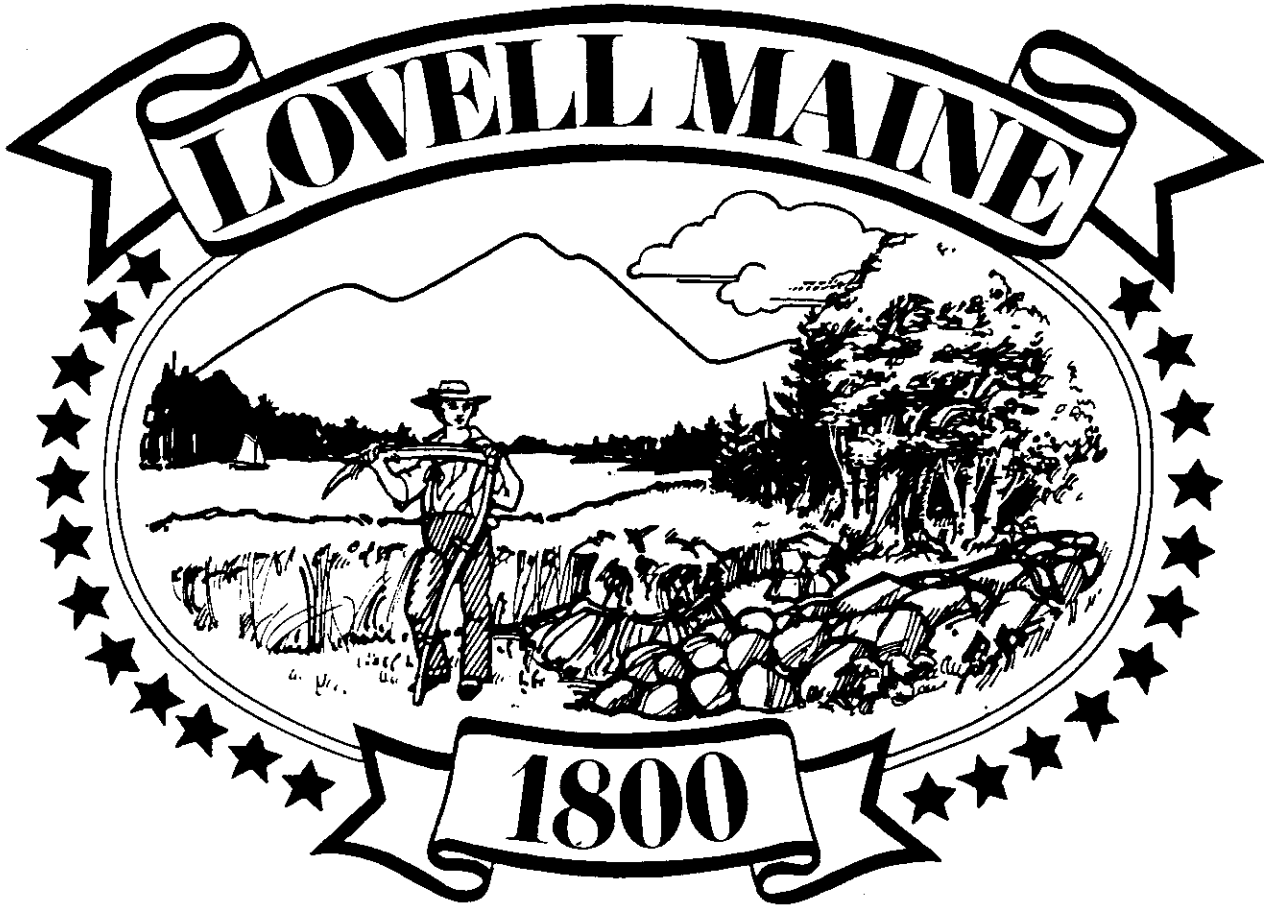
1992

Town of Lovell Comprehensive Plan

Lovell (Me.). Comprehensive Plan Committee

Town of Lovell



Comprehensive Plan

Adopted March, 1992

Town of Lovell
Comprehensive Plan

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TABLE OF CONTENTS

TOWN OF LOVELL

COMPREHENSIVE PLAN FOR 1991

Town of Lovell
Table of Contents (cont.)

Town of Lovell
Table of Contents (cont.)

TOWN OF LOVELL
COMPREHENSIVE PLAN FOR 1991

INTRODUCTION

In 1988, through the Comprehensive Planning and Land Use Act (30 M.R.S.A., Section 4960), the Legislature directed every city and town in Maine to prepare a comprehensive growth and development plan for state review and provided state funds to help get the job done. Lovell must submit a completed draft of its comprehensive plan by the fall of 1991.

As a town, we last took a good look at ourselves in 1973. Much of what was found then still holds true. In several respects, major changes have occured, however. Evergreen Valley, which then seemed to be a big factor in our future became a dead issue soon after. The New Suncook School has been expanded to more than twice its original size. Our year-round population of over 600 was expected to reach 644 in 1990. We have grown to 900 residents since that time and could reach 1,000 by the end of the century.

The 1973 Comprehensive Plan addressed the following topics: history, natural resources, existing land use, community facilities and organizations, utilities, transportation, housing, and finally, population and economy. The 1988 law requires consideration of some topics not addressed in 1973, such as fiscal capacity of the town, and in-depth treatment of several topics given only cursory coverage in 1973, such as housing, population and land use planning.

In addition, our new plan must include statements of policy relating to town growth over the next ten years and recommendations to the town as to how these policies might be implemented.

As noted in the 1973 Plan, "Planning for a community is not a static thing. As conditions change --- this Plan will have to be reviewed and modified or altered as new situations dictate. The effort must be a continuous process if the best interests of the Town and its citizens are to be served." Good advice then and even more appropriate today.

INVENTORY AND ANALYSIS

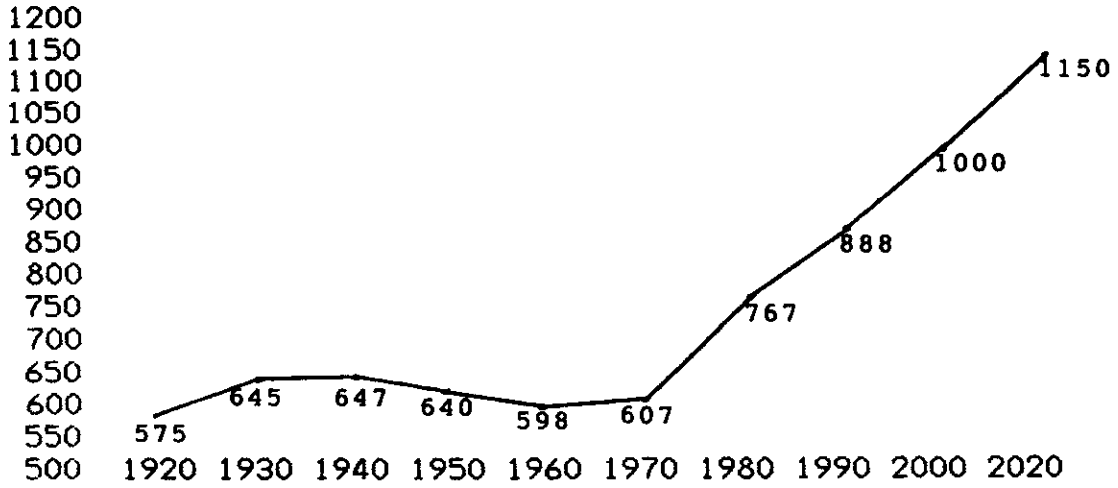
A. Population

The population of Lovell peaked at 1,339 in 1860, and thereafter declined steadily until it reached a low of 575 in 1920. For the next 50 years, the population hovered around 600. The town started to grow again in 1970 and averaged a 2.6% gain each year between 1970 and 1980. In the 1980s the increase slowed to an average of 1.6% per year. The town's growth rate over the past twenty years compares to an average of 3.4% per year for the Southern Maine Region as a whole. Given the economic conditions of the moment, it is reasonable to project a further slackening

of growth over the decade of the 1990s. A gain of 1 % per year would still put us over 1,000 people by the year 2000. Table #1 reflects this expectation.

Table #1 **********

POPULATION OF LOVELL



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In-migration has been and will continue to be the dominant factor in our growth, as the average number of live bitrhs for the town since 1970, 9 per year, has barely exceeded the number of deaths, an average of 8.3 per year.

TABLE #2**********

BIRTHS AND DEATHS FOR LOVELL

	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	total
Births	2	7	9	8	5	11	12	11	14	10	89
Deaths	9	8	11	8	8	9	7	10	10	11	91

****

In the 70s the average birth rate was 9 per year; the death rate was 7.5 per year.

For comparison purposes we might look at the other towns in our school district, Maine School Administrative District #72, and add in Bridgton for good measure. In all of the towns in this region, except for Bridgton, growth slackened between the 1970s and the 1980s, while Oxford County as a whole increased its

growth from an annual rate of 2.3% for the 1970s to 2.7% for the 80s.

Table #3 illustrates what has happened regionally.

Table #3**********

SCHOOL ADMINISTRATIVE DISTRICT #72 plus BRIDGTON
COMPARATIVE POPULATION GROWTH - 1970 to 1990

			change 1970 - 1980			change 1980 - 1990	
town	1970	1980	number	APGR	1990	number	APGR
Lovell	607	767	160	2.6	888	121	1.6
Bridgton	2,967	3,528	561	1.9	4,307	779	2.2
Brownfield	478	767	289	6.1	1,034	267	3.5
Denmark	397	672	275	6.9	855	183	2.7
Fryeburg	2,208	2,715	507	2.3	2,968	245	0.9
Stoneham	160	204	44	2.8	224	20	1.0
Stow	109	186	77	7.1	283	97	5.2
Sweden	110	163	53	4.8	222	59	3.6

APGR = Annual % growth rate

Annual % Growth Rate 1970-1980		Annual % Growth Rate 1980-1990	
Stow	7.1	Stow	5.2
Denmark	6.9	Sweden	3.6
Brownfield	6.1	Brownfield	3.5
Sweden	4.8	Denmark	2.7
Stoneham	2.8	Bridgton	2.2
Lovell	2.6	Lovell	1.6
Fryeburg	2.3	Stoneham	1.0
Bridgton	1.9	Fryeburg	0.9

Source: U.S. Census, SMRPC

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The population of Lovell is aging, as is the case generally statewide and nationally. Table #4 shows the distribution of resident population by age groups, while 4-1 shows what may happen to the region in the future.

Tables 4-2, 4-3 & 4-4 show the level of educational attainment among resident adults for Lovell, the type of occupations in which they are employed, and the types of industries which employ them. This data is taken from the Maine Census Users Group.

Table #4**********

LOVELL POPULATION DISTRIBUTION BY AGE

	under 5	5-18 yrs	18-64 yrs	65 + yrs
1980	53	189	415	110
1989	47	184	532	148
PROJECTED (2020)	55	195	685	195

****

Table 4-1; LOVELL REGION PROJECTED POPULATION**********

	1991	1995	2001	2005
Lovell	900	950	1000	1050
Brownfield	970	1050	1150	1250
Denmark	820	880	960	990
Fryeburg	3100	3250	3450	3500
Stoneham	220	230	240	250
Stow	220	230	240	250
Sweden	190	210	230	240
Waterford	1250	1300	1400	1450
For Age Group under 5				
Lovell	49	50	50	49
Brownfield	84	84	89	92
Denmark	61	62	62	61
Fryeburg	150	150	150	140
Stoneham	8	8	8	8
Stow	17	17	17	17
Sweden	11	11	12	11
Waterford	79	79	80	79
For Age Group 5 - 17				
Lovell	160	170	170	170
Brownfield	200	230	260	270
Denmark	120	140	150	150
Fryeburg	510	500	480	570
Stoneham	32	31	30	29
Stow	45	44	43	42
Sweden	30	35	38	37
Waterford	230	250	260	260
For Age Group 18 - 44				
Lovell	350	360	370	360
Brownfield	350	360	380	400
Denmark	320	330	340	330
Fryeburg	1300	1300	1300	1250
Stoneham	91	93	91	86
Stow	82	84	86	84
Sweden	77	79	81	79
Waterford	530	540	560	550

For Age Group 45 - 64

	1991	1995	2001	2005
Lovell	180	210	260	300
Brownfield	190	220	280	320
Denmark	190	220	280	320
Fryeburg	650	760	930	1050
Stoneham	40	46	56	64
Stow	45	52	64	74
Sweden	43	50	62	62
Waterford	240	270	340	390

For Age Group 65 and over

Lovell	150	160	170	170
Brownfield	150	160	170	170
Denmark	120	130	140	140
Fryeburg	510	540	570	580
Stoneham	53	56	59	61
Stow	32	34	36	36
Sweden	33	35	36	37
Waterford	170	180	190	200

****

Table 4-2; LOVELL POPULATION EDUCATIONAL ATTAINMENT**********

did not finish school	169}	
completed high school	462}	in 1980
completed college	136}	

In 1980, of the 415 people who were of working age, only 22 were unemployed. In 1989, of the 532 who are of working age, the unemployment rate remains unchanged.

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Table 4-3; LOVELL WORKFORCE BY OCCUPATIONAL TYPES 1980**********

Executive, administrative - 27
Technicians - 5
Administrative support - 34
Private household occupation - 11
Other services - 17
Precision production, craft & repair - 42
Machine operators, assemblers & inspectors - 46
Transportation & material movers - 25
Handlers, equipment cleaners, laborers & helpers - 8
Professional specialty - 25
Sales people - 39
Protective services - 3
Farming, forestry - 25

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Table 4-4; LOVELL WORKFORCE BY INDUSTRY TYPES**********

Agricultural, forestry, fisheries & mining - 14	
Construction - 30	Manufacturing - 83
Transportation - 18	Public Utilities - 3
Wholesale trade - 8	Retail trade - 46
Finance, insurance & real estate - 8	Business & repair - 11
Personal, entertainment & recreation - 48	
Health services - 5	Educational services - 12
Other professional services - 12	Public administration - 9

****

Estimated personal income figures from the United States Census Bureau for 1987, the last year for which data is available, show that per capita income among the 39 towns in the Southern Maine Region ranged from $16,059 per year down to $7,622. Lovell ranked fifth from the highest at $14,482. The median for the region was $10,494.

Our year-round population consists in the main of households of moderate incomes with a fair representation of lower and upper income households.

The median household income for the town is not available for any recent year, but it is fair to assume that it is substantially above the $28,300 figure for Oxford County. In light of Census Bureau per capita income figures, it is safe to assume that the current median household income for Lovell is around $30,000. This means that half of our year-round households have annual incomes below $30,000 and half exceed $30,000.

The latest per capita income figures available to us are for 1987. Table #5 illustrates how we compare to the other towns in our region. While we lead our region by a substantial margin, over 12% of our residents have annual incomes below the poverty level, as Table #5-1 shows.

Table 5**********

PER CAPITA INCOME - LOVELL REGION

	1979	1983	1985	1987
Lovell	$8,276	$10,837	$12,306	$14,482
Brownfield	5,403	6,813	8,194	9,642
Denmark	6,518	8,490	9,756	11,434
Fryeburg	5,459	7,354	8,485	10,024
Stoneham	5,618	7,613	8,570	9,658
Stow	4,589	5,989	6,756	7,622
Sweden	6,021	8,020	9,038	10,190

Source: SMRPC

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Table 5-1**********

LOVELL POPULATION BY:
Poverty status in 1979 by age & group
Count of persons for whom poverty status is determined

	Poverty Level Status	
	Above	Below
Under 55 years	510	63
55 to 59 years	39	8
60 to 64 years	43	4
65 years and over	96	12

Poverty Status in 1979 by Household Relationship & Age
Persons in Families Excluding Householders

	Poverty Level Status	
	Above	Below
Related Child Under 5 years	41	0
Related Child 5 years	12	0
Related Child 6 to 17 years	148	20
Other Family Member	231	18

Poverty Status in 1979 - Count of Persons for Whom Poverty Status is Determined

Income in 1979	
Below 75% of Poverty Level	62
Between 75 & 124% of Poverty Level	47
Between 150 & 199% of Poverty Level	196
200% of Poverty Level & Above	409
Seasonal Population Change	

****

Lovell experiences a dramatic population change in the summer months. Seasonal population is difficult to analyze because of rapid turnover, but it does appear that this segment of our community is growing at least as fast as the year-round population. In 1980, there were 364 nonresident households in Lovell. In 1990, that figure reached 477 or more. Assuming that the nonresident household size is typically about the same for residents (2.1 persons per household), the seasonal population, not including transients occupying hotel rooms or campsites, would be approximately 1000. It is probably higher, however.

Household Size

While the population of Lovell is increasing, the average household size is declining. In 1970, our average year-round household consisted of 2.73 persons. By 1980 the figure had dropped slightly to 2.72 persons. However, the figure declined sharply to 2.12 persons by 1990. Table 6 shows how we compare to other towns in the area in mean household size.

Table 6 **********Data- US Census & SMRPC**

MEAN HOUSEHOLD SIZE - LOVELL REGION

Town	1970	1980	1990
Lovell	2.73	2.72	2.12
Bridgton	2.94	2.62	2.63
Brownfield	2.80	2.48	2.62
Denmark	2.79	2.56	2.70
Fryeburg	3.27	2.77	2.59
Stow	2.79	3.00	2.80
Sweden	2.97	2.30	2.81

****

This reduction in the average household size has an impact on the rate at which vacant land will be converted to residential use as the population grows. Typically in recent years, new building lots in approved subdivisions have exceeded 6 acres. If this trend continues and our anticipated growth of 112 year-round residents by 2000 were all to be housed in new dwelling units, we would see at least 53 new homes built and over 318 acres consumed in their construction. If our household size had remained at 2.72 persons we would need to see 41 new homes built and 246 acres consumed.

Lovell will continue to grow, perhaps not as fast as some of our neighboring communities, but with proportionately greater pressures on the available land suitable for construction than may be generally true in the other towns. How and where this growth occurs will have an important bearing on the character of our town.

B. Economy

A wide range of occupations is represented in the Lovell work force. Carpenters, electricians, plumbers, accountants, engineers, artisans, real estate brokers, a medical doctor, a dentist, a lawyer, mechanics, nurses and teachers are all included in our population.

There are no large scale shopping facilities in Lovell. Residents look to Fryeburg, North Conway (New Hampshire), Norway-South Paris or the Bridgton, Windham and greater Portland areas for most of their major needs for food, clothing and household supplies.

The town has one small factory, a lumber mill producing finished, kiln-dried lumber, primarily of pine and hemlock. The town has no large scale business enterprises. Local businesses include the following:

Manufacturing	Automotive Services
1 lumber mill	3 garages

Retail Stores
- 3 Variety stores with lunch counters
- 4 antique shops
- 3 vegetable stands
- 4 craft shops
- 1 hardware/building supply

Food and Lodging Services
- 4 seasonal restaurants
- 9 seasonal inns with cottages
- 1 campground

Other services
- 3 photographers
- 3 real estate sales
- 8 property management
- 1 upholster/intereior designer

Construction Services
- 1 mason
- 6 carpenters
- 2 electricians
- 3 plumbers
- 4 excavators

Health Services
- 1 physician
- 1 dentist

Personal Services
- 2 hairdressers

Boat Services
- 1 marina
- 1 garage

Timber Harvesting
- 7 logging contractors
- 3 log haulers

Much of the town economy is based on summer residents who pay taxes for their lakefront property, but do not use town services outside of the summer season. This helps to give the town a strong tax base. There is little here to attract industry and large scale development.

Although there is a large working force residing in Lovell, there is no public transportation and there are no arterial highways through the town. There is probably sufficient vacant land which could be developed in the future for small business and light industry. Of a work force of 405 in 1988, 71% were employed outside of Lovell, including 12% in Fryeburg and 14% in North Conway. Some 6% of our work force commutes to Portland, 4% to Norway, 3% to Bridgton and 32% to other areas. Of the 29% who work in Lovell, a fair number are employed in home occupations. Some work at various business enterprises in town and the rest are self-employed, primarily in the lumbering and service industries.

Regional employers of the Lovell workforce include:

M.S.A.D. #72, Fryeburg	16
U.S. Postal Service	7
Cumberland Memorial Hospital, Bridgton	7
Bailey Manufacturing, Co, Fryeburg	4
Lovell Lumber Co., Lovell	4
Dearborn Manufacturing, Fryeburg	3
Northland Shoe Co., Fryeburg	1
Forest Service Industries, Fryeburg	0

Some 56% of the workforce is employed outside of the region with no concentration of workers at any one firm. The largest single group within the workforce consists of persons self-employed in the construction trades within the town itself.

Thus, Lovell is relatively insulated from the vicissitudes of those businesses and industries which are the major employers

in the region. This helps to explain the low rate of unemployment in Lovell (5.4%) compared to Oxford County as a whole (7.6%) and the Norway labor market (8.3%), though not the Sebago labor market which has a 5.2% rate.

The other side of this coin is the nature of the local economy. Of the 29% of the workforce employed within the town, most are heavily dependent on business generated by people who own summer homes here or are seasonal visitors.

A good portion of the rest are dependent on the regional timber market. While the local lumber mill receives some of the sawlogs in town, the bulk of our sawlogs go to mills in Hiram,. Bethel, and Waterford. Locally produced pallets are hauled to Baldwin. Sawlogs comprise approximately 50% of the lumber harvest, the rest being pulpwood which goes principally to New Hampshire markets (Ossipee and Freedom).

C. Housing

The housing stock in Lovell consists mostly of single-family dwellings.

Our housing survey showed that the town has 873 units of housing. Of these, 865 are single-family dwellings, including 40 mobile homes. The remaining 8 are multi-family dwellings. There are also 159 seasonal hotel room/units in town, 9 year-round hotel units and 110 seasonal campsites.

Of the 873 dwellings, 23 are year-round rentals. The rest are owner-occupied, including 396 year-round homes and 477 seasonal second homes.

Our housing stock has increased by 160 units over the past ten years.

Within 500 feet of the water, there are 283 houses on Kezar Lake, 5 houses on Farrington Pond, 9 on Horseshoe Pond, 13 on Heald Pond and 9 on Cushman Pond. Bradley Pond has no dwellings within 500 feet of the water.

Of the current housing stock, 160 dwellings were constructed within the past 10 years, 170 are 11-25 years old, 430 are 26-99 years old and 110 houses are 100 years or older. Of the 160 newest dwellings, 83 are year-round units, including 18 mobile homes.

605 dwellings are in good condition, requiring no major repairs. 193 are in fair condition, or in obvious need of some repairs, and 75 are in poor condition, or in need of extensive repairs.

During the period 1981-1987 Lovell saw an increase of 16.7% in housing units, primarily site-built single family dwellings. This compares with an increase of 10% for Oxford County

during the same period and 11.5% for the state as a whole, but is well below that of the other towns in our region.

Table #7**********

DISTRIBUTION OF HOUSING GROWTH BY TYPE FOR LOVELL REGION
1981-1989

Town	Single Family*	Multi-family	Mobile Homes
Lovell	85%	0%	15%
Brownfield	71%	7%	23%
Denmark	71%	4%	25%
Fryeburg	80%	0%	20%
Stow	63%	0%	37%
Sweden	69%	0%	31%

*Site -built

Source: Maine State Housing Authority

****

Over the last ten years, 30 % of all new dwelling units built in Lovell, 48 new homes, were constructed on Kezar Lake. A good portion of these have been at Timber Bay Shores and Ladies Delight.

The rental situation in Lovell varies from year to year. Vacancy rates for year-round rentals are low. The 23 rental units are usually filled. Apartments in multi-family homes are typically one bedroom units renting for $350 a month. Single family homes comprise the bulk of the rental units in town, and reportedly rent for $500 a month for a two bedroom unit or more depending on the number of bedrooms.

Lovell has no subsidized housing.

The West Lovell area has seen the most new housing construction over the past ten years, both seasonal and year-round dwellings. Another concentration of new construction has been the Sabattus area, with mostly year-round units.

Based on subdivision permits issued by the Planning Board, it appears likely that Fern Drive and the Old Waterford Road will also see a concentration of new housing construction in the near future, although there are also other areas in Lovell where growth could occur as large tracts of land are sold to developers.

The last year or so has seen a marked downturn in new construction activity throughout the region, including Lovell. This situation is expected to continue into 1992, and perhaps well beyond. Lovell is thus afforded an opportunity to address what type of development it wants and how fast the town should grow.

What kind of burden will more new homes add to the school system? the fire department? police coverage? the road system? building inspection and other services?

The whole issue of affordable housing has much to do with the kind of community Lovell is now and what we want it to be.

During 1989, 18 dwellings in Lovell were sold for year-round occupancy. Table #8 lists the selling prices. The price range for these houses was $37,000 to $145,000, with the median being $85,000 and the average, $86,903.

Table #8**********

HOUSING SALES - 1989

1.	$145,000	10.	$85,000
2.	$132,000	11.	$80,000
3.	$130,000	12.	$79,000
4.	$121,750	13.	$66,000
5.	$91,000	14.	$62,250
6.	$90,000	15.	$60,000
7.	$90,000	16.	$55,000
8.	$87,500	17.	$50,000
9.	$85,000	18.	$37,000

****

The median annual household income for Lovell is believed to be approximately $30,000. As noted earlier, this is somewhat above the median income for Oxford County, $28,300. Using state guidelines for determining whether the purchase of a new home is an affordable option or not for a given family, it appears that the majority of homes sold in Lovell for year-round use last year were beyond the means of a family with the median household income for Lovell as well as Oxford County.

