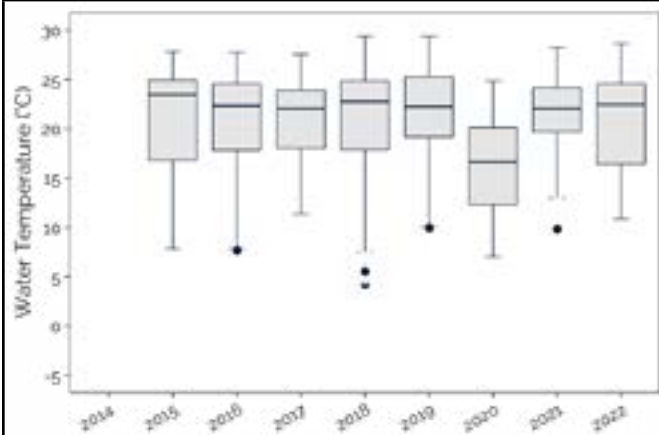
The outlet flows south from the Lower Bay of Kezar Lake. The stilling well measurement device was attached to an old fish dam structure just upstream of Harbor Road. Water quality monitoring data have been collected since 2015.

WATER TEMPERATURE

Water temperature at the Kezar Outlet Stream followed closely with observed air temperature (hourly data obtained from the Fryeburg weather station).

**HISTORICAL WATER TEMPERATURE**

Median annual water temperature (denoted by solid line in gray boxes) at the Kezar Outlet Stream has remained relatively consistent since 2015. Some years have more variability in water temperature than other years. 2020 had an incomplete dataset due to a lost logger.

**FLOW**

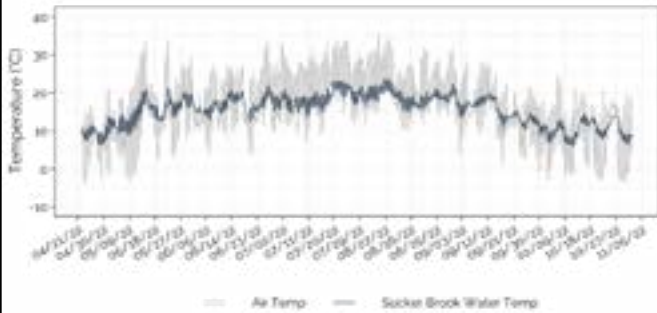
The large, but delayed, volume of water flowing from the lake through the Kezar Outlet Stream allowed water level to increase and decrease much more gradually compared the smaller headwater streams. Precipitation data obtained from the Fryeburg weather station.

**SUCKER BROOK**

The brook is a tributary that begins at the outlet to Horseshoe Pond and drains to the northwestern side of the lower basin of Kezar Lake after converging with Bradley Brook. Water quality monitoring data have been collected since 2014.

WATER TEMPERATURE

Water temperature increased at Sucker Brook from April to August and then steadily declined until retrieval in November, following closely with observed air temperature (data obtained from the Fryeburg weather station).



HISTORICAL WATER TEMPERATURE

Median annual water temperature (denoted by the solid line in the gray boxes) at Sucker Brook has been more variable since 2014 than other streams.