State guidelines define moderate income as ranging from 80 to 150 per cent of the county median, which in the case of Oxford County means $22,640 to $42,450. 2 of the 18 houses sold for year-round use in Lovell would by state standards be affordable to households with annual incomes at the low end of the moderate range. 6 were affordable to housholds with income of $32,545 per year. 8 sales were affordable to households with $34,500 in annual income.

Table #9**********

HOUSING AFFORDABILITY IN LOVELL

Median annual household income =$30,000 ($28,500 for Oxford Cnty)
Low income = 80% x $30,000 = $24,000 or less
Moderate income = 80 - 150% x $30,000 = $24,000 - 45,000
Very low income = 50% x $30,000 = $15,000 or less
Low income/month = $2,000 or less
Moderate income/month = $2,000 - 3,750
Very low income/month = $1,250 or less

HOUSING SALES WITH CONVENTIONAL FINANCING

0	affordable to very low income at 28% of monthly income = $350 for mortgage, taxes and insurance
2	affordable to low end of moderate income at 28% of monthly = $560
8	affordable to mid-range of moderate income at 28% of monthly = $805
14	affordable to upper limit moderate income range at 28% of monthly = $1,050

****

The permanent population of Lovell is comprised mostly of households with moderate incomes living in homes which they themselves own. At the same time we are a community of considerable social-economic diversity. Our per capita income is far above that of any other town in our region, as is our average annual household income. Yet, 24% of residents who responded to the public opinion survey conducted by the Comprehensive Planning Committee in 1989 reported annual household incomes of $21,000 or less. 14% reported annual household incomes of less than $13,000. If we want to preserve diversity in Lovell, we need to promote the construction of more affordable housing, perhaps by finding ways of reducing the cost of site development for new construction.

Lovell also has a small stock of rental properties and clearly could use more, judging from the almost non-existent vacancies among existing rental units. Current rental units are at the upper limits of affordability for households with low or moderate incomes as determined by state guidelines. The town has a number of larger, older homes which might easily be converted to apartments were it not for the problems of sewage disposal. Because of such problems, several of these properties are essentially unsaleable since there is no real market for them as single family homes either for seasonal or year-round use. Owners of these properties interested in selling them would have better prospects if sewage disposal requirements for their conversion to multi-family occupancy could be met at reasonable costs. The marketability of these properties is, of course, directly related to their worth as part of the tax base of the town. If we feel that increasing the number of rental units in Lovell would other-

wise be of benefit to the town, we need to find ways of increasing the likelihood of conversion of these older properties as well as the construction of new multiple family housing.

D. Transportation

Lovell has approximately 60 miles of public roads, 45 paved and 15 dirt surfaced. 11.8 miles are State maintained. The rest are town maintained, almost all for year-round use. The town also has three public parking areas.

Lovell has 21 miles of privately owned and maintained roads serving developed areas. These include the Christian Ridge Road and the Ladies Delight Road.

Lovell has no railroad connection. The nearest railroad line, the old Boston & Maine line, passes through Fryeburg and is now little used.

The nearest airport with nationwide connections is Portland International Jetport. A small regional airport at Fryeburg provides facilities for general aviation but no regular commercial service.

The town has no major public parking facilities.

The town has no paved sidewalks or other designated pedestrian ways.

The State Department of Transportation classifies highways, according to their level of use, as arterial highways, collector highways or local highways.

Arterial highways are defined as the most important traveled routes in the state. They carry highspeed, long distance traffic and attract a significant amount of federal funding. They usually carry Interstate or U.S. Route number designations. Collector highways are routes which collect and distribute traffic from and to the arterial routes seving places of lower population densities and somewhat removed from main travel routes.
Local highways primarily serve adjacent land areas and usually carry low volumes of traffic.

None of the road mileage in Lovell is classified as arterial. 14.5 miles are classified as collector highways. These are our road connections to the surrounding towns. Local highways make up the balance of our road mileage.

The most recent survey of highway conditions and town parking areas in Lovell found our roads to be in good to fair condition for the most part. The complete list is as follows:

ROAD CONDITIONS FOR LOVELL

ROAD NAME	DESCRIPTION	MILES	CONDITION	MAINTAINED BY
BRADLEY POND RD	1 LANE GRAVEL	1.8	POOR	PRIVATE/TOWN
CHRISTIAN HILL RD	2 LANE PAVED	2.5	FAIR	TOWN
COFFIN BROOK RD	WIDE LANE/PAVED/GRAVEL	0.2	FAIR	TOWN
CHRISTIAN HILL RD	2 LANE PAVED	3.4	GOOD	TOWN
DUMP RD	2 LANE PAVED	0.2	GOOD	TOWN
EASTMAN HILL RD	2 LANE PAVED	1.8	FAIR	TOWN
FERN DRIVE	2 LANE PAVED	0.1	FAIR	TOWN
FERN DRIVE	2 LANE PAVED	1.0	GOOD	TOWN
FOXBORO RD	2 LANE PAVED	2.2	GOOD	TOWN
GOLF COURSE RD	2 LANE PAVED	0.6	FAIR	TOWN
GROVER'S BRIDGE RD	WIDE LANE GRAVEL	1.5	FAIR	TOWN
HARBOR RD	2 LANE PAVED	0.7	GOOD	TOWN
HARTMAN RD	PAVED	0.6	FAIR	TOWN
HARTMAN RD	WIDE LANE GRAVEL	0.7	FAIR	TOWN
HATCH HILL RD	2 LANE PAVED	0.6	FAIR	TOWN
HEALD POND RD	WIDE LANE GRAVEL	0.6	GOOD	TOWN
HORSESHOE POND RD	2 LANE GRAVEL	1.0	FAIR/POOR	TOWN
HOWARD CHARLES RD	WIDE LANE GRAVEL	1.8	GOOD	TOWN
KIMBALL RD	2 LANE PAVED	0.4	GOOD	TOWN
KNIGHTS HILL RD	2 LANE PAVED	0.1	GOOD	TOWN
LOVELL LANDING RD	2 LANE PAVED	0.4	FAIR	TOWN
McKEEN RD	1 LANE GRAVEL	0.5	GOOD	TOWN
NEW RD	2 LANE PAVED	0.8	GOOD	TOWN
OLD WATERFORD RD	2 LANE PAVED	2.4	GOOD	TOWN
OLD WATERFORD RD	2 LANE GRAVEL	3.7	GOOD	TOWN
PLEASANT POINT RD	2 LANE PAVED	0.7	FAIR	TOWN
ROUTE 5	2 LANE PAVED	11.3	GOOD/FAIR	STATE
ROUTE 5A	2 LANE PAVED	2.1	GOOD	TOWN
ROUTE 93	2 LANE PAVED	0.5	GOOD	STATE
SABATTUS MT RD	WIDE LANE GRAVEL	1.2	FAIR	TOWN
SABATTUS RD	2 LANE PAVED	1.5	FAIR	TOWN
SEVERANCE LODGE RD	2 LANE PAVED	0.7	FAIR	TOWN
SHAVE HILL RD	2 LANE PAVED	0.9	GOOD	TOWN
SLAB CITY RD	2 LANE PAVED	3.1	GOOD	TOWN
SMARTS HILL RD	2 LANE PAVED	0.1	FAIR	TOWN
SWAMP RD	2 LANE PAVED	1.6	FAIR	TOWN
VINTON RD	PAVED	0.5	GOOD	TOWN
VINTON RD	2 LANE GRAVEL	0.9	FAIR	TOWN
WEST LOVELL RD	2 LANE PAVED	4.5	FAIR	TOWN
WEST LOVELL RD	GRAVEL	2.2	FAIR	TOWN
WEST STONEHAM RD	2 LANE PAVED	1.2	GOOD	TOWN

All roads, except the following, are maintained for winter use:

Fern Drive beyond the first mile
Grover's Bridge Road beyond the first 0.4 mile
Vinton Road
West Lovell Road beyond first 4.5 miles

PUBLIC PARKING IN LOVELL:

Kezar Lake

1. North Lovell Landing:
   Poor limited parking; expansion is possible.

2. Town Beach at Pleasant Point:
   Limited parking close to beach. However the town owns a cleared acre of land for this purpose about 1/2 mile away.

3. Town Beach and Landing at the "Narrows":
   Excellent parking facilities.

4. Town access at Severance Lodge Road:
   No parking available, access not identified.

Lovell Village:

There is limited street parking for business traffic. The town owns land in the village, and a municipal parking facility could be developed there. A parking facility in this area might also be used for car-pooling. Note: While a need for sidewalks has not yet become apparent, Lovell Village would probably be the first part of town to warrant them.

Center Lovell:

The United Church of Christ in Center Lovell does not have adequate parking facilities. Many church-goers have to park on the gravel shoulder of Route 5 and walk on the road surface. The directors of the Church are aware of the problem and are attempting to correct the situation.

The nearest arterial highway to Lovell is U.S. Route 302, a major east-west road between the greater Portland area and Central Vermont. State Route 5 intersects U.S Route 302 in Fryeburg. Route 302 has been designated by the Maine Department of Transportation as a corridor of regional and economic significance. This road carries a considerable amount of commercial trucking.

The relative remoteness of Lovell from highspeed highways and rail service continues to be a limiting factor on the growth and development of the town.

While our highways are in generally good condition, roads serving some of the growth areas in Lovell may need upgrading in the near future, examples being the Old Waterford Road and the Sabattus Road.

E. Public Facilities and Services.

1. Water supply and sewage disposal

Lovell has no public water supply or sewage disposal systems.

2. Solid Waste

The town operates a dump just off Route 5 north of Lovell Village. A transfer station with compactor was constructed in 1981 for solid waste. The compacted waste is trucked to Auburn to a waste-to-energy incinerator.

The dump also includes several recycling areas. Residents bring their solid waste here where it is sorted to remove glass, metals, tires, cardboard, newspaper and brush, as well as hazardous wastes, before the remainder may go into the receiving bin of the compactor. Metals, tires and newspaper are recycled. Brush and construction debris are burned and then buried. Glass is crushed and buried. Hazardous wastes are disposed of by various state-approved means. As our town moves into the 1990s, we are aware that greater efforts must be made to recycle more materials and actually reduce the volume of trash being generated. Lovell must become a part of more regional efforts towards these ends.

Glass will need to be sorted by color and taken to a proper reclamation facility. The town should also consider establishing a redemption center at the dump for deposit containers, including bottles and cans.

Metals could be sorted to increase the value of the scrap. Steel and aluminum cans should be separated from the waste stream so that the materials can be recycled.

Cardboard should be stockpiled and baled for shipment to a reclamation center.

Brush and leaves can and should be brought here.

A collection area for toxic household chemicals should be established for transfer to approved areas.

In addition to the town dump, the town operates a stump dump at Center Lovell for the disposal of stumps and demolition materials. The stump dump appears to have adequate capacity for the forseeable future.

Additionally, the town recently established a septage dump on leased property off the Old Waterford Road. While the site is adequate for current needs, the town needs to acquire a permanent area for septage disposal.

Toxic waste is only a minor issue in Lovell at this time with the majority of it being household chemicals. However, the

town, and especially the Planning Board, must pay strict attention to any business that may now or in the future generate any toxic waste.

3. Law Enforcement

The Oxford County Sheriff's Department, with headquarters at South Paris, is the principal source for police protection for Lovell. The Maine State Police provide backup coverage from Gray. During the summer months, the town employs part-time officers for more immediate police service when the seasonal population is at its peak. The Selectmen also appoint a number of town constables, but the functions of the constables are primarily civil in nature rather than law enforcement. A part-time Code Enforcement Officer is elected to administer town ordinances relating to building construction and land use.

As the town continues to grow, the need to expand police protection can be foreseen. The level of construction activity and the ever increasing complexity of state codes along with possible new town ordinances will certainly call for more code enforcement coverage than can be expected from current arrangements.

4. Ambulance

Lovell is served by two ambulance services from neighboring towns.

The Stoneham Rescue Service provides emergency ambulance and rescue as well as some non-emergency transport services to Lovell, Stoneham , Waterford and Albany. Stoneham Rescue Service operates two modular style ambulances based at East Stoneham. In 1989, the service responded to 101 calls, of which 23 were to Lovell.

Fryeburg Rescue serves Fryeburg, Lovell, Brownfield, Stow, Chatham, NH, and East Conway, NH, with a staff of 50 emergency medical personnel. The Service is equipped with two ambulance/rescue units , one vehicle extrication unit and one motorboat. Fryeburg Rescue is strictly an emergency service. The service completed 415 runs in 1989, of which 45 were to Lovell.

Both services are staffed primarily by trained volunteers, though Stoneham Rescue has had to hire some staff due to a shortage of volunteers.

Both services are supported by a mix of fund raising activities, donations, and town subsidies.

Both services sponsor state required training courses for persons to become licensed as ambulance attendents and emergency medical technicians. Cardio-pulmonary resuscitation (CPR) classes for anyone interested are also offered.

There are no user fees charged for either service.

5. Fire Protection

Fire protection for Lovell is provided through the Lovell Volunteer Fire Department which has stations at Lovell Village, Center Lovell and North Lovell. The equipment includes two fire pumpers, two water tankers and two forest fire trucks.

The two water tankers have been recently updated and have a combined capacity of 5,000 gallons. The two tankers along with the two recently purchased 3,000 gallon portable water baskets give the fire department appropriate capabilities for fighting rural type fires.

The oldest pumper was built in 1957 and the department foresees the need to replace it with a newer vehicle in the near future.

The department is continuously updating its equipment and has recently added a trailer with an electrical generator, lights, smoke ejector and related equipment.

As town population rises, the calls on the fire department grow with it. Throughout the 1960s, the department responded to a total of 136 calls. The same is true for the decade of the 1970s. In the 1980s the total calls reached 204 as the population pushed towards 900 residents. The most frequent type of calls over the last decade have been chimney fires, with woods fires running a close second. Calls to render assistance to fire departments in surrounding communities (mutual aid) totaled 13 from 1980 through 1989, down from 24 for the previous decade.

The fire department facilities are cramped and a new fire station centrally located in the town will have to be considered in the near future to provide better space for training, equipment, and dispatching.

The department has a core of 40 active volunteer fire fighters who have met state and federal training requirements.

Because such mandated training requirements are continually being expanded and because of the ever increasing legal liabilites which attach to the role of a volunteer fire fighter, a cadre of professional fire fighters and town funding to support them may be needed in the future.

6. Education

Lovell is a part of the Pequawket Valley School District, Maine School Administrative District #72. Besides Lovell, this district includes the towns of Brownfield, Denmark, Fryeburg, Sweden, Stoneham and Stow. The district operates public schools for grades kindergarten through 8 , and contracts with the privately governed Fryeburg Academy for the education of its resi-

dent pupils in grades 9 through 12. High school students from the district also have access to vocational educational programs at the Lake Region Vocational Center in Naples.

The district maintains elementary schools at Brownfield, Denmark, Fryeburg and Lovell for grades kindergarten through 5. Students attend the new (1988) Mollyockett Middle School at Fryeburg for grades 6 through 8.

The New Suncook School at Lovell is the largest elementary school in the district. This recently enlarged facility serves 234 students. The building has 12 regular classrooms, music and art rooms, a library, a full gymnasium, a cafeteria and kitchen, and special education classrooms. The building is available for a variety of community uses when school is not in session.

The Pequawket Valley School District served 1,234 resident students as of October 1989. District schools also receive 34 tuition pupils from Albany Township and Chatham, NH. Current enrollment includes 889 students in grades K through 8. Of this number, Lovell sends 122. District residents in grades 9 through 12 number 379, including 54 from Lovell. Lovell students thus represent approximately 14.5% of the total number in the district.

The district has a current school year budget of $7,411,916. The state of Maine contributes $3,107,224 of this amount through state foundation and debt service aid. The district anticipates receipt of $134,085 this year from federal funds. The balance of $4,157,657 of the budget will be raised by assessments to the towns in the district and tuition receipts for the students from Albany and Chatham. The district assessed Lovell $841,465.93 as the town's share of its net operating cost for the 1989-1990 school year. This represents 23% of such costs based on the assessment formula which combines enrollments and property valuations for the towns. Lovell has some 28.6% of the property valuation of the district as determined by the state.

Pequawket is experiencing a modest but steady growth rate of some 2 to 3 % annually. Construction of the new Middle School, a new school in Denmark and the major addition at Lovell have entirely relieved the overcrowded conditions which faced the district for several years, and has provided growth capacity for some years to come.

Fryeburg Academy has an enrollment of 525 students, including 29 day and 117 boarding students from outside our district. Its boarding population is drawn from 12 states and 7 foreign countries. The Academy provides programs for college preparation, business education and pre-vocational students. The school typically sees 70% of its graduates enter 2 and 4 year colleges. 80% overall pursue some form of post secondary education. The school reports a dropout rate of 1 to 2 % per year.

Fryeburg Academy, founded in 1792, is the second oldest high

school in the state. It regularly sends graduates to such colleges as the University of Maine, Bowdoin, Colby, Bates, Boston University, Worcester Polytechnic Institute, Boston College and the University of Vermont. Daniel Webster was one of its early headmasters.

While there are no post-secondary educational institutions within the Southern Maine Region, Lovell residents are within commuting distance of a number of colleges, such as Bates, Westbrook, the University of Southern Maine as well as the Southern Maine Vocational Technical Center.

7. Health Care

Lovell is in the service area of three small community hospitals, Northern Cumberland Memorial at Bridgton, Stephens Memorial at Norway and North Conway Memorial in New Hampshire. Lewiston/Auburn also has major hospital facilities.

One physician has recently opened an office in Lovell as has a dentist.

A number of physicians and dentists maintain offices in Fryeburg and Bridgton. A small health clinic also operates at Fryeburg.

Major medical facilities in Portland and Lewiston/Auburn area are about an hour drive from Lovell.

8. Cultural Facilities

a. Libraries

Lovell has two libraries serving the public, Charlotte E. Hobbs in the Village and Lewis Dana Hill in North Lovell. Both institutions are privately governed but receive some subsidies from the town. Both engage in extensive fund-raising activities to meet the majority of their budget needs.

Through these libraries Lovell residents have access to the collection and services of the Maine State Library.
The Lewis Dana Hill Library is located in what once was the North Lovell School. This library serves not only Lovell but also East Stoneham, Waterford and Albany.

The Charlotte E. Hobbs Library in the Village, built in 1906, was substantially enlarged and renovated in 1976 and is adequate in size to meet the present needs of the community. It houses a collection of 11,000 volumes, 3500 of which are for children, over 30 periodicals, a comprehensive reference section, young adult section and large print and talking books for the visually impaired. Special features of the collection include a number of volumes on local and state history and geneological works. Non-print materials include records, audio cassettes, games, and a newly established video collection. The

Hobbs Library has an annual circulation of approximately 18,000 volumes.

The Hobbs Library facilities, materials and equipment and services are available for residents, and non-resident taxpayers of Lovell and Sweden. This Library is open to the public 30 hours a week. It currently operates on a budget of approximately $26,000 per year, of which less than 25% is tax supported. Future demands are expected to require further expansion and increased budget as the library continues to improve its educational and cultural services to the community.

The Hill library has a 5,000 volume collection and an annual circulation of 15,000.

b. Music

Another cultural facility of note in the town is Quisisana Lodge which is host to a summer music program for conservatory students who perform for dinner guests at the Lodge on Lake Kezar. These performances can be heard at some distance from the Lodge along the shores of the Lake.

c. Churches

Lovell United Church of Christ services are regularly held in Center Lovell, but the church also owns the Village Church which it uses on occasion. The Village Church is open during the summer months for weddings, funerals and other special occasions. Most recently a series of concerts were held here. The Village Church is on the National Register of historical places. The construction of this church was spurred by a division among church members on the slavery issue. Funds were raised by selling pews for an average price of $40, and the sum of $1530 was subscribed for its construction in 1851. The building is of brick and is in the Christopher Wren style.

The congregation of the Village Church merged with the Center Christian church to form the Lovell United Church of Christ in 1968. The main house of worship is located on Route 5 in Center Lovell. Weekly worship services are held throughout the year. This church has facilities large enough and available for many community activities and sees frequent use from local groups. Kitchen and dining facilities, toilets and parking are available.

Another active church group in town is the Tabernacle of the Congregation, founded in 1975.

d. Masonic Hall

The Lodge is one of the oldest organizations in town, having received its charter in May, 1870. Historical records tell us early meetings were held in a rented hall over the village general store, now Lovell Village Block. In 1919 the present

Masonic Lodge Hall was purchased. This building had previously been a store with a blacksmith shop in the basement. The Lodge celebrated its 100th anniversary in 1970 and remains an active body.

e. Veterans of Foreign Wars Hall

The V.F.W. Chapter occupies a building which was originally a Methodist Church and has, at various times, served as a roller skating rink, dance hall and motion picture theatre. The Hall is heavily used for a variety of V.F.W. and private social functions.

F. Municipal Facilities and Services

Town government in Lovell has remained much the same since its founding. The town is administered by a board of three selectmen, the town clerk, tax collector and treasurer. The positions of town clerk, tax collector and treasurer are all part-time. A public works commissioner oversees maintenance of roads, beaches and landings, cemeteries and dumps. The town elects a part-time code enforcement officer to oversee the administration of land use ordinances in the general development zone of the town and the town building code.

The town elects a five member Planning Board to oversee all development for which a conditional use permit is required under the town zoning code. Responsibilities of the Planning Board include: all subdivisions of land; any proposed land use within 250 feet of the shore of any body of water covering ten acres or more; construction of, or additions to, any building on a lot of less than 85,000 square feet; new businesses; location and construction of any industrial and some commercial structures; and public utility installations. The Planning Board is also responsible for recommending new ordinances as it sees the need for adoption at town meeting.

The Code Enforcement Officer is responsible for enforcing any permit conditions for developments approved by the Planning Board.

A five member Appeals Board is appointed by the Selectmen to consider appeals from the permit decisions of the Code Enforcement Officer and the Planning Board and requests for variances from code requirements.

The public works department includes a full time staff of one.

In the late 1960s the first town office building was constructed to house the functions of town clerk, treasurer, tax collector, and the selectmen. This office at Center Lovell consists of two small rooms. Most town records are housed here. The building also incorporates a fire station. With expanding population and the increasing complexity of town government the need to increase the number of persons employed in town govern-

ment is easily foreseen. The town office rooms are cramped, as is the attached fire station, and this building will probably need to be replaced with larger accommodations in the near future.

Other administrative facilities of the town include the public works department with headquarters at the town dump north of the Village, the refuse transfer station and recyclables collection center at the town dump, a stump dump in Center Lovell, a leased septage site off the Old Waterford Road, and a winter sand mixing area on Route 5. All of these facilities appear to have capacity for growth near term, though a permanent location for the septage disposal is needed.

G. Recreation

1. Water Sports

Lovell, with Lake Kezar and nine great ponds within its bounds, offers residents and visitors fine accomodations for swimming, boating and other aquatic sports. Lake Kezar is famous for its bass fishing. The Lake has three public landings and three public beach areas. Horseshoe Pond, Heald Pond, Bradley Pond, Mill Pond, Cushman Pond and Farrington Pond also have public landings for small boats. The town maintains a picnic area on Lake Kezar at the Narrows, and a wilderness scenic area at Five Kezars.

There are three public beaches in town. Pleasant Point Beach is on Lake Kezar at the end of Pleasant Point Road in Center Lovell. The Town Recreation Commission oversees a summer swimming program here. The beach is open to Lovell residents and guests only. The facilities include public toilets and limited parking. The Narrows Beach is off West Lovell Road at the narrowest point of Lake Kezar. This is another sandy beach with a raft and roped off swimming area. Facilities include a picnic area, a boat launch ramp, public toilets and ample parking. The North Lovell Town Landing at the upper end of the Lake offers a sandy beach, a boat launch ramp, a public toilet facility and limited parking.

There are 9 public accesses to the Lake and ponds located as follows:

Bradley Pond
Cushman Pond
Farrington's Pond
Heald Pond
Horseshoe Pond
Kezar Lake at the Narrows
Kezar Lake at North Lovell
Kezar Lake at Severance Lodge
Village Mill Pond

2. Tennis

The town maintains two asphalt courts behind the Charlotte E. Hobbs Memorial Library. The Lovell Recreation Commission oversees a summer tennis program here.

3. Ice Skating

The town has a public ice skating rink located next to the Village Fire Station on Smarts Hill Road. The rink is being maintained by the Lovell Volunteer Fire Department.

4. Golf

Lake Kezar Country Club is a fine, nine hole course with clubhouse facilities on Route 5 between the Village and Center Lovell. This is a privately owned facility, but is open to public use. The board of directors is currently surveying land for expansion. A five year plan for adding nine more holes is expected to cost approximately $1,000,000.

5. Natural Preserves

Open spaces are among the town's most important assets. The following areas have special value as natural, scenic and recreational resources:

Kezar Falls Wilderness Area, located off the Old Waterford Road at the outlet of the Five Kezar Ponds, is a town owned scenic area contains 51 acres of wilderness. Kezar River originates here. The river has formed a 50 foot deep gorge and several large pot holes. Granite ledges rise on either side of the gorge. A twenty foot waterfall precedes the gorge and runs for about 200 yards through it. There is a fenced area for viewing the ledges and gorge.

Sabattus Mountain is a promontory characterized by steep cliffs on its southerly side. It offers hikers a pleasant climb among mixed forest growth leading to a superb view at the summit of the southern peaks of the White Mountains and the Saco Intervale as well as lakes in the region. Outcroppings of granite, rich in mica and feldspar, add interest to the trail, while a variety of birds and flowers thrive in the special habitats of this upland area. Large portions of the mountain have been logged in recent years. The town is negotiating with landowners in the area for a right-of-way to preserve public access here. The state has purchased land near the summit area for public use.

Sucker Brook Floating Bog at the outlet of Sucker Brook in the northwest cove area of Kezar Lake supports bird life and aquatic mammals requiring an environment unspoiled by encroachment of man. The area is in need of protection from future development.

Sucker Brook Preserve is a 32 acre tract of land owned and

managed by the Nature Conservancy. A nature trail about a mile long has been marked through the preserve which takes the visitor along the brook and to the edge of the bog and Moose Pond.

The White Mountain National Forest at the northern edge of town offers excellent hiking areas.

The abundance of forest land in the town attracts many hunters to the community, and a large number of forest roads and trails provide fine conditions for horseback riding.

6. Playgrounds

Three playground areas are available for public use in town. One is the North Lovell playground behind the Lewis Dana Hill Library. Facilities include playfields, picnic tables, timberform playset and a basketball hoop.

The playground adjacent to the tennis courts in the village contains a playset.

The playground at the New Suncook School includes a slide, swingset, horizontal bars, climbing dome and baseball field.

Additionally, the Selectmen have been negotiating for the purchase of land suitable for the construction of additional ball fields. The town will be asked to approve purchase of a 27 acre site for town ball fields in the Smarts Hill area in 1991.

7. Snowmobile Trails

There are a number of snowmobile trails throughout Lovell connecting with trail systems of the surrounding towns of Waterford, Stoneham, Sweden and Fryeburg and maintained by the local snowmobile club. These trails are open to use by cross-country skiiers and hikers. A snowmobile trail map for the town is found in Appendix A.

8. Scenic Views

Ours 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 examples.

Route 5 at Center Lovell --- spectacular view corridor from highway featuring a panoramic view of the White Mountains with Kezar Lake in the foreground.

Hatch Hill --- top of Hatch Hill Road, Center Lovell, offering a view of both upper and lower bays of Lake Kezar and the White Mountain Range.

Eastman Hill --- the crest of the hill in Center Lovell offers a spectacular view of the White Mountain range.

Bryant Hill --- on Route 5 at North Lovell offers a view of standing pines in the foreground.

Christian Hill --- the height of Christian Hill Road offers great views of Mount Washington and other peaks of the White Mountains, with large fields and meadows in the foreground.

Smarts Hill --- we share this rise of land with Fryeburg. It is by far one of the best heights of land with a 360 degree vista of all mountains and lakes in the area.

Sabattus Mountain --- the summit offers a fine view of the Saco Intervale and the lakes to the south of Lovell.

9. Organized Recreation

As the population of the town grows, we will need to be more concerned with expanding recreational opportunities for young people. The town was fortunate to have the Lovell Youthways Organization which was formed in 1968 to promote the educational and recreational activities for young people in the Lovell area.

Through 1968 to 1985 Lovell Youthways ran programs for boys and girls including baseball, softball, basketball, weekly ski programs at Pleasant Mountain, Evergreen Valley, and King Pine Ski Area. Numerous day hikes were sponsored, Hallowe'en parties were organized, skating parties held, a day camp maintained at Frontier Camp, and a fund raising field day for all area students at the Fryeburg Fair Grounds. Other activities included canoe clinics, knitting classes, woodworking, pottery, sewing, bowling, waterskiing, and ice fishing derbies. Lovell Youthways was the prime mover in getting the two town tennis courts built.

In 1985 the major programs of swimming, skiing, Little League baseball and summer day camp were taken over from the Youthways by the newly created Lovell Recreation Commission. A recreation director who could coordinate and enlarge a town recreation program will be needed in the near future.

H. Marine Resources Industry

Lake Kezar currently has one marina at the Narrows which includes docking, fueling and boat storage facilities. The marina also has a shop for engine sales and repairs. There are no other marine based business enterprises in the town, though a garage at Center Lovell does handle a good volume of engine repair work.

It appears that the present facilities for serving watercraft on the Lake will be adequate for the foreseeable future.

I. Water Resources

1. 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 signicant 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 ground water 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 only 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.

2. Water Classification

By State Law, all of the surface waters in Lovell are classified as G.P.A. (Great Ponds - Classification A). This means that the goal for their water quality is as follows:

- to be drinkable (after disinfection)
- to be fishable, boatable, swimmable
- to be a natural habitat for aquatic life
- to be useful for industrial process water and hydropower
- to have a stable or decreasing trophic state (level of biological productivity indicated by the ability of the lake to support algae growth)
- to be free of culturally induced algal blooms

In addition, the law states that no change in land use by itself or in combination with other activities may cause water quality degradation. This includes all land uses from residential to industrial. Much of the burden for enforcement to preserve water quality rests on town governments.

3. Groundwater

By the best estimate available, between 35% and 40% of the dwellings in Lovell are supplied with water from drilled wells. The remainder are served by dug wells or springs. Of the lake-side communties, Severance Lodge and Westways both have several drilled wells, while Boulder Brook has a mix of drilled well and treated use of lake water.

It is believed that generally the quality of groundwater used for drinking will meet state standards.

However, groundwater can easily be contaminated and rendered unfit for drinking. This is a particular concern in Lovell where nearly every household depends on groundwater for its drinking water.

Groundwater can be contaminated by gasoline, heating fuel,

motor oil, paint, cleaning compounds and other solvents, organic chemicals, salt, and, of course, by inadeqaute septic systems. The threats to groundwater are present wherever people live or work. Whether or not a threat becomes an actual source of contamination depends on what precautions are taken in handling and storing potential contaminates.

Possible sources of groundwater contamination are distributed throughout town. There are clusters of such sites in the Village and the Center that have operated historically and continue to operate. Perhaps the most significant area is the old dump/landfill site and the new transfer station site which is the location of the former C.N. Brown sawmill.

At least two potential sources of groundwater contamination have been or are being addressed throughout the town. Below ground petroleum storage tanks must all be removed or upgraded and the town salt pile, by state law, will have to be enclosed eventually.

Map #2 shows the critical natural features of the town and Map #4 outlines the aquifers. These are the areas most susceptible to groundwater contamination.

J. Critical Natural Resources

1. Topography

Lovell is hills, mountains and water. The town has one major lake, nine great ponds, numerous wetland areas and a river system into which most of them drain. The landscape is dominated by the nine-mile length of Lake Kezar and nineteen outstanding land heights ranging from 672 to 1,257 feet above sea level.

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 into the lakes, ponds and streams from forestry, agricultural and development projects. Kezar River, which originates at the outlet of the Five Kezar Ponds near where Lovell borders Waterford, flows along the southeastern edge of town and eventually feeds into the Saco River system. Numerous other brooks and streams feed the lakes, ponds and the river. The lake itself drains through the Kezar outlet into the Saco River system.

2. Soils

Upland soils in Lovell have developed primarily from glacial till. Areas of coarse, sandy soils derived from glacial outwash occur along the Kezar River and Kezar Lake outlet. In general our soils are acid, stoney and of low fertility. A shallow, impermeable pan is present in many of the soils, contributing to a seasonably 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.

If the town wishes to encourage limited commercial development in Lovell Village, we may very well need to consider providing a small scale sewage treatment plant for that area. Such a plant must be designed to provide a high degree of protection for the Kezar River. Further, such development may also require a public water supply system. The most likely source for the water for a well field is in the Kezar River Valley. Zoning controls could be the most effective way to ensure that this aquifer is protected. Lovell should also explore enacting a groundwater protection district by-law to supplement the underlying zoning.

3. Waterbodies

Kezar Lake covers 2,510 acres. The ponds range in size from 28 to 131 acres. These waterbodies, together with a number of bogs, marshes and swamps, make up a total mapped area of nearly 4,000 acres within the town.

The lake is in generally good health. The upper and middle portions of Kezar Lake are in better condition than the lower bay area, which is shallow and shows signs of moderately high phosphorus count and moderately low dissolved oxygen levels. The Kezar Lake Association (KLA), an organization of lakeside property owners and others interested in the protection of the lake, conducts extensive monitoring of the water quality and building activity around the lake.

With the exception of Kezar Lake, which has been studied for nearly two decades, very little is known about the condition of the other waterbodies in Lovell. Water quality data for the ponds are either very limited, or nonexistent. Because of this, it is not possible to determine if any of the ponds meets attainment standards for the GPA classification set by the Maine Legislature to protect all lakes in the state, nor can it be determined whether or not the lakes are changing. Several of the ponds are very sensitive to phosphorus. Special care must taken to govern development around these ponds to protect their water quality.

Extensive areas of wetland and steep slopes have been identified in the watersheds of most of the Lovell waterbodies. These areas frequently serve as reserves of unique natural diversity. They also present special problems from a water quality protection standpoint. Soil erosion and phosphorus runoff to a lake are likely to increase significantly when steep slopes or land near wetlands is developed.

WATERBODIES: SPECIFIC CHARACTERISTICS

Data used in the evaluation of the lakes and ponds in Lovell have been gathered from several sources, including the Maine Department of Environmental Protection (DEP), the Maine Department of Inland Fisheries and Wildlife (IF&W), and the Kezar Lake Association (KLA).

Kezar Lake-

Kezar Lake is a 2,600 acre lake located almost entirely within the town of Lovell. The lake has a maximum depth of 155 feet in the north basin. The middle basin has a maximum depth of approximately 25 feet and the south basin is quite shallow with a depth of approximately 12-15 feet. The middle and south basins are connected by a "narrows" that is both narrow and shallow. The lake is approximately 9 miles in length.

The Kezar Lake watershed measures approximately 42 square miles. This area is shared by neighboring towns, and is distributed as follows:

- 48%, or 12,503 acres located in Lovell
- 42%, or 11,289 acres located in Stoneham
- 8%, or 2,150 acres located in Stow
- 2%, or 538 acres located in Mason Township

Kezar Lake supports both cold and warm-water fisheries. Principal species include Large and Smallmouth Bass, White Perch, Chain Pickerel, Landlocked Salmon, Smelt, Rainbow and Lake Trout. A number of other species are also listed as present. The Maine Department of Inland Fisheries and Wildlife stocks Kezar Lake with Landlocked Salmon and Lake Trout annually.

Water quality data have been collected for Kezar Lake since 1970. Much of the information has been gathered by the Kezar Lake Association, which conducts an extensive lake monitoring program each year from May through October. All lake water quality indicators suggest that Kezar Lake has excellent water quality, compared with other Maine lakes. Water clarity averages over 25 feet for most years in the North Basin, and slightly less for the Middle Basin. Clarity is limited by the shallow depth of the South Basin. In spite of good present conditions, there are indications that the lake is sensitive to disturbances in the watershed and that conditions as they exist today cannot be assured for the future.

Phosphorus concentrations in the northern end of the lake are low to moderate (5-7 parts per billion), and somewhat higher in the South Basin (9-12 ppb). The higher levels in the south basin may be due to the presence of silt that is resuspended by wind and wave action in this shallow exposed area, and by the somewhat more concentrated shoreline development in the south end of the lake. Phosphorus levels may be increasing in the South Basin, but it may take several years of additional monitoring before any trend is apparent. Levels are high enough in this area of the lake to cause concern over the potential effects of future development in the watershed of the south basin. Lakes with consistent phosphorus concentrations of 15 parts per billion, or more, are likely to experience algal blooms.

Dissolved oxygen levels in the North Basin are at healthy levels for cold-water fish throughout the warmest months of the year, when many other lakes experience depressed, or depleted oxygen levels. High concentrations of dissolved oxygen in deep water areas is critical to the survival of a cold-water fishery. Oxygen is also a sensitive indicator of long-term changes in lake water quality.

Kezar Lake is an exceptional resource that presently meets all of the attainment standards of the state for class GPA lakes. However, lake monitoring data have shown fluctuations in water quality from year to year. This instability may be due to the effects of development in the watershed. Much of the 42 square mile watershed is steeply sloped and the hydrologic characteristics (the ability of the soils to absorb runoff, septic effluent, etc.) of the soils are poor, according to SCS soil mapping. As a result, a high percentage of the stormwater runoff from areas that have been disturbed by development is likely to reach the lake. Runoff is the mechanism by which phosphorus and oxygen-demanding sediment are carried from the watershed to the lake. Development should be directed away from areas with critical slopes and poor soils in order to minimize erosion problems and reduce contaminated runoff from disturbed areas.

Additional phosphorus in the lake causes reduced water clarity from algal growth, and sediment impairs sensitive habitat for aquatic organisms as well as reducing water clarity. Both

of these ultimately result in a depression of oxygen levels in lake water.

In May, 1989, a large spring storm resulted in unusually poor clarity and elevated phosphorus levels in the lake for much of the summer. Serious erosion problems that were documented in the watershed and high volumes of contaminated runoff flowing to the lake were considered to be primary factors in the decline. This event clearly illustrated the effects that development can have on lake water quality. Many area lakes experienced similar changes, but those with the most developed watersheds, and/or the most severe limitations to development in their watersheds were affected the most.

A copy of the water quality monitoring summary from the Maine DEP Volunteer Monitoring Report (data submitted to DEP by KLA), is found in Appendix C. The Kezar Lake Association maintains an extensive file of data collected for the lake during the past two decades.

Over the last ten years, 30% of all new dwelling units built in Lovell have been constructed on the Kezar Lake shoreline. The lake has clearly been a focal point for development in the town of Lovell. A significant portion of the shoreline remains undeveloped, especially along the northern reaches of the lake, but shoreline development should not be the only concern regarding land use changes and potential impacts to lake water quality. Development of any kind, anywhere in the watershed may affect lake water quality. It is the cumulative affect of many small problems in the lake watershed that is the primary threat to the quality of Kezar and all of the other waterbodies in Lovell. Many of the land use problems that affect water quality are not apparent, or considered individually, may not be considered significant. The cumulative load of the many small sources of pollutants in a watershed can have a major impact on the long-term quality of a lake.

An analysis of growth in the Kezar watershed during the past decade shows that of 24 recorded subdivisions approved from 1980-89, 11 were located entirely or partially within the watershed for the north and middle basins and 3 were located in the watershed for the south basin.

The primary type of development in the Kezar watershed from 1980-89 has been residential subdivision attracted by both shorline and distant scenic characteristics of the lake.

Four of 11 subdivisions in the northern watershed were shoreline developments, and 1 of the 3 subdivisions in the south basin watershed was on the lakeshore. Another way of viewing the subdivision pattern in the town would be to say that 21% of the new developments focused on the Kezar Lake shoreline, and 61% was within the Kezar watershed. These percentages refer only to the number of subdivisions, and not cumulative acreage approved for development.

The DEP Phosphorus Control Method uses a water quality rating category that is part of the formula to determine the amount of phosphorus that will be allocated to the lake from the Lovell portion of the watershed over a 50 year period. The rating is based primarily on water quality data for the lake. Kezar Lake is presently classified as GOOD.

The Lake Protection Level that has been recommended by DEP for Kezar Lake is HIGH. The high protection level is based on the excellent water quality of the lake, the presence of a cold-water fishery, and the obvious value of the resources to the town of Lovell.

The lake has a relatively slow flushing rate, and the north and middle basins flush at a different rate from the south basin. The flush rate of a lake directly influences the ability of the lake to assimilate phosphorus that is exported from the watershed. Generally, lakes with slower flushing rates are more sensitive to phosphorus than those with faster flushing rates. The north and middle basin watersheds have been delineated separately, and a separate phosphorus allocation has been assigned to each. To maintain the current water quality of the lake, the acceptable increase in lake phosphorus concentration should not be allowed to exceed 1 part per billion (ppb). (See chart of acceptable increases in phosphorus for each rating in Appendix C, Table 4.).

The Maine DEP has calculated the amount of phosphorus required to produce a 1 ppb, per year increase in phosphorus in the lake. The total amount has been divided among the towns that share the watershed, in accordance with the percentage of the watershed for each town. The Lovell portion of the phosphorus budget is 128.72 pounds for the North and Middle Basins, and 50.49 pounds for the South Basin.

Because only about one half of the Kezar Lake watershed is in the town of Lovell, effective long-term water quality will be dependent on the use of the Phosphorus Control Method by the 3 other towns in the watershed at the same level of protection. Lake water quality protection must be viewed as a regional effort because lakes and their watersheds frequently cross town boundaries.

Cushman Pond-

Cushman Pond is a 32 acre pond with a maximum depth of 21 feet, and an average depth of 15 feet. The pond has a 316 acre direct watershed, 56.5% of which is in the town of Lovell and 43.5% is in Stoneham. The flushing rate for the pond is 3.96 flushes per year.

The Maine Department of Inland Fisheries and Wildlife lists the fishery as cold-water, with the principal species being Brook Trout. A number of other species are listed as present. The use of outboard motors on this pond is prohibited by IF&W.

Very little water quality data exists for this pond. The DEP data summary shows one set of water clarity readings taken in 1975, no phosporus data and no reliable dissolved oxygen profiles. Because of the lack of data, DEP has assigned the pond the conservative water quality rating of MODERATE/SENSITIVE. This rating will be more restrictive toward development than a stable, or good water quality rating. Because little is known about the quality of the pond, it is not known whether the pond meets Maine GPA attainment standards.

A monitoring program should be established to document present conditions and to document any future trends in water quality for Cushman Pond.

A MEDIUM level of protection has been assigned to this pond.

There is presently limited development in the watershed of this pond, much of which is centered on the pond shore. None of this development has occured during the 1980-89 growth assessment period. The pond is very sensitive to phosphorus. The town of Lovell allocation of the amount of phosphorus required to raise the pond phosphorus concentration by 1 ppb is only 2.44 pounds of phosphorus per year.

Approximately 30 acres of the Lovell portion of the watershed contains steep slopes (McDaniels Hill). There are no mapped wetlands in the Lovell portion of the watershed. The majority of the Waterford section of the watershed is also steeply sloped. Future development in the watershed of the pond should be carefully planned because it is so sensitive to phosphorus and because the potential for soil erosion of the steeply sloped areas is high.

Bradley Pond-

Bradley Pond covers 34 acres, has a maximum depth of 29 feet and an average depth of 10 feet. The direct watershed measures 311 acres and is located entirely within the town of Lovell.

Very limited water quality data are available for this pond. It is not possible to accurately assign a water quality classification from the data. The Maine DEP has assigned a water quality rating of MODERATE/SENSITIVE, until additional information is obtained to indicate another classification. Additional water quality monitoring of this pond is needed.

The Maine Department of Inland Fisheries and Wildlife lists the pond as a warmwater fishery, either Largemouth Bass, Chain Pickerel and Brown Trout (introduced) being principal species. Additional species are also listed as present. The use of outboard motors on Bradley Pond is prohibited by IF&W.

It is not possible to state whether or not the pond meets GPA attainment standards until additional water quality information is gathered.

The lake protection level recommended for this pond is MEDIUM.

The amount of phosphorus required to increase the lake concentration by 1 ppb is only 3.15 pounds per year. The pond is very sensitive.

There are two subdivisions in the Bradley Pond watershed (Bradley Pond and Vista Ridge). Between the two, most of the watershed is developed. Both subdivisions were approved during the 1980-89 growth assessment period. Bradley Pond is an example of how an entire lake watershed can be developed in a short period of time. Prior to the 1980-89 period, there was virtually no development in the watershed.

Steep slopes along the east and west shorelines of the pond, a relatively high sensitivity to phosphorus and scattered streams throughout the subdivided area make this pond vulnerable to a rapid water quality decline if care is not taken by present watershed property owners to protect the pond. The potential for future development in the watershed is low because such a high percentage of the watershed is presently developed.

Farrington Pond-

Farrington Pond covers 89 acres, has a maximum depth of 15 feet and an average depth of 5 feet. The 311 acre watershed is located entirely within the town of Lovell. The pond has a flushing rate of 2.31 flushes per year.

Limited water quiality data for this pond show moderate water quality. Clarity is fair, total phosphorus concentrations are moderate to high and dissolved oxygen levels appear to be stable. The shallow nature of the pond and limited temperature and dissolved oxygen data suggest that the pond does not stratify thermally during the summer months. Additional monitoring of this pond is needed.

Because of the lack of water quality data, it is not possible to state whether or not this pond fully meets attainment standards for GPA classification.

The Maine DEP has established a water quality rating of MODERATE/STABLE for Farrington Pond. This could be downgraded to moderate/sensitive if future water quality data indicate that water quality is not stable.

A lake protection level of MEDIUM is recommended for this pond.

This pond is extremely sensitive to phosphorus. The addition of only 1/2 pound of phosphorus per year will raise the in-lake concentration by 1 ppb. Because the pond is so sensitive, future development in the watershed should be evaluated carefully. Wetland areas and steep slopes should be

avoided and erosion and phosphorus control should be emphasized for any proposed development.

Relatively little development has occured in the Farrington Pond watershed during the 1980-89 growth assessment period. Development during that period was primarily in the form of a single subdivision that was located in both the Farrington and Kezar Lake watersheds. The focus of development in the watershed has been shoreline-related.

The per acre phosphorus allocation for the Farrington Pond watershed is very low because of the extreme sensitivity of the pond. The allocation has been adjusted (increased) to .020 pounds per acre per year. Below this amount, development would be severely restricted.

Dan Charles Pond-

Dan Charles Pond covers 20 acres, has a maximum depth of 13 feet and an average depth of 6 feet. The direct drainage watershed measures 318 acres and is located entirely within the town of Lovell.

No water quality data exists for this pond. Because of this, DEP has assigned a conservative water quality rating of MODERATE.SENSITIVE. This may be revised if water quality information becomes available in the future. Water quality information is needed for this pond.

The amount of phosphorus required to increase the in-lake concentration by 1 ppb per year is 2.64 pounds per year.

There is virtually no development in the watershed of this pond. The watershed contains areas of steep slopes (Patterson Hill) that should be avoided for future development.

It is not possible to state whether or not this pond meets GPA attainment standards without additional data.

The Maine Department of Inland Fisheries and Wildlife rates this pond as a warm-water fishery, with Chain Pickerel as the principal species.

A lake protection level of MEDIUM is recommended for this pond.

The per acre phosphorus allocation for the pond is very low, due to its sensitivity to phosphorus and the possibility that a high percentage of the small watershed could be developed during the next 50 years.

Heald Pond-

Heald Pond covers 80 acres, has a maximum depth of approximately 18 feet. The direct watershed area measures 2,710

acres, 91% of which is located in Lovell. The remaining 9% is in the town of Stoneham.

The Maine Department of Inland Fisheries and Wildlife has rated this pond as suitable for a warm-water fishery.

Very little water quality data exists for this pond. However, monitoring conducted in 1989 and 1990 show depressed dissolved oxygen levels during the late summer months and average or slighlty below average water clarity and moderate to high total phosphorus concentrations. Water quality data collected in 1990 show significantly higher concentrations of phosphorus than those measured in 1989. The 1990 concentrations were high enough to cause an algal bloom, although water clarity was well-above the algal bloom standard at the time of sampling. The pond has a high level of natural color that may interfere with the use of water clarity as an acurate indicator of the lake water quality.

The Maine DEP has assigned a water quality rating of MODERATE/SENSITIVE to Heald Pond. Based on the limited data for this pond, this rating appears to be accurate. However, additional testing is recommended to detect trends in water quality and to clarify the unusual differences in phosphorus concentrations in the pond from 1989-90.

A lake protection level of MEDIUM is recommended for Heald Pond.

It is not possible to state whether or not this pond meets GPA attainment standards without additional data. However, it appears that it may not, based on the limited 1989-90 data.

Development of the watershed during the 1980-89 growth assessment centered around a single subdivision, and was focused on the shore. Prior to 1980 there was some development along the Slab City Road. The entire west shoreline of this pond is very steep, and there are areas in the northern region of the watershed that are also very steep. Future development should be steered away from these areas. Wetlands have been identified along the east shore and the northern end of the pond.

Horseshoe Pond-

Horseshoe Pond covers 131 acres in the towns of Lovell and Stoneham. The pond has a maximum depth of 40 feet and an average depth of 12 feet. The watershed measures 1,043 acres and is divided between Lovell (39%, or 407 acres) and Stoneham (61%).

The Maine Department of Inland Fisheries and Wildlife has rated the fishery as both cold and warm-water. The principal species are Smallmouth Bass, Chain Pickerel, Smelt, Rainbow Trout, Brook Trout and Brown Trout (Trout species being introduced). The use of outboard motors is restricted on this pond.

Water quality data are limited for this pond. The Maine DEP has classified water quality as MODERATE/SENSITIVE, based on very limited water quality data collected by the Maine Department of Inland Fisheries and Wildlife in 1974. At that time an oxygen depression was noted in the deeper area of the pond.

A lake protection level of MEDIUM is recommended for Horseshoe Pond. It is not possible to state whether or not this pond is meeting GPA attainment status without additional information. However, the limited water quality data suggest that it may not be.

The Lovell portion of the amount of phosphorus required to raise the lake concentration by 1 ppb is 5.18 pounds per year. This is 39% of the total amount required to produce the 1 ppb increase.

Development in the Horseshoe Pond watershed has been very limited during the 1980-89 growth assessment period. Only two single lot residential units have been constructed during that period. Development prior to 1980 was focused along the shore. The remainder of the Lovell portion of the watershed is undeveloped. Extensive areas of steep slopes exist in the watershed of this pond. Future development should be steered away from these areas.

Noah Eastman Pond-

Noah Eastman Pond and its watershed are entirely within the town of Lovell. Little information is available for this pond. The direct watershed measures 148 acres (.23 square miles).

No water quality data are availble for this pond. The Maine DEP has established a conservative water quality rating of MODERATE/SENSITIVE until data become available to suggest otherwise.

A lake protection level of MEDIUM is recommended for this pond.

There is no way of determining whether or not this pond meets GPA attainment standards until additional information is available through water quality monitoring.

The pond is extremely sensitive to phosphorus. It takes 1.19 pounds of phosphorus to raise the in-lake concentration by 1 ppb.

There is presently no development in the watershed of this pond. A former town landfill area is located in the watershed. While growth in this area has been minimal, the extreme sensitivity of the pond to phosphorus, extensive areas of steep slopes in the watershed and the presence of high-value wetlands surrounding the pond require that future development in the watershed of this pond be evaluated carefully. The potential

impact to the pond from future watershed development is high.

The per acre phosphorus allocation for Noah Eastman Pond is extremely low. It has been adjusted (increased) to allow development in the watershed with significant restrictions. The low allocation is due to the sensitivity of the pond to phosphorus, the small watershed and the possibility of a large percentage of the watershed being developed during the next 50 years.

Moose Pond-

No water quality or lake basin mophometric information exist for Moose Pond. The watershed measures 255 acres, 99% of which is located in Lovell. The remaining 1% is in the town of Stoneham.

The Maine DEP has classified water quality as MODERATE/SENSITIVE until additional data are available to suggest otherwise.

A lake protection level of MEDIUM is recommended for the pond. There is no way of determining whether or not the pond meets GPA attainment standards until additional information is available.

The Lovell portion of the amount of phosphorus required to produce a 1 ppb increase in the lake is 2.73 pounds per year. This is 99% of the total amount required. The pond is very sensitive to phosphorus.

A single subdivision located partially within the Moos Pond watershed was approved during the 1980-89 growth assessment period. This is virtually the only development within the watershed. A high percentage of the watershed is steeply sloped and the pond is surrounded by a high-value wetland. In addition, the Maine Department of Inland Fisheries and Wildlife has identified a large deer wintering area in the watershed. These factors, combined with the sensitivity of the pond to phosphorus, suggest that future development in the watershed should be evaluated carefully if water quality is to be protected and the unique diversity of the area protected.

Back Pond-

Back Pond is one of the Five Kezars. Its direct watershed measures 585 acres. Lovell contains 46% (269 acres) of the watershed, while Stoneham contains 54% (316 acres).

The Maine DEP has assigned the conservative MODERATE/SENSITIVE water quality rating to the pond in the absence of any data.

A lake protection level of MEDIUM is recommended, unless future information about the pond suggests that a more

conservative protection level is appropriate.

There is no way of determining whether or not the pond meets GPA attainment standards until additional water quality information is available.

The Lovell portion of the amount of phosphorus required to increase the lake phosphorus concentration by 1 ppb is 2.75 pounds per year. The pond is very sensitive to phosphorus.

There is virtually no development in the Lovell portion of the pond watershed. Much of the Lovell watershed is steeply sloped. Future development should be steered away from the steep areas and phosphorus control should be evaluated critically due to the highly sensitive nature of the pond.

Middle Pond-

Middle Pond is one of the Five Kezars. The pond covers 72 acres with a maximum depth of 49 feet and an average depth of 15 feet. The 208 acre watershed is distributed over three towns:

Lovell contains 38%, or 79 acres
Stoneham contains 43%, or 89 acres
Waterford contains 19%, or 39 acres

No water quality data exist for the pond. DEP has assigned the conservative MODERATE/SENSITIVE classification until data can be obtained to suggest otherwise. Future water quality monitoring of this pond is needed.

A lake protection level of MEDIUM is recommended for Middle Pond.

Maine Department of Inland Fisheries and Wildlife has classified the pond as a warm-water fishery, with principal species being Smallmouth Bass and Chain Pickerel. Brook Trout are also listed as present. The pond is not stocked. Power boats are restricted to 10 hp by IF&W.

There is no way of determining whether or not Middle Pond meets GPA attainment standards without additional information. The Lovell portion of the amount of phosphorus required to increase the lake concentration by 1 ppb is .097 pounds per year. The pond is extremely sensitive.

A single subdivision occurred in the watershed during the 1980-89 growth assessment period. Prior to that time little or no development existed in the watershed. Future development in the watershed of this pond should be evaluated critically for the following reasons:

1. Much of the Lovell portion of the watershed is steeply sloped.

2. The pond is extremely sensitive to phosphorus.

3. Unique natural areas have been identified in the watershed (Kezar Falls Gorge and an esker).

Mud Pond-

Mud Pond, one of the Five Kezars, measures 45 acres, has a maximum depth of 35 feet and an average depth of 13 feet. The majority of the 1400 acres watershed is located in the town of Waterford (99.5%). Only 7 acres of the watershed (0.5%) are located in Lovell.

No water quality data exist for the pond, although IF&W indicates that in 1953 an oxygen deficiency existed below a depth of 10 feet. The DEP has assigned the conervative MODERATE/SENSITIVE water quality rating to the pond until additional information is available.

A lake protection level of MEDIUM is recommended for this pond.

The Maine Department of Inland Fisheries and Wildlife lists the pond as primarily a warm-water fishery, with the principal species being Smallmouth Bass and Chain Pickerel. A number of other species are listed as present, including Brook and Brown Trout. The pond is not stocked. Outboard motors are restricted to 10 hp by IF&W.

There is no way to determine whether or not the pond meets GPA attainment standards until additional information is available.

The Lovell portion of the amount of phosphorus required to increase the lake concentration by 1 ppb is only 0.06 pounds per year. This is because nearly all of the watershed is located in the town of Wterford.

The <u>per acre</u> phosphorus allocation for the pond is very low due to its sensitivity to phosphorus and the small area of watershed located in the town of Lovell. An adjustment (increase) has been made to .020 pounds per acre per year to allow for restricted development to take place in the watershed.

Little or no development exists in the Lovell portion of the watershed, but the highly sensitive nature of the pond requires that future development be evaluated carefully if water quality is to be protected.

Mud Pond #2-

Mud Pond-2 is located in the northwest corner of Lovell. There is no survey information available for the pond at this time. The combined open-water area of the pond and surrounding wetland are regulated under the Natural Resources Protection Act.

Additional information should be gathered for this waterbody so that specific protective standards can be established.

Mill Pond-

Mill Pond is one of the Five Kezars. It is actually the lower section of Middle Pond and falls under the phosphorus allocation for that watershed. The pond is downstream of a discontinued land fill. There has been speculation that the water in this section of the pond could be contaminated by groundwater from the old dump site. No sampling has been done in this area.

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Further descriptions of critical natural resources in Lovell are found in "Lovell Maine Community Environmental Inventory" prepared by the town in 1974 and 1982, and incoporated here as Appendix B.

K. Agricultural and Forest Resources

The town of Lovell has an area of 27,776 acres. 3,958 acres consists of lakes, ponds and mapped wetlands, with Lake Kezar alone comprising 2,510 acres. Little mapping has been completed of our wetlands.

The town has little agricultural land suitable for tilling with the large agricultural equipment in use today. These limited areas are located below the Village in the southeast corner of the town. There are only 325 acres of open land made up of small fields from 1 to 10 acres each.

The town has a forested area of 22,494 acres of which nearly 8,000 are under the Tree Growth tax law. There are also 3,708 acres registered under the state of Maine Tree Farm program. It can not be readily determined how much of the Tree Farm acreage may also be registered under the Tree Growth tax system.

From the Tree Growth tax records, we know that 2,150 acres, or 27% of the land under the tree growth tax system, is classified as softwood. 2,598 acres, or 32%, is in mixed stands, and 2,633, or 34%, is classified as hardwood area. The balance of 714, or 7%, is classified as waste or non-productive forest land such as ledges, mountain tops or any area not suitable for the growth of commercial forest trees.

Applying these same percentages to the total forested area of the town yields the following estimate of the composition of our forest land in Lovell:
Softwood acres - 6,073
Mixed wood acres - 7,198
Hardwood acres - 7,648
Non-productive acres - 1,575

The town of Lovell is fortunate in having available markets for all forest round wood products within reasonable trucking distances. Area saw mills purchase logs of all species. Pulpwood and chips have a ready market at nearby paper mills. Turnery mills provide another quality market.

Lovell's forest lands have provided employment both in the woods and mills for varying numbers of persons for generation after generation since the founding of the town. Lovell has been recognized in the past for its production of quality white pine. Large stands of white pine resulted from large fields and pastures seeding in while cattle were still present to keep the hardwood species in check. Many of the areas which have been commercially logged in the past several years can be expected to support mainly hardwood species growth in the future. Since white and yellow birch are a favorite species of the turnery industries, we can expect to see landowners encouraging the growth of these species in particular.

Overall, Lovell still has sufficient acres of forest land to contribute significantly to the economy of the area under proper management.

Agricluture production has not been a significant factor in the economic life of the community for several generations. Our survey of the town shows that there are currently some 62 acres devoted to hay production, 15 acres to crops - chiefly beans, 10 acres to apples, 14 acres to Christmas trees and perhaps 80 to 100 acres to active pasturing for cattle and horses. There are no longer any fulltime farmers in the town. And, indeed, the poor conditions for agriculture in the town may have been the dominant factor in the rapid decline in the population after the middle of the nineteenth century as access to the more productive lands of the western states became available.

L. Historic and Archeological Resources

Lovell came into being as the result of a petition asking that a township, "----east of the Saco and north of the Frye Grant be given the heirs of Captain John Lovewell and to the heirs of those who fell with him at Pegwacket, and to those were with him in said engagement, their heirs and other." From Pegwacket comes Pequawket, for which the Pequawket Valley School District got its name. The two best known indians of the region where Sabatos, for whom Sabattus Mountain is named, and Mollyocket. Sabatos was well known as a hunter and guide who accompanied General Benedict Arnold on his first expedition against Quebec in 1775. He was well known to Captain Abraham Andrews and Captain Samuel Andrews, two of Lovell's earliest settlers. Mollyocket was known as a fine doctoress because of her knowledge of herbs and Indian medicine. She roamed extensively from Pegwacket (Fryeburg) to Saint Francis. Both Mollyocket and Sabatos were friends of John Barker, another early settler. Sabatos is said to have taught Barker Indian hunting skills, while Mollyocket shared her knowledge of healing with Sally, John's wife.

By 1800 the residents of the plantation then known as New Suncook, first settled in 1779, had grown to sufficient numbers to apply for incorporation as a town. Their application was approved on November 15, 1800, by the Massachusetts Great and General Court, signed by the Governor, and the town of Lovell came into being. The town meeting form of government established at the first meeting remains much the same to the present day. From the earliest days until the 1940s, lumbering and its related industries were the chief occupation. Many early mills were built on the various brooks, depending as they did on water power. The advent of first steam, then internal combustion engines and electricity allowed for other locations of mills. Among products manufactured were long lumber, shook for barrels, dowels, axe handles, boxes, and furniture.

Agriculture was second in importance as an occupation. The coming of the railroad to Fryeburg in the 1870s made possible the export of apples to England. Other crops included cranberries, corn, grain and dairy products. Cattle were fattened in the meadowlands and driven to markets in the Boston area.

Other early occupations included masonary, carpentry, brick making, blacksmithing, basket weaving and the moving of buildings. Up to 40 pairs of oxen are known to be used in one such venture.

In common with many towns in northern New England, Lovell saw its farmers largely leave the area for the better lands of the western United States after the Civil War. Lands which had been cleared for tilling and pasturing, hayfields and orchards grew back to forest.

Population remained stable from the 1920s to the 1970s when it began to grow again. The last 20 years have seen the population increase by some 50%. Today the town is a bedroom community for the region.

Town planning is not an entirely new idea to Lovell. As early as 1774 the area which was to become Lovell, was being planned according to a pattern described for all early Grants within Massachusetts, of which Maine was then a part.

The first obligation of the grantees, or proprietors, of New Suncook was to lay the 7 square miles of the original grant out in such a way that there were provisions for roads, mills and schools. It was also the duty of the proprietors to ensure the spiritual well-being of the inhabitants of the grant by providing them with a "learned Protestant Minister" and alotting certain portions of the town to the minister and ministry. One of the first tasks of the early proprietors was to establish a saw mill to supply the settlers with boards and timbers to be used in the building of homes, meeting places and other buildings as might be required in the establishment of the town. Boulder Brook was chosen as the site of the first mill, probably because of its close proximity to the geographical center of the town. Unfortu-

nately, the brook did not provide adequate water power, and another mill was built on Kezar River in the village area. This surely would have to be considered Lovell's first real industry, and one that still thrives, furnishing people everywhere with some of the best softwood lumber available in this part of the country.

As homes, schools and churches were built, fields were cleared and crops were planted. Fertile land along the River and some of the higher ground produced good harvests and thus, agriculture became a secondary industry in the economic development of the town. But there was not enough quality farm land and so, after the middle of the nineteenth century, the town began to lose population as its farmers saught better land in the western states. As the town's population dwindled, so, too, did its economic life until the Lake was discovered by someone who came to spend the summer. As more people learned of the simple charm of the area, hotels and cottages were built to accommodate them.

Lovell is basically an unspoiled area. Lake Kezar, one of the focal points of the town, is still clear and relatively pure by today's standards. There are vast wooded areas to explore also, mountains to climb and trails to hike. In fact, Lovell's most precious commodity might well be space.

The town has an abundance of wildlife. There are numerous wetland areas in Lovell and these provide habitat for waterfowl and wading birds. The Lake is an important loon nesting area. All mannner of wildlife inhabit the forests of the town. Moose and deer are abundant. The lakes and streams support a wide variety of fish, with Kezar Lake being known especially for its bass and salmon.

Lovell has two buildings listed in the National Register. These are the Lovell Village Block and the Lovell Village Church.

The town has one known area of archeological significance. The Maine Historic Preservation Commission is looking into the origins of paintings and other possible artifacts on the north shore of Kezar Lake.

M. Existing Land Use

Lovell is primarily a rural residential community with over 14% of its total area covered by lakes, ponds and identified wetlands. The ten lakes and ponds within the town and the hilly terrain comprise the most distinguishing features of the area. Most of the waterbodies are dotted with year-round and seasonal housing units. Most other housing units throughout the town are year-round dwellings.

Lovell has three areas of concentrated development: Lovell Village, Center Lovell and North Lovell, the Village being the largest. Along with a number of large, woodframe and brick homes dating from the earliest days of the town, the village includes

the Charlotte E. Hobbs Memorial Library, the playground, the tennis courts, the Village One-Stop, the United States Post Office, the Masonic Hall, the Veterans of Foreign Wars Hall, the Lovell Village Fire Station, the Village Block, a surveyor's office, the Village Church, and two antique shops. The picturesque quality of the Village development lends much to the character of the entire town.

1. Zoning

Land use activities are governed by a zoning ordinance which divides the town into 3 districts:

Resource Protection District (defined on zoning maps) - residential, commercial or industrial uses are not allowed . The purpose of this district is to provide maximum protection to the most vulnerable and fragile areas.

Limited Residential-Recreational District (land within 250' of all great ponds, and within 75' of navigable rivers and streams) - industrial uses are not allowed. This is the district which provides the Planning Board with much of its work. While residential and commercial uses are allowed, development in these areas receives an extra measure of scrutiny in order that lakes and streams be protected from degradation. Development in this district is also controlled through the state law administered by the town.

General Development (all other land) - all legal uses can be permitted with minimal controls.

The minimum lot size throughout the town is 85,000 square feet per dwelling unit. All pre-existing lots of lesser area are considered to be pre-existing non-conforming uses.

Over 70% of the respondents to our 1989 questionnaire to the townspeople favor zoning to define development.

On February 14, 1990, the State of Maine, through the Board of Environmental Protection, issued to all municipalities, a set of guidelines for new Mandatory Shoreland Zoning. State Law requires that cities and towns adopt shoreland ordinances consistent with, or no less stringent than these minimum guidelines. In fact, these guidelines address many land use activities throughout a municipality.

Municipalities must adopt, administer and enforce ordinances which regulate land use activities within 250 feet of great ponds and freshwater wetlands and within 75 feet of streams as defined by the Act. Non-conforming structures, lots and uses are addressed, among other things, and new zoning districts may be established, including Stream Protection, Limited Commercial and the expansion of the Resource Protection District.

Municipalities are encouraged to modify the recommended

ordinances to suit the local situation.

The State guidelines will become effective as law on January 1, 1992 if a local ordinance based on the guidelines is not adopted by that date.

While the goal of the resulting ordinances and districts is to provide a greater measure of protection to a town's water resources, they will require an expanded roll for land use monitoring. The town of Lovell may need a full time Code Enforcement Officer in the near future.

2. Subdivisions - past ten years

The Planning Board approved a total of 23 subdivisions during the period from 1980 to 1989, consisting of 22 divisions of land for residential use and one division of a building for five commercial spaces. 6 of the 22 land subdivisions were on lakefront land. The rest are scattered throughout the town, but there are several areas of minor concentration including the Fox-boro Road, Slab City Road, Sabattus Road and the Old Waterford Road.

Of the 23 subdivisions, 5 were approved in the 1980 to the 1983 period, 5 were approved during the 1984 to 1986 period and 13 were approved in the 1987 to 1989 period. Toward the latter part of the 10 year period, the Planning Board began to give more consideration to the impact that subdivisions, especially those involving waterfront property, would have on the lakes and ponds. In most cases, extensive short and long range erosion control measures were prescribed as conditions of approval.

Approved subdivisions during the past 10 years were largely divisions of larger lots into smaller building lots. None of the applications was for immediate development. Most of the lots were created for resale. The 156 lots approved through the subdivision process during the period cover an area of 984 acres. The average lot size is 6.3 acres.

There remain 155 lots of 40 acres or more within the town comprising some 18,650 acres, or 78% of the total land area. The average size of these lots is 120 acres.

3. Housing & Residential Development - 1980 to 1989

160 new housing units have been built during the past ten years. A good majority of them were sited to the west side of Route 5, on lots that were created during the 1960s and the 1970s. Many of these lots are on or near Kezar Lake. Lots created since 1980 are mostly on land away from Kezar Lake.

Many of the lots created in the 1980s are strips with mini-mal road frontage and deep sidelines. The continuance of this type of layout would change the town's appearance from country landscape to a more suburban plat design with evenly spaced

houses. If the town is to maintain its rural look and feel, it may be advisable to implement measures which would encourage a variety of new configurations, such as node type subdivisions, where a parcel is accessed by a side road, or by staggering road setbacks and establishing vegetative buffers and screens as a means of diversifying the appearance of the subdivision from the road side.

As more land is subdivided, and more residential dwellings are built, town services and facilities receive increased usage. Often, the increased tax base that these new properties provide is not sufficient to cover the costs of services provided by the municipality, thus increasing the tax burden to all property owners. Slowly, over the course of years, new development effects the size and cost of schools, fire protection, road maintenance, waste disposal and more. The town should consider the use of impact fees which are special charges assigned to a developer to offset the increased tax burden to the town which the development may cause. Such measures would require specific new ordinances, and such fees must be based on a fair appraisal of the added financial burden each new development would cost the town.

4. Industrial & Commercial uses

The Lovell Lumber sawmill near the Village is the only industrial use within the town and is the largest employer.

Most commercial uses are located on State Highway Route 5, the main State highway through the town.

Much of the business activity throughout the town is conducted from a scattering of residential properties. Approximately 36% of the year-round population use their residences for home occupations. At present, many business uses of residential property are exempt from municipal review, as the current policy of the town is to consider only those business activities which are retail in nature. As year-round population grows, consideration must be given to regulating the placement of new business acitivity, retail or otherwise. The town may wish to distinguish between home occupations and more intensive business uses, and designate parts of town where each could be encouraged.

5. Lakes and Ponds

Kezar Lake is by far the largest waterbody in the town of Lovell, covering 2,590 acres. The shore frontage of the nine mile long lake is sparsely to moderately developed, mostly with single family residences. Most of these properties are seasonal, though there is a trend toward conversion of older buildings to year-round use. Almost all of the more recent construction is capable of being used throughout the year. Kezar Lake is central to the economy of Lovell, as a large portion of the service-related commercial and construction activity within the town is generated by summer population of the lake shore area.

The nine ponds within the town vary in size from 28 to 132 acres. The same state and local shoreland ordinances which apply to Kezar Lake apply to these ponds.

6. Land Conservation

The Greater Lovell Land Trust (GLLT) is a new non-profit organization, dedicated to the goal of preserving the quality of Kezar Lake and its watershed. In March of 1988, the GLLT gave its approval and fund raising support to an application from the Lovell Planning Board to the Land for Maine's Future Board, for acceptance and state purchase of the Westways East property. This 550 acre property, with over 6,500' of undeveloped frontage on Heald and Bradley Ponds, was considered by the GLLT to be the single most important property available in the town of Lovell, as more than 10 square miles of the Kezar Lake watershed channel through Heald Pond. Though the Westways East parcel did not make the state purchase list, the Land for Maine's Future Board did choose to nominate and purchase a 90 acre tract of land near the summit of Sabattus Mt. The GLLT is continuing to pursue the purchase and protection of the Westways East parcel, and is continuing its efforts to help public agencies add more land to the 90 acre parcel at the summit of Sabattus Mt.

The GLLT encourages donations of conservation easements, land and funds in its continuing efforts to protect the Kezar Lake watershed and its environs.

7. Mining Activities

Other than several active and inactive gravel pits, there is no ongoing mining conducted in Lovell.

8. Mapping

The following maps are incoprporated in this plan:

Map #1 - base map at scale of 1"=3000' depicting town limits, water bodies, brooks, streams, public and private roads.

Map #2 - overlay of wildlife habitat, critical areas, identified wetlands

Map #3 - overlay of proposed zoning

Map #4 - overlay of acquifers and wells

Map #5 - future land use

At a future time slopes, soils and additional wetlands, as they are identified, should be mapped as overlays.

9. Conclusions

Existing ordinances tend to discourage cluster development.

The ordinances should be liberalized for areas of the town where soils are adequate to support this type of development.

Manufacturing, non-retail commercial, and extractive industrial uses are poorly addressed in our existing controls, as are condominiums, amusements, mobile homes, inns and logging roads. Lovell has no impact fees to reflect the added burdens on town services and schools which new developments may represent.

We have a high density area in Lovell Village with a number of large antique houses and no provision in our by-laws to encourage the recycling of these structures into acceptable uses. Without such encouragement, these properties may be essentially unsalable and could deteriorate rapidly as a consequence.

The ordinances governing development in Lovell date from 1974 with few changes. They contain no requirements governing condominium development; apartments; motels; hotels; business, commercial or industrial minimum lot sizes; or amusement and recreation parks; or water quality standards for the lake and ponds. The language of what is covered is lacking in specifics at several points. No distinction is made between major and minor subdivisions based on size and impact on the town. There are no established standards for some permitted uses.

The town needs updated ordinances. In the prevailing economic climate we are relatively free of the pressure of new applications for subdivisions and other permits. This is the opportune time to prepare and adopt a new code.

N. Fiscal Capacity

1. Revenues and expenses

The total revenues for the town in 1989 were $1,136,938. Of this amount, $1,013,387 was raised from property taxes, including $28,000 in back taxes for the year 1988. State revenue sharing provided $27,107, block grants provided $1,815 and state road grants provided $18,990. Motor vehicle excise taxes paid to the town totaled an additional $75,639. The town tax rate for 1990 was $10.60 per thousand.

Currently there is $2,223,200 worth of tax exempt property in Lovell consisting of town owned properties, the school property, the Maine Department of Transportation garage at North Lovell, National Forest land, the two libraries and the two church buildings. Additional tax exempt properties include the Grange Hall at North Lovell, the V.F.W. property at the Village, and properties owned by the Nature Conservancy of Pine Tree State, Inc.

Over the past 5 years, town property tax receipts have nearly doubled.

1989 - $1,041,500.85
1988 - $893,978.94

1987 - $808,335.36
1986 - $696,655.06
1985 - $582,220.56

During this same period, expenditures were as follows:

1989 - $995,598
1988 - $744,111
1987 - $852,574
1986 - $941,123
1985 - $743,192

The town has no long term debt. Current short term debt consists of a tax anticipation note of $310,000 to be paid off in December of 1990.

In other words, our town is in good financial health. We have a healthy tax base including a large amount of lakefront property and many seasonal second homes. Nearly two-thirds of our tax receipts come from nonresidents. These people pay a considerable part of our school and town costs. It appears that the town will have little difficulty meeting whatever needs for major capital expenditures it may face in the foreseeable future.

2. Projected Capital Investment Plan

a. Town office

Town office space is not adequate for present needs, not to mention future needs. The town has purchased four acres of land on which to build a new office. Building will likely take place sometime in the next decade. The town owned an old school building in the village which was leased to the school district. After the district was done with the building, the town planned to convert it to an office. It burned to the ground several years ago, and the town collected $70,000 from the insurance company. The town purchased a certificate of deposit with the money to begin a building fund for a new town office and/or fire station. If a new fire station is built, the selectmen's office would expand into the extra room, or vice-versa. Voters at town meeting authorized the purchase of the above mentioned land with $30,000 from the fund. The fund has accumulated interest and is back up approximately to the $70,000 figure at this writing.

b. Fire truck

Lovell's volunteer fire company has a capital fund totaling around $80,000 which will eventually be spent on a new truck. It is building with accumulation of interest and appropriations of $5,000 to $10,000 at each spring town meeting.

c. Heavy equipment

The town is likely to purchase several pieces of heavy equipment in the form of backhoes, plowtrucks, trailers, sanders

and possibly a small bulldozer during the next decade. With the exception of the bulldozer, we have such machinery at present. Each piece is billed out for a set cost per hour as it is actually used. The town pays into an equipment fund which accumulates as hours of use are put on the machinery. Purchases of replacement trucks and equipment are partially offset by this fund on an ongoing basis. There is $11,800 in the fund at this writing.

d. Salt/sand storage shed

Lovell will soon be required to build a salt/sand storage shed at the town garage site. A fund is accumulating for this purpose and, supplemented by $5,000 at each regular town meeting, now totals $25,000.

e. Stump dump

Voters authorized the town to borrow $40,000 at the 1990 town meeting, amortized over five years, for the purchase of 70 acres of land. This land has been leased from Diamond Occidental for the last 10 years and used as a stump dump. The town will spend money expanding and developing the site, as needed, over the next 10 years.

f. Septage landspread area

Lovell leases 12 acres of land from Eastman Hill Stock Farm for use as a septage landspread area. The lease will expire in 1997, at which time the town will attempt to purchase the site. This assumes there will be no change in the state guidelines governing such facilities. The town will likely borrow the money for the purchase.

g. Land trust

Recently, a group was formed privately known as the Greater Lovell Land Trust. The GLLT has trustees appointed by the town and various private organizations. The by-laws of the Trust authorize it to purchase, and accept restrictive covenants on, various parcels of land in the watershed of Kezar Lake.

h. Recreation field

At this writing, the town is attempting to purchase and develop a recreation field. So far, there have been pledges totaling $13,500 from private individuals and organizations. Lovell is applying to the state Bureau of Parks and Recreation for additional funds. Depending on how much is donated, we may ask the voters for some money at the 1991 spring meeting.

i. Cemeteries

The town maintains two active cemeteries, one at Number Four and one at North Lovell. Available lots are getting scarce in both. Consequently, the selectmen are negotiating with an abut-

tor at the North Lovell Cemetery to purchase an additional 1.24 acres.

At the Number Four Cemetery we are expanding the usable area on the south side. The town road crew is grading and filling as they find time to do so. Expenditures for this project are ongoing.

Q. Regional Policies.

Policies of the Southern Maine Regional Planning Commission

Applicable to Lovell:

Lovell should adopt impact fees paid by developers of property which will create a demand for capital facilities beyond those needed now.

Lovell should seek the assistance of the SMRPC for:

1. preparing ordinances which will regulate development and impact fees.

2. organizing regional approaches to solid waste disposal and recycling usable waste materials.

Other areas of regional policy applicable to Lovell include:

1. Transportation

2. Education

   School Administration District # 72 should participate in defining the criteria and formula under which impact fees will be assessed to developers, and should share in the allocation of income from such fees.

3. Human needs

4. Economic opportunity

5. Housing

6. Natural resources

7. Airports

Each of these areas of regional policy is addressed in the Implementation section of this plan which begins on page 64.

Not Applicable to Lovell:

The following areas of regional policy do not appear to be applicable to Lovell over the next decade:

1. Water supply and distribution
2. Sewage collection and treatment
3. Septage and sludge disposal

P. The Public Opinion Survey

In March 1989, Lovell Comprehensive Plan Committee mailed to all year-round residents and other landowners, the Lovell Public Opinion Survey Questionnaire. Questionnaires were returned by 196 residents and 362 nonresident landowners. The number of residents responding to the questionnaire is appproximately 22% of the resident population of Lovell. The results of the questionnaire are tabulated in Appendix D.

Summary

The questionnaire had 33 items dealing with demographics (where people live and work, how long they have been in Lovell, what kind of housing they occupy, etc.) and 50 items seeking opinions on the direction the development of the town should take. This is what the survey showed about the residents who responded:

1. A majority have lived in Lovell for more than 10 years.

2. Their average household consists of slightly over 2 people and no children between 5 and 18 years of age.

3. 94% are homeowners and 92% live in single family homes.

4. 29 % work in Lovell, 29% work in Fryeburg, Bridgton, or North Conway, and 42% commute to other areas.

5. 29% of the households include at least 1 retired person.

6. 19% use their land for orcharding to some extent, 19% own timber land and 8% use their land for commercial purposes.

7. 36% use their land for a home occupation.

8. 48% live in a house older than 30 years.

Here is what they think:

79% favor changing our zoning ordinances to better define development; almost as many favor zoning for commerce and industry. 50% oppose cluster development, but 53% favor growth in the village centers. 83% want to protect special features of the town from development, and would favor restrictions on growth near lakes and ponds.

Most think that our roads are all right. The libraries and fire protection got high marks. So did recreation programs and facilities. Most town services rated well. Law enforcement got low marks. Schools were viewed favorably by most, as were the rescue services.

Most favor single family housing development over multiple family housing, and are split evenly on allowing mobile homes. Most would allow, but not encourage, seasonal house development. Affordable housing is favored, as is housing for the elderly. Condominium development (whatever that meant to those answering) was strongly opposed (83%). 63% oppose hotels and motels. 84% favor retail stores. 75% oppose fast food outlets but favor sit-down restaurants. 71% want to discourage heavy industry, but most would favor professional offices.

Camping areas were favored but amusement parks were not. Wildlife preservation drew strong support, as did preservation of scenic features.

In most respects the responses of residents and nonresidents about themselves were similar. One difference: nonresidents have higher household incomes.

There were few sharp differences between residents and nonresidents on growth policies. While residents are equally divided on allowing mobile homes in Lovell (49% would encourage or permit them while 49% would discourage them) when the responses of nonresidents are included for this item, the picture changes to 67% wanting to discourage them.

Planning Implications of Survey Results

Zoning should be used to establish one or more districts in Lovell where retail trade, office use, restaurants, and light manufacturing should be allowed. Home occupations should be allowed throughout the town with performance standards to ensure that such land use is consistent to preservation of the rural character and scenic values of the town. Developers of residential and commercial properties should be encouraged to set aside a certain portion of their land to be forever undeveloped. Bed and breakfast establishments in existing structures should be allowed with performance standards.

Lovell should take steps to improve law enforcement services. This probably can best be done by contracting for more services through the Oxford County Sheriff's Department.

Smaller lot sizes should be allowed in the village areas to support continued development there of a higher density than in the rest of the town.

The lakes, mountain views and rural character of the town must be protected from destructive development.

SUMMARY OF INVENTORY AND ANALYSIS

Lovell has experienced significant but manageable growth over the past twenty years. Our renewed growth has not yet substantially altered the character of the town.

The majority of our housing stock consists of older houses in good condition. 30% of the dwellings built in the last ten years are around Lake Kezar. The rest are scattered throughout the town.

Our public services are adequate at present. We are especially well served in respect to emergency rescue services, fire protection, public education and health services.

We have excellent cultural and recreational resources for a town of our size.

We have a good system of state and local roads, though some upgrading may be required in a few areas where growth seems to be heaviest.

Lovell is fortunate in having a number of private non-profit organizations working for the betterment of our town, including the Kezar Lake Association, Greater Lovell Land Trust, Lovell Youthways, Inc., the Coe Trust and the Lovell Lions Club. Our fiscal capacity is healthy and we should be well able to afford whatever capital improvements may be called for in the decade ahead.

Affordable housing is an issue the town needs to address. We must find ways of reducing the cost of land and site development for new construction. Clustering, community water supplies and community sewage systems are some of the answers. We also must be concerned for the preservation of the Village and the large, older houses which give it character. Our limited stock of rental housing probably should be expanded and conversion of some village properties to multi-family housing may be part of the answer to this need.

Our two acre lot size requirement may not serve us well as we seek to maintain the rural character of the town. If we are to preserve our open spaces, we may need to be more flexible about lot size requirements where high density land use is appropriate to preserve open space.

Node development, particulary for Route 5, needs strong encouragement.

We have serious gaps in our ordinances with respect to new businesses and home occupations. All such enterprises should be brought under the purview of the Planning Board, along with all retail, wholesale, manufacturing, warehousing and commercial development, with opportunity for public comments and notification to neighboring property owners where applications for these

types of development are under review.

We need to define zones and access mechanisms where commercial and industrial development might be encouraged.

As we review future development proposals, general topography, water shed areas, phosporus loadings in our waterbodies, soil conditions and wetland protection must be addressed by specific criteria in our ordinances.

Solid waste disposal and recycling to take various materials out of the waste stream will continue to be challenges to our ingenuity, but we must find acceptable ways of dealing with them for the sake of the local and national environment. Regional mechanisms hold the most promise here, but an awakening awareness and sense of reponsibility at the local level must come first.

Lake Kezar and our other waterbodies are vital assets to the economic and fiscal well being of the town. New shoreland zoning requirements established by state law will do much to protect the value of these resources, but more still, will be needed to ensure their long term health. Specifically, the town should take responsibility for monitoring and preventing phosphorus buildup which can lead to the rapid degradation of these waterbodies. This means strict control of development in their watersheds.

It is unanimous among year-round and seasonal residents alike that we must do whatever it takes to prevent the kind of development that has occured over the past twenty years in the North Conway, New Hampshire area. We do not want a proliferation of fast food outlets, motels, mini-malls and the like. The rural character of Lovell is our heritage. We must preserve it.

GOALS AND POLICIES

The Comprehensive Plan Committee worked with the results of the Public Opinion Survey, with their knowledge of the town, with the help of many community members, and with information gathered during the inventory of the town's physical and cultural characteristics to develop the following proposed goals and policies as our response to the state goals specified in the Comprehensive Planning and Land Use Act.

These goals should be considered as general desires, while the policies indicate approaches or directions to be taken to achieve the goals. The final chapter of this Plan grows out of this section and outlines strategies in specific statements as to what should be done, by whom and when, to implement the Plan.

A. Orderly Growth and Development

Goal

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. The town should use the natural resource data in the Inventory and Analysis section of the Comprehensive Plan as a basis for determining growth areas and nongrowth areas, as well as rural and Village land use densities.

Policies

To achieve the above goal we will:

Adopt land use regulations and standards, and a revised zoning ordinance

Develop a zoning map which proposes locations for various types of land use in the entire town based on the Land Use section of this comprehensive plan.

Develop performance standards for home occupations and cottage industries consistent with the goal

Develop performance standards which will minimize the impact of commercial and industrial development in the town

Incorporate visual resource protection measures into the subdivision regulations and land use regulations and standards. These measures should require developments to identify visual resources on the parcel of land proposed for development and on other properties which could be affected by the proposed projects. The developer should then make provisions in the layout of the site to minimize the visual impact of the project.

Adopt performance standards to guide the density of development in the Village. Require new construction in the Village area to meet certain design standards.

Adopt a growth guidance system which encourages development close to public services and facilities, and developments which meet performance standards for protection of rural and natural resource values.

B. Public Facilities and Public Services

Goal

It is a community goal to provide public facilities and public services efficiently and effectively to meet the present and future needs of the citizens and property owners of Lovell.

Policies

To achieve the above goal we will:

Guide development so that it occurs in locations which can be served most efficiently by existing public facilities and services.

Review and upgrade public facilities and services as required to meet the needs of the community.

Expand use of regional agreements to provide public facilities and services that can best meet the needs of the town.

Develop a schedule of impact fees relating to the costs for expansion of public services expected to result from future land use, including educational services provided through Maine School Administrative District #72.

C. Economic Climate

Goal

It is a community goal to promote economic development which provides economic opportunity for town residents, improves the tax base and preserves the rural atmosphere, the character of our villages and the natural environment of the town.

Policies

To achieve the above goal we will:

Establish areas of the town where commercial and/or industrial development will be encouraged to locate.

Establish an economic development committee to promote the benefits of Lovell and act as the liasion between prospective developers of commercial/industrial enterprises and the town.

Allow commercial and industrial uses in the rural parts of the town within strict performance standards.

Allow limited commercial/industrial uses in the Lovell Village within strict performance and design standards.

Require all commercial/industrial activities to meet strict environmental protection regulations.

D. Affordable Housing

Goal

It is a community goal to promote safe, decent housing which is affordable to all Lovell citizens.

Policies

To achieve the above goal we will:

Require that housing built in Lovell be constructed in a sound, safe manner.

Seek to achieve a housing stock which is available and affordable to Lovell citizens of all income levels.

Develop land use standards and construction standards, expand code enforcement services to expedite the land use application process and limit the need of small scale developers to employ private consultants in preparing applications.

E. Water Resources

Goal

It is a community goal to protect our water resources including the Kezar River, the lake, the ponds and incoporate in our land use regulating strictures on development near aquifers and in floodplains. We will establish phosphorus loading standards and such other development standards as are needed to ensure that the quality of the waters of Kezar Lake and the other ponds within town are maintained at the highest possible level. This will require cooperation with neighboring towns which include portions of the watershed of the lake and some of the ponds.

F. Other Natural Resources

Goal

It is a community goal to protect our other critical natural resources, including wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas; protect the public health, safety and general welfare; and prevent damage to buildings and property values by assuring proper siting of land

uses and the proper layout of development.

Policies

To achieve the above goal we will:

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.

G. Open Land and Forest Resources

Goal

It is a community goal to preserve open land and the forest resources of the town from losses caused by incompatible neighboring land uses or inappropriate timber harvesting practices.

Policies

To achieve the above goal we will:

Preserve prime open land and important timber harvesting areas by guiding development away from such locations.

Encourage appropriate, environmentally sound agricultural and timber harvesting practices within the town.

H. Historic Resources

Goal

It is a community goal to protect and preserve cultural resources that provide a link to the town's history and traditions, and contribute to the quality of life in Lovell.

Policies

To achieve the above goal we will:

Encourage preservation of buildings of historic character and sites identified as prehistoric archaeological and historic archaeological significance.

I. Outdoor Recreation

Goal

It is a community goal to promote and protect the availability of outdoor recreation opportunities for all of our citizens and visitors, including access to surface waters.

To achieve this goal we will:

Preserve and protect those elements of Lovell which contribute to outdoor recreation enjoyment such as important spaces and mountain views, hiking trails, access to rivers and streams, the lake and ponds, and forest lands of the town.

Maintain and improve town owned properties for sports and recreation.

STRATEGIES FOR IMPLEMENTATION

THE PLAN

INTRODUCTION

The next section of the Lovell Comprehensive Plan recommends strategies that the town should follow to achieve the community goals and implement the policies presented in the previous section. This section will outline what should be done, when, by whom, and why.

This section describes the actions and methods for accomplishing what we want done to preserve what we like about Lovell and to change those things that call for change.

Periodic review of the Comprehensive Plan should be a part of the life of the town. The plan of action presented here is not an attempt to prescribe the ultimate development of the town. It is, rather, as any plan should be, a starting point. As experience dictates and conditions change this plan should be subject to revision by action of the voters. The actions proposed may or may not be strong enough. The time frame for the actions may need adjustments. Some goals may become less relevant, new goals may emerge. If this Comprehensive Plan becomes the basis for a continuing discussion of such matters, then it will have fulfilled its purpose. For it is only through such a process that the people of Lovell can effectively influence the future character of the town.

Each element of the Plan responds to one or more of the community and state goals (Title 30-A, MRSA, Section 4326):

Page #

66 A. The Land Use Plan responds to the goals for:
- A. Orderly Growth and Development
- B. Public Facilities and Services
- E. Water Resources
- F. Other Critical Natural Resources
- G. Open Land and Forest Resources

70 B. The Impact Fees Plan responds to the goals for:
- B. Public Facilities and Services

71 C. The Housing Plan resonds to the goal for:
- D. Affordable Housing

71 D. The Water Quality Plan responds to goal for:
- E. Water Resources

73 E. The Economic Development Plan responds to the goal for:
- C. Economic Climate

74 F. The Roads and Transportation Plan responds to the goals for:

A. Land Use

The Land Use Plan is a representation of the community's goals as they relate to the use of land. It is the community's policy statement of where various land uses should be located in the future.

The Land Use Plan is not a zoning ordinance or zoning map. The lines of the future Land Use Map - the mapped representation of the Land Use Plan - should not be thought of as hard and fast boundaries or separations between differing land uses, but rather as generalized areas where various land uses may best be located in the future. The pattern of future land use will be a major determining factor of the transportation patterns and costs, energy consumption, community character and esthetics, environmental quality, economic development potential, and the overall quality of life in the town.

The future land use map is based on various maps and data of this Comprehensive Plan and its appendices which were used to determine the most appropriate types of development for each area of the town.

The town is divided by this land use map into seven land use categories. The future land use map shows the location of the areas of the town included in each of these categories. Again, note that this is not a zoning map. The areas shown are only generalized locations. The final boundaries for each land use area will have to be determined by the voters based on recommendations offered by the Planning Board.

The following descriptions summarize the preferred land use and development pattern of each of the land use categories.

1. Village

Lovell Village is a small gem of 19th century development. It provides the town with a sense of history and a focal point.

The Village should continue to be an area of mixed uses - public uses such as the Post Office, Fire Station, the park, the library and school; other civic uses such as the Veterans of Foreign Wars, Masonic Hall; commercial and industrial uses such as now exist; and both single family and multifamily residential uses.

The Village provides a location where development can and should occur at a relatively high density. Perhaps there should be no minimum lot size in this area, and instead performance standards should govern the amount of land required for any given development. Design standards would be implemented to preserve the character of the Village. The higher concentration of development will require some form of public or community water system, sewage disposal system or both. Tax policy can be used to

encourage the construction of such services by a community cooperative.

Commercial uses allowed here would be those which provide services or goods directly to customers on the premises or by mail order. Other permitted uses would include sit-down restaurants, professional offices, offices for health services, personal care, insurance, real estate, small scale lodging, and other uses not likely to heavy demands for parking space within the Village.

2. Medium Density Limited Commercial Area

This will be a special zone along Route 5 between the northern limit of Lovell Village and the northern limit of Center Lovell (United Church of Christ). In this area, a two acre minimum lot size will apply to all new development. Development will occur on side roads. Access to Route 5 will be strictly controlled. All construction on the west side of Route 5 will be kept below the level of the highway where the land slopes towards Lake Kezar, or screened by buffer zones from the highway. The emphasis here will be on preserving view corridors. Allowed uses in this area will be single and multifamily residences, residential bed and breakfast hostelries, retail stores, sit-down restaurants, automotive service garages, professional offices, service offices, municipal office facilities, and facilities for civic functions.

All construction will be kept to a size consistent with the current character of this zone.

3. Route 5 - Rural

This is the portion of Route 5 north from the United Church to the beginning of the North Lovell hamlet. In this area of natural scenic values, uses would be limited to single family residences, agriculture, forestry, and recreation. All construction will occur on side roads screened by buffer strips from Route 5. Access to Route 5 will be strictly controlled. No construction will be allowed in view corridors. A minimum area of 5 acres per residence will be required, and developers will be encouraged to concentrate construction so that the need for road and driveway construction is minimized.

4. Commercial/Industrial Zone

This area will be established south of Lovell Village limits and to the west of Route 5. New development will occur on sideroads screened from Route 5. Access to Route 5 will be strictly limited.

Permitted uses in this area will be light industry of non-polluting type, such as manufacturing and processing of materials into finished or semi-finished state for shipment to market or

limited direct marketing on site as a strictly secondary activity. Commercial uses would include warehousing, wholesaling, retailing, food service, construction services, heavy equipment servicing, and other activities not likely to generate excessive noise or otherwise detract from the quality of life in the neighboring Village zone. The purpose of this zone is to provide an increased range of employment opportunities within the town for the local work force, and broaden the tax base of the town.

5. North Lovell Hamlet

From West Stoneham Road north on Route 5 to McKeen Road future developments will be kept consistent with existing uses in the scale of construction. Uses permitted here will be the same as those allowed in Lovell Village and in Center Lovell. As with Lovell Village, there will be no minimum acreage requirements for development as lot size will be determined by performance standards.

6. Medium Density Residential

This area would include the remaining portion of Route 5 from North Lovell to the Stoneham town line, and land within 1,000 feet of town roads connecting to Route 5 and not more 1/2 mile distant from Route 5 along those roads. These areas would be limited to single and two family residences, agriculture, forestry, and recreation. Minimum area will be 2 acres per residential unit. Concentration of construction within developments to minimize road and driveway construction will be encouraged.

7. Rural

These are the areas of the town which are most remote from the villages and the town's public services. Permitted uses will be single family residences, agriculture, forestry, recreation, and other compatible uses.

The rural area will provide protection to rural resources in town - timber harvesting and timber growin areas, open spaces and important rural views.

In the rural area large scale development will be discouraged. Here the landscape will consist of open space and forest land with quiet roads along which the predominant pattern of development consists of homes interspersed among woodland and fields.

This area will only allow the level and type of development that will be compatible with the bucolic character of the byways of the town. and will not encourage development sprawl or strip development along roads. The maximum density will be one residential unit per five acres of buildable land.

In this area the location, density and rate of residential development will be subject to a growth guidance system, with soil

condition being the major factor. Other criteria will include slope, whether or not the land is in Tree Growth or Farm and Open Space Classification, distance to public facilities such as schools and fire department or dry hydrant, amount of adjacent land developed, condition of the road serving the development, distance to high yield bedrock aquifers, lot sizes greater than the minimum, amount and type of open space created, potential impact on an historic or archaeological site or a critical natural area, within a view corridor, areas of 2 contiguous acres or more with slopes in excess of 25%, and deeryards. Also, a density bonus system will be included to promote concentration of construction to minimize the need for new roads, driveways and extensions of utility lines. Points would be awarded or subtracted for the criteria depending on whether the proposal furthered community goals or was contrary to them. Achieving a threshhold number of points would allow the development to proceed further in the town review. This system would apply to all new lots being created, whether part of a subdivision or not.

8. **Resource Protection Zone**

9. **Limited Residential Zone**

10. **Stream Protection Zone**

These are overlay zones governing uses adjacent to the lake, ponds, and streams which are the confluence of two perennial streams, wetlands and land near the upland edge of Class 1 and 2 wetlands as defined by the Maine Mandatory Shoreland Zoning Act. The purposes of these zones are to further the maintainence of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, birds and other wildlife habitat; to protect buildings and land from flooding and accelerated erosion; protect archaeological and historic resources; protect wetlands; to control building sites, placement of structures and land uses to conserve shore cover and visual as well as actual points of access to inland waters; to conserve natural beauty and open space; to anticipate and respond to the impacts of development in shoreland areas; and to conserve the value of real property.

Resource Protection -

The resource protection area will protect the environmental integrity of those areas of the town which have severe physical development limitations or medium to high natural resource value, such as wetlands, land within 250 feet, horizontal distance, of the upland edge of a wetland and deeryards.

Within the resource protection area, development or use of the land will be restricted. Only activities which do not adversely affect the environment or resource value will be allowed.

Shoreland - Limited Residential -

The shoreland - limited residential area includes certain areas within 250 feet, horizontal distance of the normal high water line of the lake and each of the nine ponds. The areas included are those which are suitable for residential and recreational development.

Stream Protection -

The stream protection areas includes all land areas within 75 feet, horizontal distance, of the normal high-water lines of certain streams identified on the shoreland zoning map of 1991.

B. Impact Fees

Impact fees will be assessed on all developers of any subdivision where development will produce a need for extension of school bus transportation service, upgrading of public roads which otherwise would not be required, upgrading of fire fighting services not otherwise required and other identifiable costs which would result to the town when any such costs can be expected to exceed increased tax revenues to the town which the development may ultimately produce.

ACTIONS AND IMPLEMENTATION

The Land Use Plan and impact fees will be implemented by appropriate land use regulations and standards to be developed jointly by the Planning Board and the Comprehensive Planning Committee and adopted by town meeting in March, 1994.

C. Housing

The housing portion of the plan is intended to improve the health and safety conditions of the housing in Lovell and seeks to have at least 10% of new housing units in town affordable to lower and moderate income households.

During the inventory of the housing in town it was found that while there are not many substandard or unsafe homes in town, there are no provisions to assure that new homes in Lovell are built to appropriate structural, egress, light and ventilation and fire prevention standards.

Actions and Implementations

C-1. The town will allow multifamily development in the 3 village areas, and two family houses within the medium density residential areas. The per family density for multifamily dwellings in the villages will be higher than allowed for single family housing. The density will not, however, be so high as to cause congestion or environmental degradation. The multifamily development which is allowed will have to be at village scale and meet site and performance standards.

Action C-1 will be implemented as the land use plan is implemented.

C-2. A building code will be adopted by the town. This code will regulate structural, egress, light and ventilation, and fire prevention conditions of buildings.

The Code Enforcement Officer and the Selectmen will prepare proposals to implement action for C-2 for adoption at town meeting by March, 1994.

C-3. The town will adopt a system of land use administration which will minimize the need for small scale developers and developers of affordable housing to employ private consultants for preparation of land use applications and expedite the permitting process.

The Planning Board and the Code Enforcement Officer should develop guidance and application materials which will allow applicants to provide as much information needed for town review as possiible without employing outside specialists.

Action C-3 will be implemented by the Code Enforcement Officer and the Planning Board by March, 1994.

C-4. The town will provide administrative support for the Code Enforcement Officer and the Planning Board as needed to facilitate action on applications. Beginning January 1, 1993, under new state law, a municipality must employ an individual to perform the duties of a code enforcement officer who is certified by the State Planning Office.

The state has established a continuing program for individuals engaged in code enforcement. This program provides basic and advance training in the technical and legal aspects of code enforcement necessary for certification, including, but not limited to:

A. Plumbing inspection
B. Soils and site inspection
C. Electrical inspection
D. State and federal environmental requirements
E. Zoning ordinances
F. Court techniques
G. Other enforcement information

The Selectmen will propose budgetary provisions to employ and provide administrative support for a certified code enforcement officer for adoption at town meeting in March, 1994.

Action C-4 will be implemented by the Selectmen by January, 1993.

D. Water Quality

Phosphorus run off 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 limitation for development in general and septic tank absorption field construction in particular.

The town has at least three important aquifers. These aquifers may be needed in the future as sources for public water.

Development in the floodplain of the Kezar River and its tributaries could adversely affect the water quality of the river itself.

Actions and Implementations

D-1. To control the amount of phosphorus entering the lake and ponds, the Maine Department of Environmental Protection's phosphorus control program, as described in Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development, Maine Department of Environmental Protection, September 1989, or a comparable program, will be employed in the review of subdivision proposals and in the approval of single lot development in the watersheds of the lake and ponds.

To implement action D-1 the Planning Board will propose amendments to its subdivision regulations for town meeting approval in 1994; for other development action D-1 will be implemented by regulations proposed by the Planning Board to be included in the Land Use Regulations and Standards and adopted by town meeting by March, 1994.

D-2. The town will establish a water quality monitoring program for all water bodies in the town.

Action D-2 will be implemented through the cooperation of the Kezar Lake Association and by volunteer monitors at the direction of the Board of Selectmen by July, 1993.

D-3. Aggressive enforcement of the Plumbing Code will take place around the lake and other waterbodies of the town.

Action D-3 will be implemented by the Code Enforcement Officer by January, 1994.

D-4. The appropriate shoreland zoning requirements will be incorporated into the Land Use Regulations and Standards for those areas to be regulated by the Maine Shoreland Zoning Act or equivalent town ordinances.

Action D-4 will be implemented as the land use regulations and standards are adopted.

D-5. The ability of soils to filter and dilute septic tank discharges will be one of the criteria used to establish various

density requirements of the Land Use Regulations and Standards.

Action D-5 will be implemented when the Land Use Regulations and Standards are adopted.

D-6. To protect wetlands and assure that septic tank discharges are safe by the time they reach a well or the water supply of a neighboring property, development and building permit applications will require a high intensity soil survey by a registered soil scientist. The survey will identify wells and other water supplies on neighboring properties as part of the information required for submittal. Wetland areas shall be identified on the survey, regardless of size.

Action D-6 will be implemented by the Code Enforcement Officer and the Planning Board proposing amendments to the subdivision regulations for adoption by town meeting, 1994.

D-7. An aquifer protection overlay district will be established which provides the prime and medium aquifers with the minimal level of protection until such time as it is determined that a particular aquifer will not be needed as a public drinking water source in the forseeable future, or until studies upon which to base more thorough protection measures are conducted.

Action D-7 will be implemented by an overlay district ordinance recommended by the Comprehensive Planning Committee and adopted by the town meeting in March, 1993.

E. Economic Development Plan

Much of Lovell's labor force commutes to jobs which are out of town. Small scale businesses, seasonal home maintainance, timber harvesting and home occupations or cottage industries provide limited employment opportunities within the town.

The town relies heavily on taxes on residential property for its revenues. Over 95% of the town's property tax base consists of residential and undeveloped properties.

Economic development would provide more jobs in Lovell decrease the town's reliance on residential properties as its tax base and reduce commuting costs and energy use for the Lovell labor force.

Actions and Implementation

E-1. An area where commercial and light industrial uses are permitted will be established. Siting and performance standards for uses in the area will be prescribed to assure proper protection for the public health, safety and welfare.

Action E-1 will be implemented as the Land Use Plan is implemented.

E-2. Home occupations or cottage industries (up to a certain size) will be allowed in all residential areas. If the home occupation or cottage industry reaches a certain size (number of employees, hours of operation, traffic, etc.) it will no longer be allowed in the residential area, but will be allowed in the commercial and light industry area.

Action E-2 will be implemented by including home occupation and cottage industry standards in the Land Use Regulations and Standards to be recommended by the Planning Board and adopted by Town Meeting by March, 1994.

E-3. An Economic Development Committee will be established. The committee will be made up of representatives of the Board of Selectmen, the Planning Board and appointees of each board. The committee will act as the liasion between the town and any business seeking to locate in Lovell, and will advise the Planning Board and the Board of Selectmen regarding any decisions affecting the economic health of the town.

Action E-3 will be implemented by the Board of Selectmen by January, 1993.

F. Roads and Transportation

The most recent survey of town road conditions in Lovell found our roads to be in good to fair condition for the most part. The town maintains approximately 33 miles of paved roads and about 15 miles of dirt surfaced roads. In order to resurface the paved roads at least once every ten years the town would have to pave or reconstruct 3.3 miles of road each year. The state and local highways in town are the places from which many of us view the rural character of the town.

Our highway connections to the region are vital to the economic and social well being of the community. Air transport services are important to the economic health of our region. Most of our residents work, shop, find health care, etc., in other towns of the region or outside of the region. Other than privately owned vehicles, there is a limited bus service offered by Western Maine Transportation for elderly residents of the town to get to other communities.

Actions and Implementation

F-1. A road surface management system, as promoted by the Maine Local Roads Center, will be undertaken.

Action F-1 will be implemented by the Board of Selectmen, Public Works Director, the Budget Committee and the Town Meeting by March, 1993.

F-2. Highway access manangement and roadside management standards will be included in the Land Use Regulations and Standards. The access standards will control the location,

design, spacing, the number of driveways on the State highways and local roads. The roadside management standards will regulate the edges of these roads - setbacks, buffers, retention of stone walls, tree cutting in the right of way, etc.

Action F-2 will be implemented by incorporating highway access and roadside management standards in the Land Use Regulations and Standards to be recommended by the Planning Board and adopted by Town Meeting by March, 1994.

F-3. To improve transportation to places outside of Lovell and outside of the region, the town will:

(a) Establish one or more ride-share parking lots for commuters;

(b) Actively participate in the operation and planning of the Eastern Slopes Regional Airport; and

(c) Support Western Maine Transportation Services.

Action F-3-a will be implemented by the Planning Board, the Board of Selectmen and the Public Works Director working with the Maine Department of Transportation by March, 1994.

Action F-3-b will be implemented by the Board of Selectmen, and the Eastern Slopes Regional Airport Director for Lovell to be appointed by the Board of Selectmen and the town's economic development committee by March, 1994.

Action F-3-c will be implemented by the Board of Selectmen, the Budget Committee, and the Town Meeting by March, 1994.

G. Public Safety

There may be a need (either real or perceived) to improve the level of police protection in town.

The level of fire prevention and protection in town is satisfactory now, but may deteriorate in the future as the equipment ages and as more development occurs. The fire stations, however, are inadequate to house the department.

Actions and Implementation

G-1. A committee will be formed to determine the needed level and costs for providing police protection for the town. The committee will explore county and interlocal solutions.

To implement action G-1 the Board of Selectmen will appoint the committee by August, 1992, and committee will prepare a report to the Selectmen by January, 1993 for presentation in the 1993 town report.

G-2. A new fire station will be built or one of the present

stations will be enlarged to meet the needs of the fire department.

Action G-2 will be implemented by the Board of Selectmen, the fire department, the budget committee, the building committee and the town meeting by 1995.

G-3. Fire equipment will be upgraded in accordance with a capital investment plan.

Action G-3 will be implemented by the Board of Selectmen in consultation with the fire chief, and a capital improvements program to be presented at town meeting in March, 1993.

H. Solid Waste Management

The management of solid waste is becoming increasingly costly for the town.

The state has established as a goal for each municipality, the recycling of at least 25% of its solid waste by the year 1992, and 50% by 1994. There is, at present, only a limited recycling program at the town's solid waste disposal facility.

Recycling would cut down on the amount of trash that has to be hauled from the Transfer Station to the incinerator at Auburn and thus the cost of solid waste management. Recycling can be a boost to the regional economy and can cut down on the depletion of natural resources. It is also a means of taking hazardous materials out of the waste stream, either to return them to use or identify them for proper disposal. It is the alternative to their careless disposal into the ground where they may threaten our water resources and other critical natural resources. It may even yield some income to the town.

Actions and Implementation

The Selectmen will oversee the development of a voluntary recycling program. The program will be as easy for households to comply with as possible, within the town's financial capabilities. Once begun, the success of the program will be monitored. If the voluntary aspect of the program is not working to achieve reasonable recycling goals, the Selectmen will recommend a procedure for a mandatory program for adoption by town meeting.

Action to implement the voluntary program will be completed by Board of Selectmen by June, 1992.

If the voluntary program proves ineffective, a mandatory program will be implemented by town meeting by March, 1993, based on procedures proposed by the Board of Selectmen.

I. Recreation and Open Space

Lovell residents enjoy a wide range of recreational opportunities of an organized and informal nature. The town maintains tennis courts, playgrounds, beaches and boat landings. We have a fine local golf course which attracts people from all over the region. There are abundant opportunities for practically all forms of outdoor recreation within the town. Plans for a new public town recreation area in the lower village are now developing rapidly. In short, the town has much to offer by way of recreation.

Only in our town beaches did we see some immediate needs. Beaches at the end of Pleasant Point Road and at the North Lovell Town Landing - which also serves as a boat launch area - both have limited parking areas. Additionally, the town owned boat launch sites at Severance Lodge on Kezar Lake and at several other ponds are not marked to clearly identify them to the public.

Actions and Implementation

I-1. The Selectmen will continue the development of the new town recreation area in the lower village.

Action I-1 will be implemented by the Board of Selectmen presenting a funding proposal for development of the site to the town meeting in March, 1992.

I-2. The town will develop additional parking space at the beach at Pleasant Point Road and North Lovell.

Action I-2 will be implemented by the Selectmen and the Public Works Director following approval of necessary funding at town meeting in March, 1992.

I-3. All town owned boat landing sites will be clearly identified for public use.

Action I-3 will be implemented by the Selectmen and the Public Works Director by the Spring of 1992.

J. Historic Preservation

The town has at least two major historical resources - the historic character of its villages and one known prehistoric archaelogical site. There are no established standards to protect these historic resources, and preserving them while protecting private property rights creates a difficult balancing act.

Actions and Implementation

J-1. Design standards for new development in the village areas and for alterations to existing buildings in these areas will be prepared for adoption by town meeting.

To implement action J-1 the Planning Board in consultation with the Historical Society will prepare proposals for adoption at town meeting in March, 1999.

J-2. Because the one known archaelogical site is vulnerable to damage by souvenir hunters, the town will take steps to see that the site is protected.

Action J-2 will be implemented by the Selectmen in consultation with the state archaelogical authorities as soon as possible.

K. Town Government

The management of the town and the proper administration of its policies and ordinances is becoming an ever more demanding job. To make sure the town is run as efficiently as possible requires more hours than many part-time elected officials can devote to the job. This is particularly true with respect to the functions of the Planning Board and Code Enforcement. The state has already mandated greatly increased levels of training for Code Enforcement Officials.

The administration of the town also requires a facility adequate for that purpose - space to conduct town business, hold meetings, store and file important records and documents, etc.

Actions and Implementation

K-1. The Planning Board will be assisted by professionally trained staff to review all applications for conditional use permits and provide the Board with the administrative support it requires to function effectively. The town will seek to share with other towns in the region the services of certified specialists in code enforcement pertaining to town ordinances and the work of the planning committee.

The Board of Selectmen will prepare recommendations to implement action K-1 for town meeting approval in March, 1993.

K-2. A building committee will be formed to develop plans, specifications and cost estimates for a new municipal building to be constructed on land already acquired by the town for this purpose.

Action K-2 will be implemented by the Selectmen by presenting a funding proposal for preliminary architectural services to town meeting in March, 1992 and by appointing a building committee immediately thereafter to develop a proposal for a building program for approval at a special town meeting not later than the fall of 1992.

L. Continuous Community Planning

This Comprehensive Plan does not attempt to understand or plan for the ultimate development of the town. In order to be successful, community planning must be an ongoing process. State law recognizes this fact and reccomends each town to review and update its Comprehensive Plan every five years.

Action and Implementation

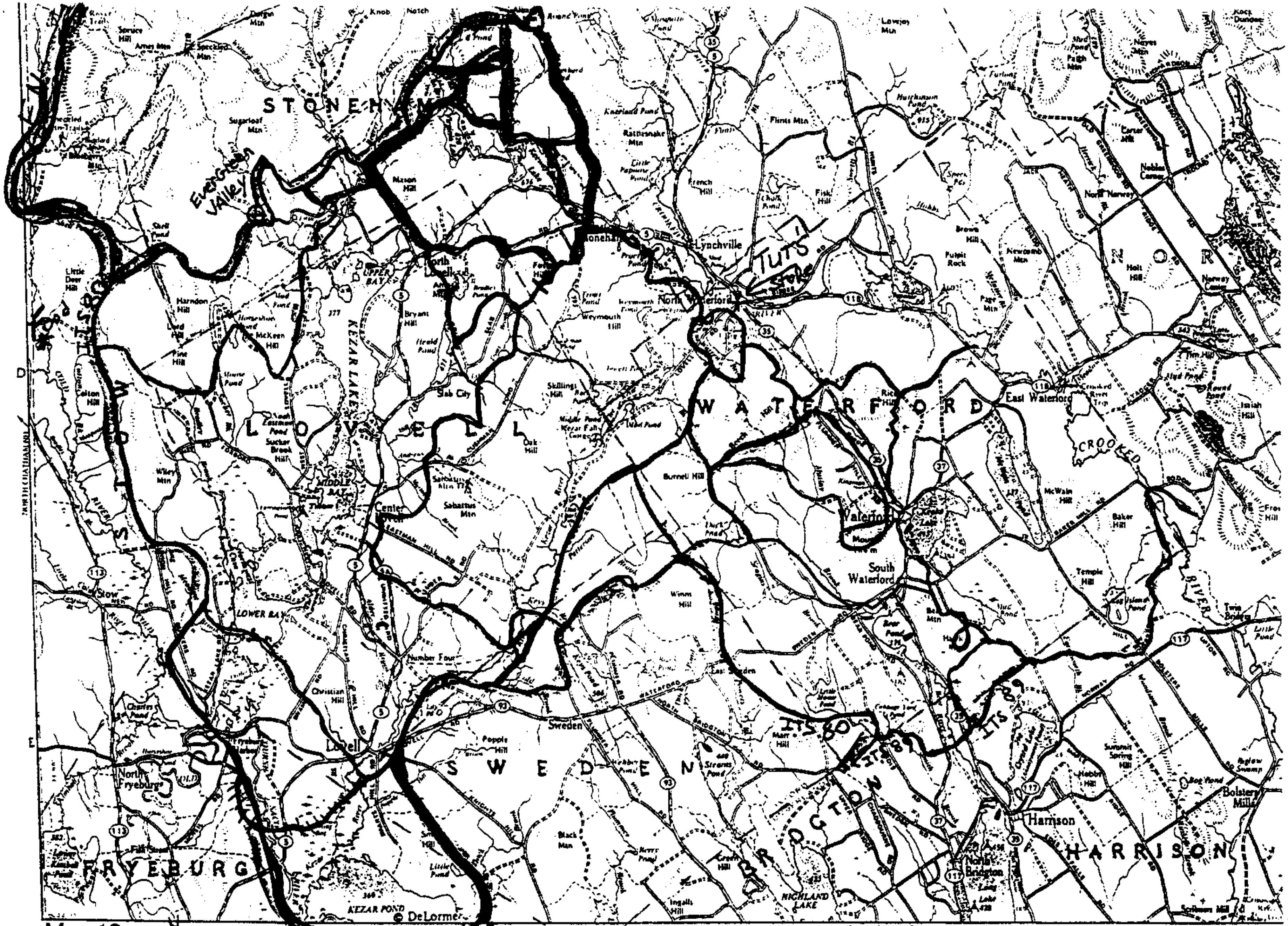
The town will continue to update and refine its Comprehensive Plan. New data will be added as things change in town - population, housing, transportation, fiscal conditions, economic factors. The goals established here need to be reviewed and refined where necessary and implementation measures proposed here must be analyzed to determine their effectiveness.

This action will be undertaken by the Planning Board on a yearly basis.

APPENDIX A

LOVELL COMPREHENSIVE PLAN

MAP OF SNOWMOBILE TRAILS



MAP 10

EN:= Evans Notch

I.T.S Trail

STATE Groomed

Waterford Snowpackers

StoneHam Knight Riders

Kezar Trail Blazar

APPENDIX B

LOVELL COMPREHENSIVE PLAN

COMMUNITY ENVIRONMENTAL INVENTORY

Lovell, Maine

Community Environmental Inventory

Prepared By
Alice W. Dallinger

1974

Revised by Alice W. Dallinger - 1982

Sponsored By
Lovell Conservation Commission

FUNDED BY

The Helen R. Coe Trust

TABLE OF CONTENTS

INTRODUCTION

This manual is a compilation and evaluation of data gathered from an inventory of the natural and man-made features of the Town of Lovell. Its purpose is to bring together comprehensive information which will help local municipal officials and both year 'round and seasonal residents gain a broader understanding of the town's total environment and its associated problems.

I. INTRODUCTION TO THE COMMUNITY

The Town of Lovell, situated in the southwestern part of Oxford County, is a small rural-residential community of approximately 767 (in 1980) year 'round residents. The predominant types of residential use are single family homes scattered throughout the town along every major road and dispersed over a large geographical area. Exceptions to this pattern are the villages of North Lovell, Center Lovell, and Lovell where development, especially residential development has occurred at a higher density. It is within and adjacent to these three villages that the majority of the Town's commercial and municipal facilities are also located. They are the focal points of community life.

Although the town encompasses some 43.4 square miles, its topographical characteristics indicate a limited amount of land still suitable for further development. Natural features must play an important role in the future development of the town, and the limitations set by these should serve as guidelines.

Lovell has approved a Comprehensive Plan and has a Planning Board, Conservation Board, and an Appeals Board, all actively working towards the adoption of local ordinances and laws which will represent the desire of its residents to preserve the town's assets while providing for the best possible life for its citizens consistent with the natural environment.

II. NATURAL ENVIRONMENTAL FEATURES AND CHARACTERISTICS

A. Land

Topography

Topography, particularly slope, is the indicator of the land's sucseptibility to erosion. Erosion results in the displacement and possible loss of matter for plants. This in turn may result in lack of species diversity, inefficient use of the sun's energy, and instability of the natural environment. Such problems might arise from a lack of adequate erosion controls when forestry, agricultural, and building practices are being carried on.

The following ratings indicate erosion susceptibility:

Low to flat . . . . . 0 - 8% . . . . . gently sloping
Moderate . . . . . 8 - 15% . . . . . moderately sloping
Steep . . . . . 15 - 35% . . . . . strongly sloping to steep
U.S. Geological Survey, 1960, Benchmark at Center Lovell -- 560 ft.

Outstanding land heights in Lovell area:

Pine Hill (West)	672'	Kezar Falls Hill	905'
Edgecomb	684'	McDaniels	918'
Christian	705'	Amos Mt.	955'
Foster	740'	Patterson	965'
Whiting	801'	Joe McKeen Hill	1096'
Eastman	834'	Pine Hill (North)	1100'
Howard Mt.	858'	Skillings Hill	1152'
Peaked Hill	879'	Oak Hill	1195'
Flat Hill	891'	Sabattus	1252'
		Lord's Hill 1257'	

Lovell contains one lake, Lake Kezar, which is approximately nine miles long covering 2,510 acres, plus nine ponds ranging from 28 to 131 acres in size. These, together with a number of bogs, marshes, and swamps, make up a total of 3,958 acres of wetlands.

The above facts describing Lovell's topographical features serve to underscore the natural beauty of the area and the need for wise planning to protect and conserve the environmental features which are its greatest asset.

Geology

Granitic bedrock forms the geological foundation of all the Lovell area. Sabattus Mountain is a fine example of glacial action. Its northerly slope, gradual in pitch, was formed as the great ice mass met increasing resistance, with the southerly slope showing a characteristic steepness caused by the breaking away of the rock as the glacier settled over the top on its way to the sea.

Erratic boulders on top of the south end of Joe McKeen Hill and others scattered in fields and woods also give evidence of glacial action.

Unusually large pot hole formations are to be found at Kezar Falls, outlet to the Five Kezars.

Semi-precious minerals such as aquamarine, quartz, tourmaline, and beryl have been located in the area of Sabattus, West and North Lovell. Feldspar and mica are common.

Soils

The Soil Conservation Service has completed about 55% of its analysis of the soils of Lovell, including sites being considered as possibilities for the town's solid

waste disposal. These soils are rated for their suitability for approximately thirty-three different human uses. These ratings provide guidelines for evaluating existing and projected man-made environmental alterations.

*The soils in Lovell are formed of parent material deposited during the last glaciation. The ice sheet retreated from this area about 12,000 years ago. The soils, as we see them today, have been weathered and developed during that period of time.

The soils in Lovell are primarily coarse textured, acidic soils with low natural fertility. These conditions are inherent in the parent material which was derived from the predominantly granitic bedrock of the area.

Lovell is comprised mainly of glacial till soils on the uplands. A belt of outwash sand and gravel soils is found along the Kezar River. A smaller amount of lacustrine (lake bottom deposits) sediments are found along the shore of Kezar Lake. Small amounts of flood plain soils are found along Kezar River, Kezar outlet and Sucker Brook.

The upland glacial till soils are Marlow, Becket, Hermon and Berkshire series and their associated soils with poorer drainage. The Marlow and Becket soils are characterized by a firm impervious hardpan at 18 to 24 inches of depth. The hardpan in these soils is closer to the surface, while the soils exhibit a seasonally high water table. These soils are found on smooth ridges such as Christian Hill. The Herman and Berkshire soils are deep, loose, stony, and bouldery soils. They are generally found in areas of steep, irregular topography. Examples of these soils are found in the Number 4 area of Lovell.

Belgrade and Raynham soils, formed in lake bottom sediments, are found in lower areas near Kezar Lake. These soils comprise a relatively small percent of the soils in Lovell, but they are important because of their locations and their limitations for septic sewage disposal use. These soils are formed in heavy silts and very fine sands. They are slowly permeable and have seasonally high water tables.

Small areas of Lyman soils are found on the crests of ridges throughout the town. These soils are shallow-to-bedrock and have ledge outcrop.

The soils described herein are found in complex patterns throughout the landscape. Because of these complex relations, development should be accomplished with soils investigations on a site-by-site basis.

* United States Department of Agriculture
Soil Conservation Service
Jones Block, South Paris, ME 04281
Daniel A. Smith, Soil Conser.

II. NATURAL ENVIRONMENTAL FEATURES AND CHARACTERISTICS

B. Water

Water is essential ecologically, as a medium in which plants and animals can live. It provides matter which must be available if they are to survive and contribute to the health and stability of the natural environment.

Lovell's waters are at present given a "B" classification by the State, which classification is as follows:

"B-1" Waters of this class shall be acceptable for recreational purposes, including water contact recreation, for use as potable water supply after adequate treatment, and for a fish and wildlife habitat. Dissolved oxygen of such waters shall not be less than 75% of saturation and not less than 5 parts per million at any time. The total coliform bacteria count not to exceed 60 per 100 millimeters.

"B-2" Waters of this class same as above with the following change: not less than 60% of saturation, and not less than 5 parts per million at any time. Total coliform bacteria is not to exceed 1000 per one hundred millimeters. The fecal coliform bacteria is not to exceed 200 per 100 millimeters.

Streams and Rivers

Streams and Rivers are flowing waters which form surface drainage patterns on the landscape.

Those streams and rivers connecting with Kezar Lake are Bradley Brook, Mud Brook, Coffin Brook, Martin Brook, Andrews Brook, Kezar Outlet, Howard Brook, Cold Brook and Great Brook. Sucker Brook goes from Horseshoe Pond to Moose Pond and then on to Kezar Lake. Mill Brook (known as Boulder Brook) goes from Heald Pond to Kezar Lake. Little Trout Brook connects Cushman Pond and Heald Pond. Prays Brook, Alder Brook, Patterson Brook, Keys Brook, Manson Brook, Quint Brook, and Bassett Brook all run into Kezar River.

Most of the streams and rivers in Lovell support native brook trout. Those connecting with lakes and ponds contain many of the same fish found in the respective lakes or ponds. *

Possible polluted areas are Alder Brook (from Town Dump), Kezar River (from sawdust), and Cold and Great Brooks (High coliform count).

* Check for kinds of fish under Lakes and Ponds.

Lakes and Ponds

Lakes and Ponds are areas of standing water varying in size from less than one acre to bodies containing many square miles.

Ecological problems of lakes and ponds result from fluctuating water levels, siltation, and the introduction of wastes from human activities and other sources.

Lovell has one lake and nine ponds. All except three of these, namely Noah Eastman Pond, Dan Charles Pond, and Heald Pond, have been surveyed by the State. A survey map such as the one shown of Kezar Lake may be obtained by sending the name and number of the lake or pond desired along with 50 cents per copy to the Maine Department of Inland Fisheries and Wildlife, 282 State Street, Augusta,

Maine 04333. On the back of each map you will find other material relating to physical characteristics, fish now present, and suggested fish management for the future.

Back Pond #571 (Five Kezars)

1. Area - 62 Acres
2. Maximum Depth - 32 feet
3. Supports brook trout (squaretail), brown trout, yellow perch, chain pickerel, minnows, golden shiner, and pumpkinseed sunfish.

Bradley Pond #578

1. Area -34 Acres
2. Maximum Depth - 29 feet
3. Supports yellow perch, chain pickerel, hornpout, white sucker, minnows, golden shiner, and pumpkinseed sunfish.
4. Proposed Further Building - Development Planned.
5. Boating Regulations - no motors allowed on boats

Cushman Pond #588

1. Area - 32 Acres
2. Maximum Depth - 21 feet
3. Supports brook trout (squaretail). Reclaimed in 1955 to remove competing species and permit intensive management for brook trout.
   Special fishing regulations are:
   a. A 5-fish limit
   b. Closure to ice fishing
   c. Prohibiting the use of or possession of live fish as bait
4. Proposed Further Building - Shore Lots for sale.
5. Boating Regulations - no motors allowed on boats

Farrington Pond #590

1. Area - 89 Acres
2. Maximum Depth - 15 feet
3. Supports smallmouth bass, yellow perch, chain pickerel, white sucker, minnows, golden shiner.
4. Proposed Further Building - Shore lots for sale, lots surveyed for sale.

Middle Pond #621

1. Area - 72 Acres
2. Maximum Depth - 50 feet
3. Supports brook trout (squaretail, brown trout, chain pickerel, minnows, and sunfish.
4. Proposed Further Building - Unknown.
5. Boating Regulations - no motors larger than 10 HP allowed.

Horseshoe Pond #599

1. Area - 132 Acres
2. Maximum Depth - 40 feet

3. Supports smallmouth bass, yellow perch, chain pickerel, smelt, white sucker, minnows, and golden shiner.
4. Proposed Further Building - None presently known.

Kezar Lake

1. Area - 2,510 acres
2. Maximum Depth - 155 feet
3. Principal Fishery: salmon lake trout, smallmouth bass, white perch, chain pickerel, smelt. Also brook trout (squaretail), brown trout, largemouth bass, yellow perch, hornpout, lake whitefish, eel, white sucker, minnows, chub, cusk, and pumpkinseed sunfish.
4. Proposed Further Building - Several subdivision areas planned.

Heald Pond

1. Supports pickerel, yellow perch, smallmouth bass, hornpout, and sunfish.
2. Proposed Further Building - None presently known.

Dan Charles Pond

1. Supports pickerel, hornpout
2. No Cottages

Noah Eastman Pond

1. No. Cottages

Bogs, Marshes, and Swamps

Ecologically, wetlands are valuable areas providing water control and having a great diversity of plant and animal species. They are, however, often drained and filled for human uses which may result in water table changes, altering drainage patterns and habitat destruction.

Bogs, marshes, and swamps represent stages in lake succession as they fill in and eventually become land areas. Bogs are characterized by blocked drainage conditions, semifloating mats of vegetation, and acid conditions. Marshes are wetlands in which the dominant vegetation is grasses sedges, and reeds. Swamps are wooded wetlands of a later successional state.

On the Wetlands Map the following coding is used:

outlined areas - existing wetland areas - are covered with water throughout the year.

outlined areas - potential wetland areas - have waterlogged soils or are seasonally flooded.

H is for high, M is for moderate, and L is for low, and when these are found they refer to the value of the area to waterfowl.

The total wetlands acreage in the Town of Lovell is 3,958 acres. The acreage for each individual area is available if anyone desires it.

A Summary of Kezar Lake's Fishing and General Wellbeing *

Fisheries:

I have been monitoring Kezar Lake for its gamefish populations for approximately 25 years now, and I find that fishing in general has improved significantly over the years. The following is a summary of my most recent findings relative to fishing and some general comments on the Kezar Lake environment.

Bass:

Since my early investigations on Kezar Lake in the 1950's, largemouth bass have been introduced into Kezar Lake by illegal means. They are now well established throughout the lake and records of fish up to 10 pounds have been reported to me. The largemouth has not had any deleterious impact upon the smallmouth bass population, which has recovered tremendously well since the 1950's and 60's when the tapeworm and/or spraying for mosquitoes with DDT almost decimated the population. It is common now to catch smallmouth bass up to 4 to 6 pounds in Kezar Lake. Recent skin diving observations made by us this summer assured us that both species of bass are abundant and fishing opportunity for these highly-prized gamefish is excellent.

Salmon:

Fall trapnetting at Boulder Brook, electrofishing in Great Brook and Boulder Brook, and data from a winter creel census indicates that the salmon population is in good shape. Natural reproduction seems to be sufficient to maintain a healthy population and fishing results tend to satisfy this statement. In the fall of 1979, a good water year, I trapped many 3 to 4 pound salmon at Boulder Brook (one weighed 8 lbs. 2 ounces) and I observed many spawning adults in Great Brook. Electrofishing in these two tributaries every two years to count young salmon substantiates that salmon spawning runs were significant. Salmon fishing for the true salmon angler in May and June and September should be satisfactory.

Lake Trout (Togue):

Lake Trout were first stocked in Kezar in 1967 and stocking continued until 1978, when it was terminated because of abundance of adult fish present which should provide adequate fishing from natural reproduction. Fall trapnetting has produced many togue up to 13 pounds, and the winter creel census have recorded fish between 6 and 14 pounds. Only yesterday, a Connecticut angler reported catching an 8 pound lake trout this week. Because of the abundance of suitable spawning habitat that exists in Kezar Lake, there is no reason why lake trout stocking should continue; however, if in the years ahead we find that the population is declining in numbers, stocking will be rescheduled.

In summary, Kezar Lake offers an array of highly-prized gamefish which should provide some excellent fishing for the enthusiastic and experienced angler.

Environmentally:

Developments around Kezar Lake's shores in the past 10-15 years have had an impact upon the lake in many ways. For example, many shoreline cottages have been built

which have altered the shores in aesthetic ways by the clearing of land, building of docks and boathouses and the construction of beaches. Boys, girls, and adult camps and camping areas, being full to capacity for most of the summer, have certainly contributed somewhat to the enrichment of Kezar Lake waters. I have noted a drastic change in water clarity in the deeper waters which I view through my SCUBA diving mask; this would indicate an increase in plankton and algae growth which all stems from lake enrichment. To what degree enrichment will become a serious problem in the years ahead will depend upon future lake shore developments and land use in the Kezar Lake watershed. I would urge the towns of Lovell and Stoneham to be very careful in their future plans for Kezar Lake in terms of land use and shore property development. Perhaps a survey by local officials of all Kezar Lake cottages', lodges', boys/girls/adult camps', and camping areas' sewage disposal systems be conducted to determine their efficiencies. All inoperable and/or inefficient disposal systems should be replaced.

In summary, Kezar Lake at present is showing use which is having an impact on the environment of the lake. Presently it does not appear to be a critical issue; however, these signs should be taken with seriousness in all future plans for any and all developments and uses of land in the Kezar Lake drainage. Kezar Lake is a beauty, let's all strive to keep it that way - once it has reached the serious stage, it may be too late to restore it.

* Prepared by Stuart DeRoche, Regional Fishery Biologist, August 15, 1980

II. NATURAL ENVIRONMENTAL FEATURES AND CHARACTERISTICS

C. Plant And Animal Associations

Plant and animal populations interact and are dependent upon each other and the non-living environment. Plants are primary producers, able to capture the sun's energy and manufacture food upon which all organisms depend. Animals are consumer organisms and in association with plants from highly interdependent food chains and webs. Some plants and animals, acting as decomposers and transformers of materials put substances back into the system which can be reused by the primary producers. Plant and animals populations together with the non-living components of the environment comprise ecological systems. Within these ecosystems occur the constant cycling process involving energy flow, production, consumption and decomposition. Changes which affect the basic cycling mechanisms, such as the removal of a species, may have disastrous ecological consequences. The degree of stability and productivity of the natural environment is related to the variety and diversity of habitats.

An inventory of the habitat diversity can help a community to be aware of the extent that natural areas are being threatened by the man-made developments. Wetlands in general provide irreplaceable sources of nutrients, unique habitats, and natural regenerative action.

Lovell enjoys a great variety of plant and animal species because of an abundance of as yet unspoiled natural areas providing special habitats such as uplands, fields, forests, and wetlands required for the survival of each organism.

Guide To Wildflowers Of Maine Found In The Lovell Area

Key:
F - Fields, wastelands, and cut-over areas
W - Woodlands and edge of woods
S - Special habitats, bogs, marshes, ponds, swamps, mountains, cliffs

PICK FREELY WHERE ABUNDANT (With Landowner's Permission)

F Aster - all kinds (many species found here)
F Black-eyed Susan
F Bluetts
S Boneset
F Bouncing Bet or Soapwort
F Buttercup - common, creeping, bulbous, early, yellow water
S Cat-tail
F Cinquefoils - common, silvery rough
F Clovers - all kinds
F Daisy-ox-eye
F,W Dogbane
F Day-lily
W False or Wild lily of the Valley (Canada Mayflower)
W False Solomon's Seal or false spikenard
F Fireweed
S,F Goldenrod - all kinds
F Hardhack or Steeplebush
F Hawkweed - Canada, panicled, orange or "devil's paintbrush"
F Heal-all or self-heal
S Jewelweed or Touch-me-not
F Joe-pye weed
S,F Lambkill, or sheep laurel
S Meadow-rue, tall
F Meadow-sweet
F Milkweed - common, poke, purple
S Mint - wild mint, jill-over the ground
F Mullein
F Pearly everlasting
S Pickerelweed
F Queen Anne's lace or wild carrot
S Spiked or purple loosestrife
F St. John's wort
F Sumac
F Thistle (a number of species present)
F Vetch
W,F Violet - purple (look at leaf shapes for varieties)
F Yarrow

PICK IN MODERATION WHERE GENERALLY ABUNDANT (With Landowner's Permission)

W Anemone - wood
S Arrowhead

F Arrow-leaved tearthumb
F Bedstraw - rough, fragrant
S Black alder or winterberry
F Bladder-campion or catchfly
S Blue Flag
W Bunchberry
S Buttonbush
W Checkerberry or Wintergreen
W Dewdrop
W Dog's tooth violet or trout lily
W Dwarf ginseng
W Fringed polygala or bird-on-the-wing
W Goldthread
W Hog Peanut
S Labrador-tea
F Lousewort or wood betony
W Mad dog skullcap
W Partridge-berry
F Ragged Robin
F Rough hedge-nettle
F Roses
W Shadbush
F Vervain
W Viburnum
W Violet - white kinds (remember the different shaped leaves)
S Water parsnip
F Wild lettuce

LEAVE GROWING - DO NOT DISTURB

W Arbutus or Mayflower
W Azelia - all kinds
W Baneberry
W Bloodroot
S Cardinal Flower
S Columbine
S Corydalis
F Cranesbill or wild geranium
W Dutchman's breeches
F Gentian - all kinds
S Harebell
W Hepatica or liverwort
W Indian cucumber-root
W Indian pipe
W Jack-in-the pulpit
W Lady's slippers - all kinds
F Lillies, wood lily, Canada lily, clintonia, wild oats
S Marsh Marigold or cowslip
S Orchids (many different kinds in this area)
W Pipsissewa

S Pitcher-plant
W Rattlesnake - plaintain
W Rhodora
W Shinleaf or pyrola
F Solomon's Seal
W Spotted coralroot
W Spring beauty
S Sundew
W Trillium - all kinds
S Turtlehead
W Twinflower
W Violet - yellow kinds
S Water-lily
S Wild calla
S Wood-sorrel
W Wild indigo

FERNS:
Adder's tongue
Bladder ferns
Grape ferns
Maidenhair fern
Silvery Spleenwort
Woodsia fern

REFERENCES:
"Gray's Manual of Botany", eighth edition
"Checklist of the Vascular Plants of Maine", Jossely Botanical Society of Maine, #8, Rev. 1966
Peterson's "A Field Guild to the Wildflowers of the Northeast"

Bird Guide For Lovell Area

FAMILY OF FINCHES

(Sparrows)

1. Song
2. Chipping
3. Tree
4. Field
5. Savannah (dark form)
6. Fox
7. Vesper
8. White Throated
9. White Crowned
10. Seaside
11. Harris
12. English
13. Swamp
14. Rufous crowned
15. Slate colored junco

(Grosbeaks)
1. Evening
2. Pine
3. Rose-breasted
4. Cardinal (R)*

(Finches)
1. Purple
2. Goldfinch
3. Common Redpoll
4. Pine Siskin
5. Indigo Bunting
6. Red Crossbill
7. White winged Crossbill
8. Snow Bunting
9. Lark Bunting (R)
10. Eastern Towhee
11. Chestnut collared Longspur (R)

SWALLOWS
1. Tree
2. Barn
3. Cliff
4. Purple Martin

JAYS & CROWS
1. Bluejay
2. Canada (Whiskey jack, Robber jay)
3. Raven
4. Common Crow

NUTHATCHES
1. Red-Breasted
2. White-Breasted

TANAGERS
1. Scarlet

WAXWINGS
1. Cedar

TITMICE
1. Black capped Chickadee
2. Boreal Chickadee

WOODPECKERS
1. Hairy
2. Downy
3. Pileated (R)
4. Yellow-shafted Flicker
5. Yellow-bellied Sapsucker

THRUSHES
1. Wood
2. Hermit

3. Olive-backed
4. Veery (Wilson's Thrush)
5. Eastern Bluebird
6. Robin

BLACKBIRDS

1. Red-winged Blackbird
2. Rusty
3. Common Grackle
4. Brown-headed Cowbird
5. Starling
6. Eastern Meadowlark
7. Baltimore Oriole
8. Bobolink

OWLS

1. Barred
2. Barn
3. Saw-whet
4. Great-horned
5. Snowy (R)

HAWKS

1. Red-tailed
2. Red-shouldered
3. Shar-shinned
4. Osprey (R)
5. Sparrow
6. Goshawk
7. Broad-winged

VIREOS

1. Red-eyed
2. White-eyed
3. Blue-headed
4. Yellow throated
5. Warbling

OLD WORLD WARBLERS

1. Golden-crowned Kinglet
2. Ruby-crowned Kinglet

PIPITS

1. Water Pipit

SHRIKES

1. Loggerhead
2. Northern

WOOD WARBLERS

1. Yellow
2. Myrtle
3. Black and White
4. Blackburnian

5. Black-throated blue
6. Chestnut-sided
7. Yellowthroat (Maryland)
8. Worm eating
9. Tennessee
10. Cape May
11. Golden-cheeked
12. Bay-breasted
13. Parula
14. Pine
15. Palm
16. Canadian
17. Wilson's
18. Black Throated Green
19. Mourning
20. Connecticut
21. Magnolia
22. Hooded
23. Northern Waterthrush
24. Ovenbird
25. Common Redstart

WRENS
1. House
2. Winter

CREEPERS
1. Brown Creeper

MOCKINGBIRDS
1. Mockingbird
2. Brown Thrasher
3. Catbird

LARKS
1. Horned Lark

FLYCATCHERS
1. Eastern Kingbird
2. Crested Flycatcher
3. Least Flycatcher
4. Olive-backed flycatcher
5. Yellow-bellied
6. Alder
7. Eastern Phoebe
8. Eastern Wood Peewee

KINGFISHERS
1. Belted Kingfisher

CUCKOOS
1. Yellow-billed (R)
2. Black-billed (R)

HUMMINGBIRDS
1. Ruby-throated

SWIFTS
1. Chimney Swift

GOATSUCKERS
1. Whip-poor-will
2. Nighthawk

GULLS
1. Herring Gulls

SHORE BIRDS
1. Spotted Sandpiper
2. Kildeer
3. American Bittern
4. Great Blue Heron
5. Common Loon
6. Grebe
7. Canada Goose
8. Snow Goose
9. Woodcock
10. Black Crowned Night Heron

GAME BIRDS
1. Ruffled Grouse
2. Pheasant
3. Spruce Partridge
4. Mourning Dove

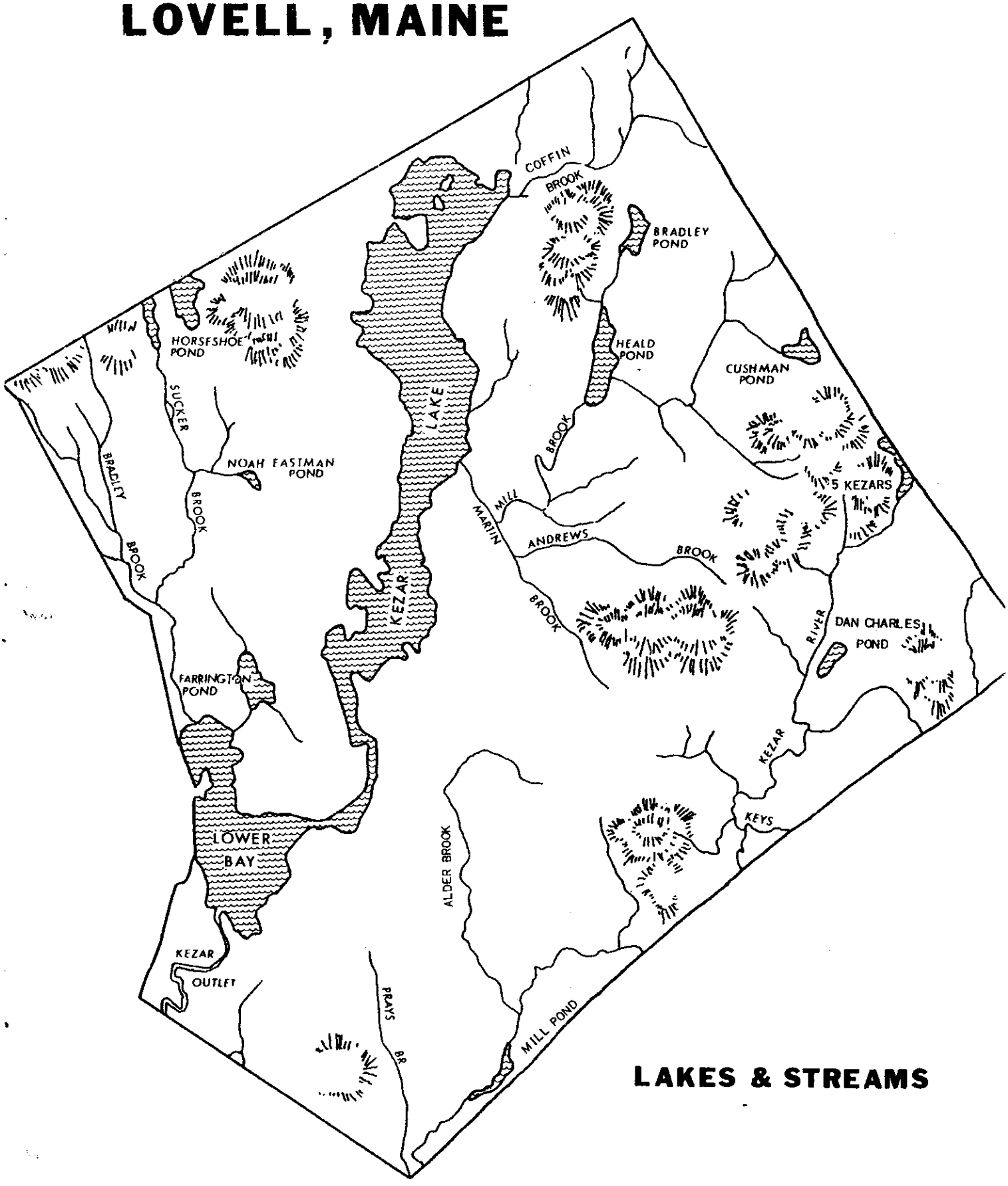
DUCKS
1. Mallard
2. Black
3. Pintail
4. Wood Duck
5. Common Merganser
6. Blue-winged teal
7. Canvasback
8. Hooded Merganser

* (R) Indicated the bird is rarely seen in this area.
This list is a composite made up of several Lovell birdwatchers. Some of those named maybe seen on migration only.

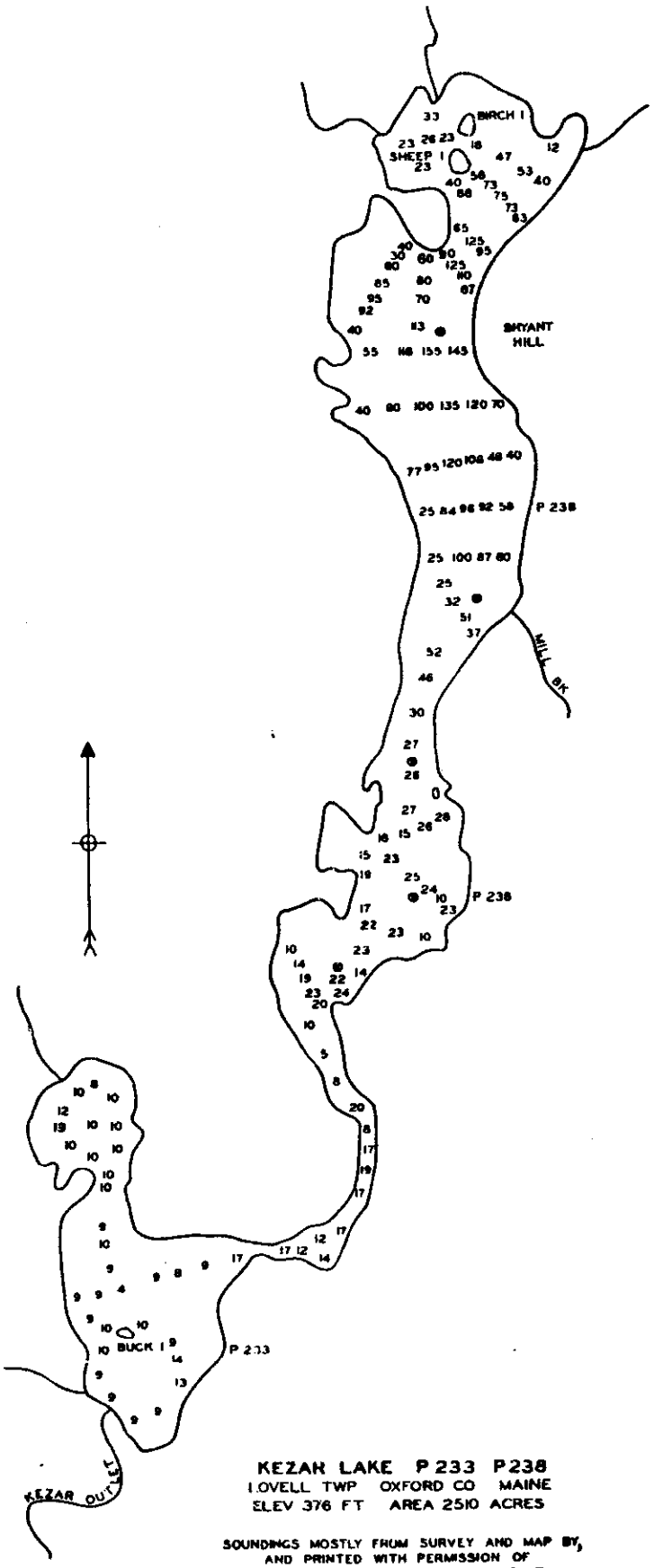
C. Plant and Animal Associations (Natural Habitats)

ANIMALS FOUND IN THE LOVELL REGION (Mammals)	HABITAT
Woodchuck	A-B-C-E
Skunk	A-B-C-E
Weasel	A-B-C-D-G
Raccoon	A-D-E-G/6
Red Fox	A-B-D-E

LOVELL, MAINE



LAKES & STREAMS



KEZAR LAKE P 233 P238
LOVELL TWP OXFORD CO MAINE
ELEV 376 FT AREA 2510 ACRES

SOUNDINGS MOSTLY FROM SURVEY AND MAP BY,
AND PRINTED WITH PERMISSION OF
HERBERT L FLINT LANDSCAPE ARCHITECT

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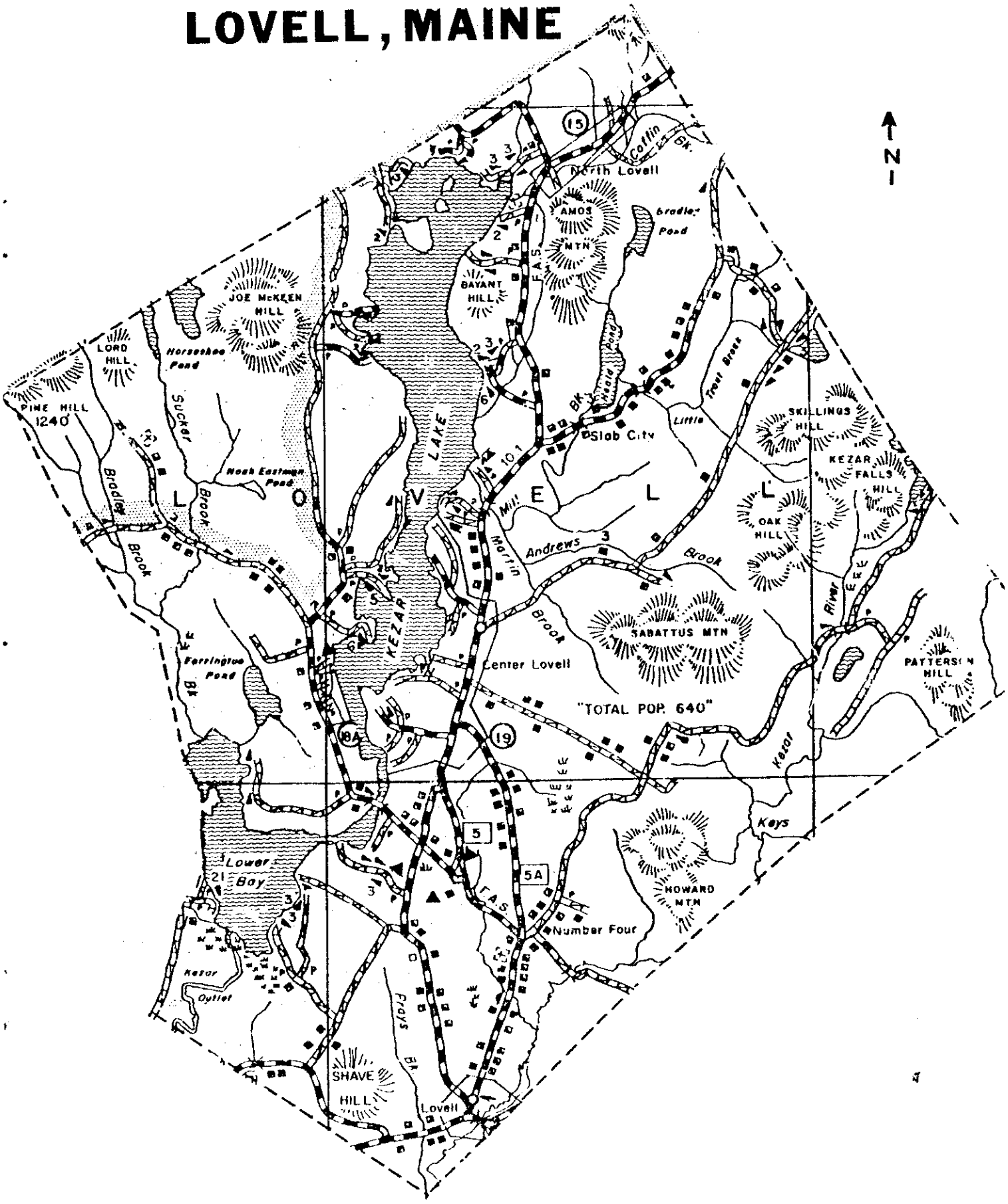
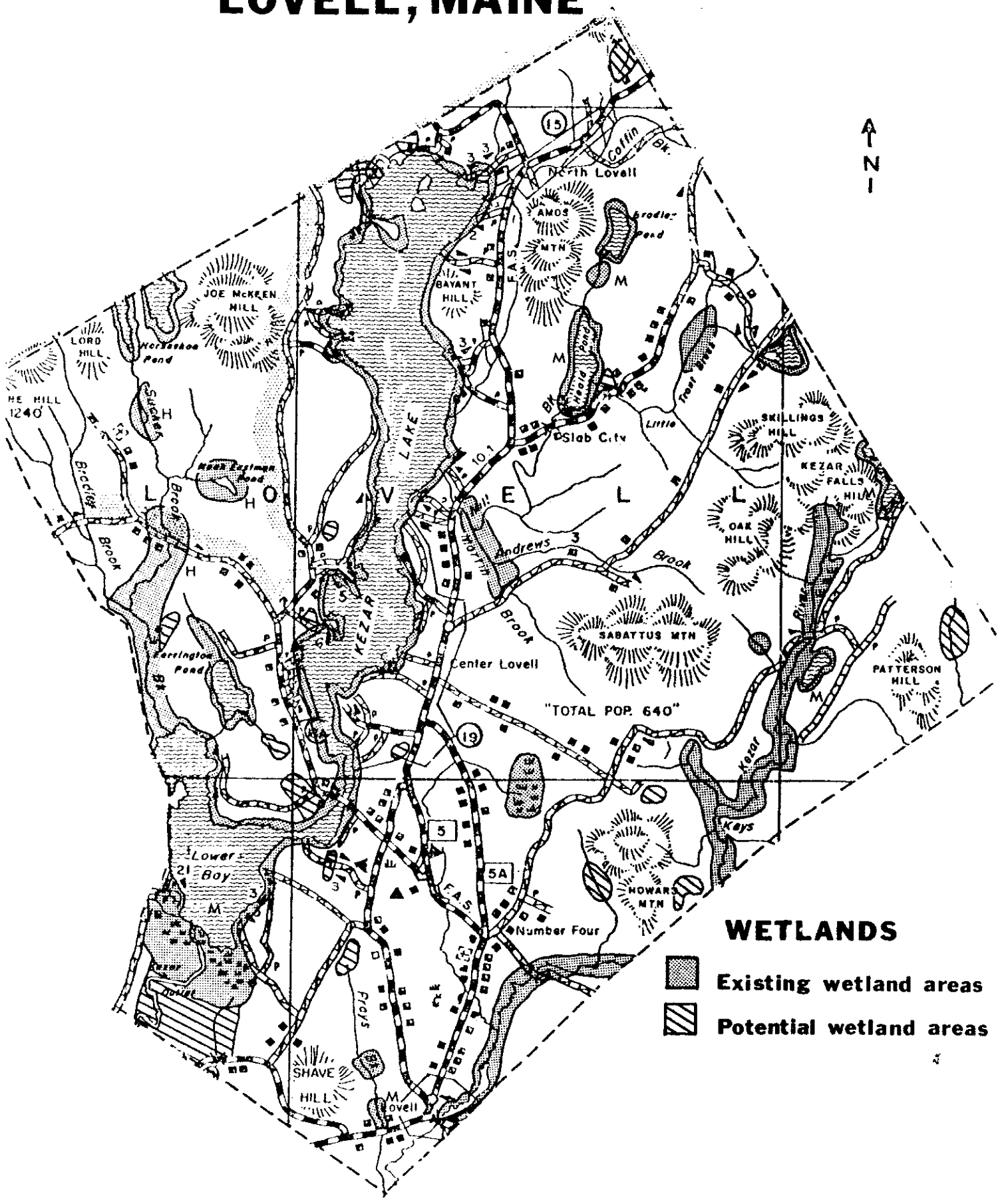
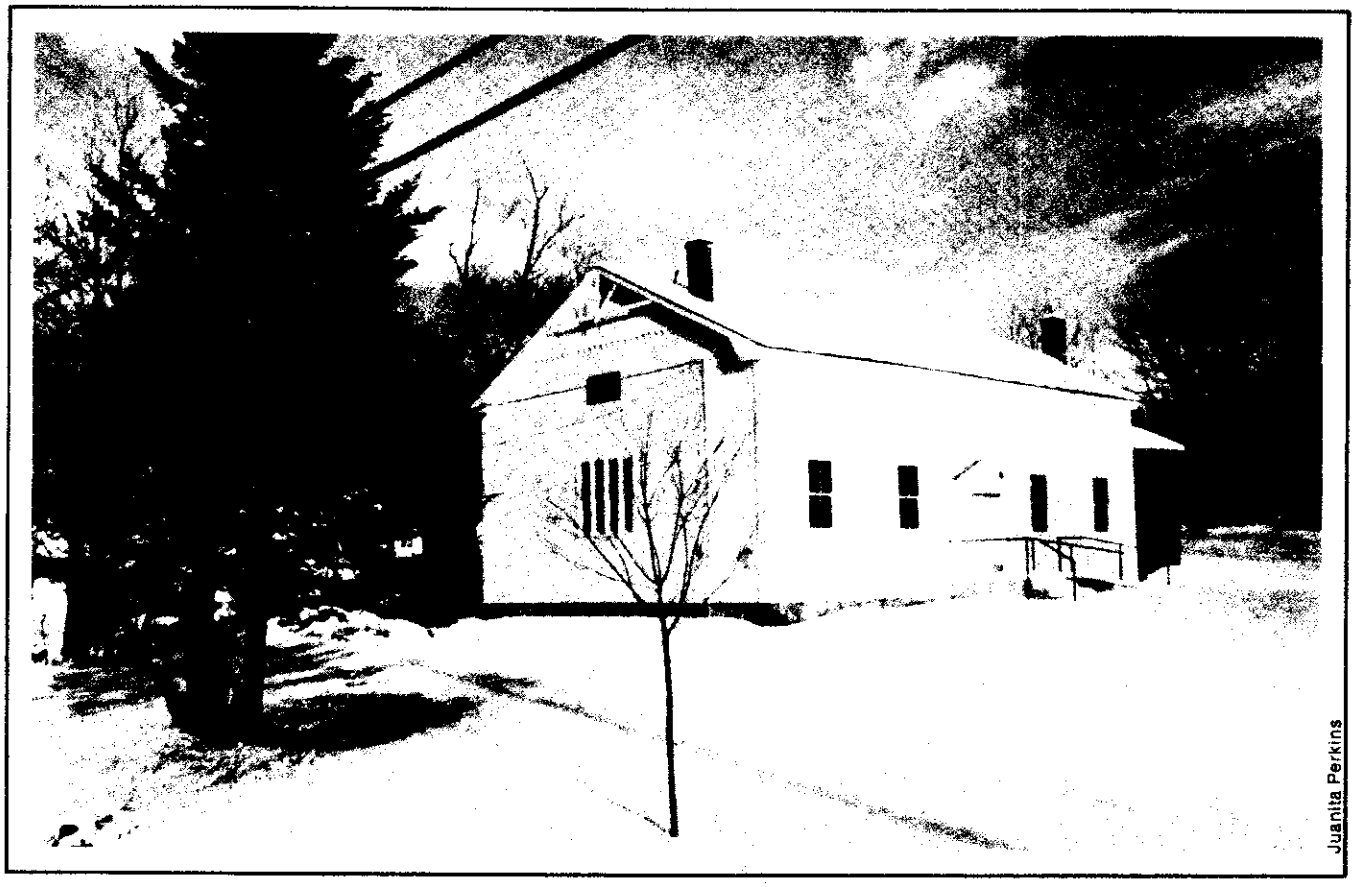
FIFTHS OF MILE

LOVELL, MAINE

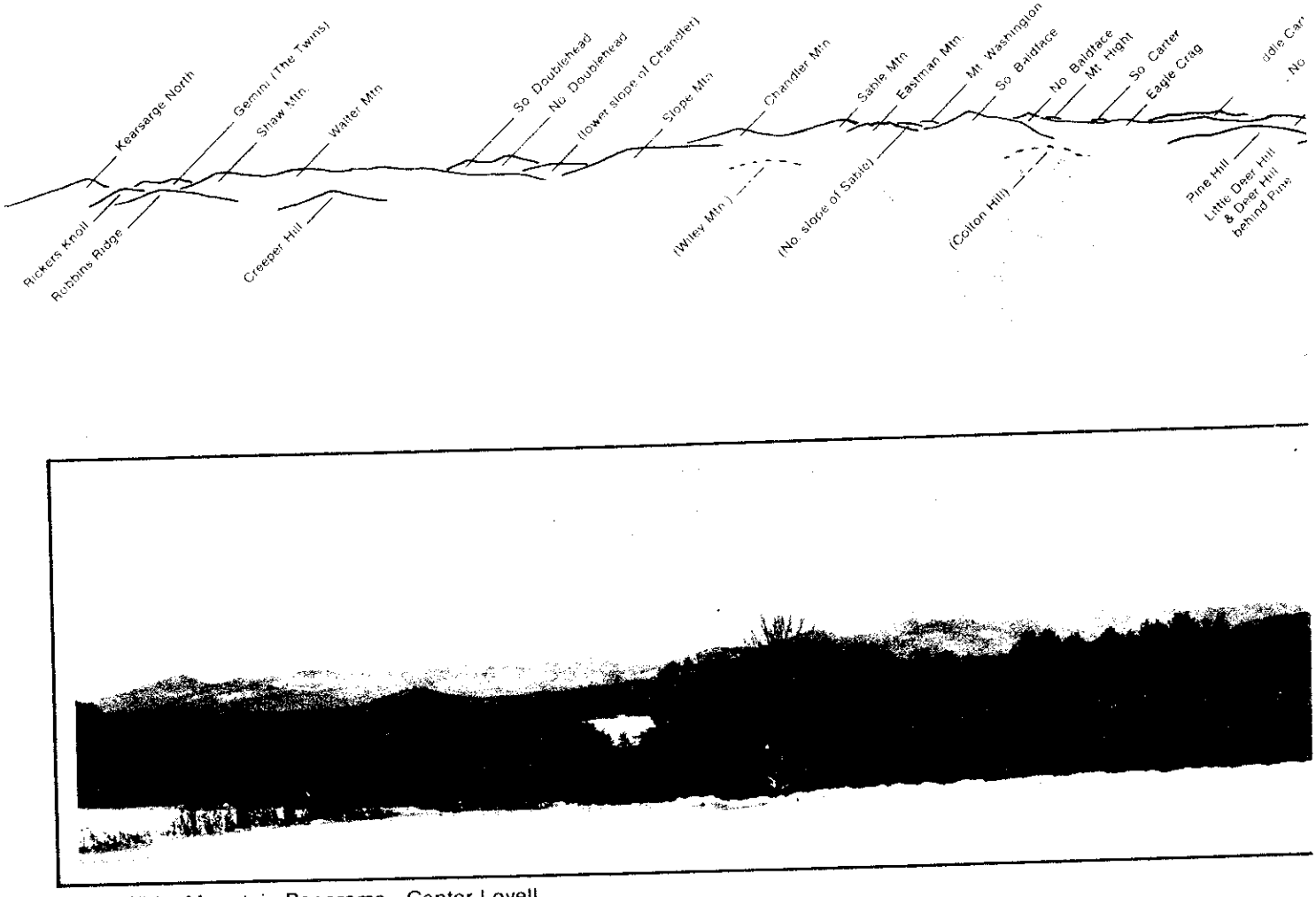


LOVELL, MAINE

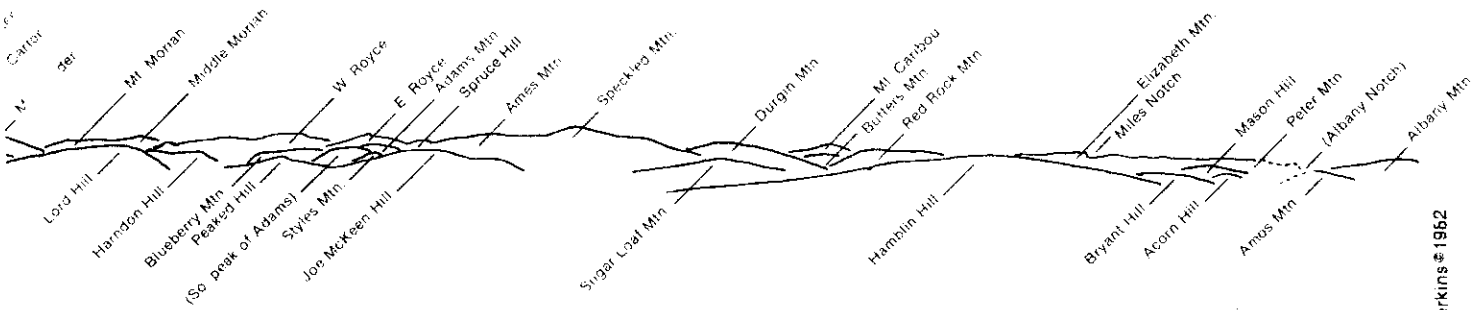




Lovell Town Hall



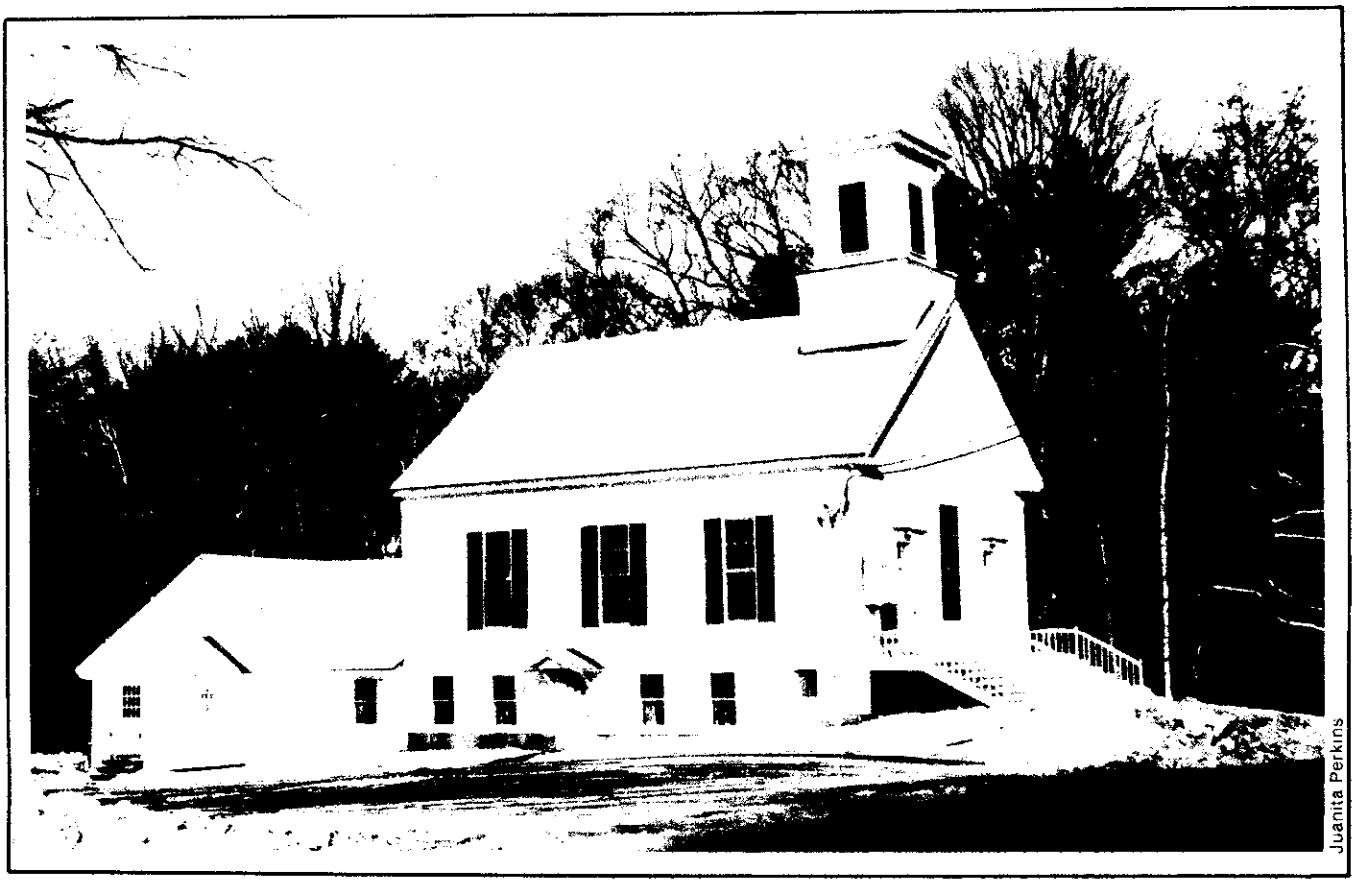
The White Mountain Panorama - Center Lovell



Map Refrences: U.S Geological Survey Maps
Appalachian Mountain Club Map
Army Map Service, Corps of Engineers

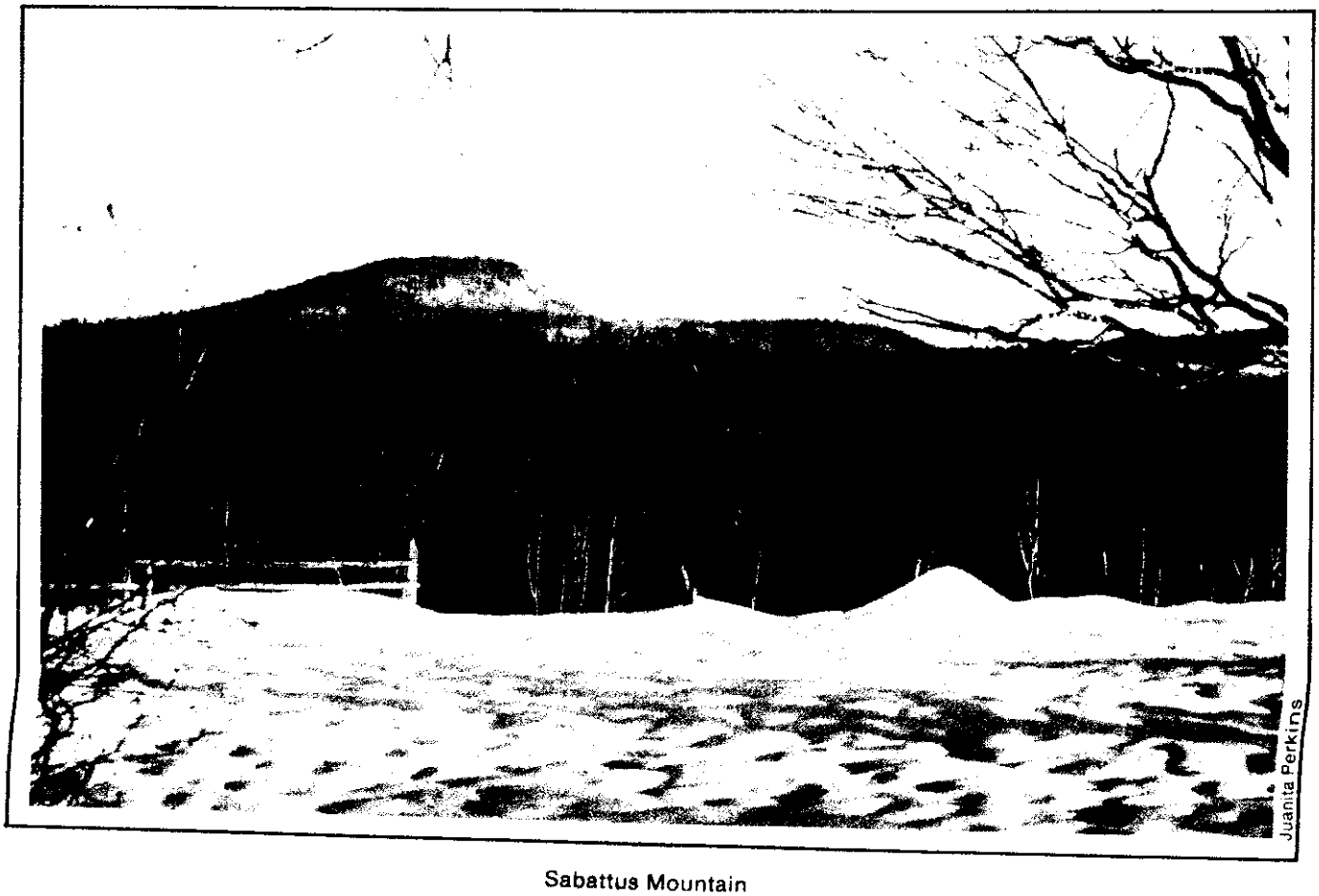
Juanita Perkins ® 1962

photos by Juanita Perkins



Lovell United Church of Christ

Center Lovell



Sabattus Mountain

Black Bear	D-E
Fishercat	D-G/6
Porcupine	D-E/2
Snowshoe Rabbit	C-D
Eastern Cottontail	C
White-tailed Deer	A-B/2-D-E-G/6
Moose	C-D-G/5 & 6
Squirrel	
Gray	D
Red	D
Flying	D
Rat	H/1, 2
Muskrat	G/3,4,5,6,7,8
Mouse	
Deer	A-B-D-E
White footed	C-D
Woodland Jumping	A-D
Eastern Harvest	A-E-H
Eastern Chipmunk	B-D-H
Otter	G/3,4,7,8
Mink	G/1,2,3,4,7,8
Beaver	G/2,3,4,5,7,8
Shrew	E-D
Mole, Vole, often called field or meadow mice	A-B
Bat	H
Bobcat	A-C-D
* Coyote	A-B-D

* Sighting Not Verified

Typical Habitat (Where Most Likely To Be Found)

A. Natural Meadows and Clearings

B. Fields
   1. Active
   2. Abandoned

C. Brush and Scrubland

D. Forests and Woodlands
   1. Immature mixed growth (hardwoods and softwoods)
   2. Mature Mixed

E. Orchards
   1. Active
   2. Abandoned

F. Transitional Habitats
   1. Floodplains

G. Fresh Water
   1. Springs
   2. Brooks & Streams
   3. Rivers

4. Marshes
5. Bogs
6. Swamps
7. Ponds
8. Lakes

H. Human Habitations, barns, outbuildings

III. HUMAN ENVIRONMENTAL USE AREAS AND CHARACHTERISTICS

A. Production Areas

1. Agricultural Areas

Haycrops - limited
Grazing - limited
Orchards - one producing apple orchard

2. Forest Commercial Productivity Areas

Tree Farms - There are several tree farms in Lovell. 80-85% of the town is forested. Cutting for both pulp and long lumber is practiced. Dominant tree species are: hardwoods - white birch, yellow birch, red oak, American beech, white maple, sugar maple, white ash, basswood, poplar. Softwoods - white pine, red pine, spruce, fir, hemlock. Present in less abundance are balsam, tamarack, elm, butternut, hornbeam, and cherry.

Town Forest:
- Location - West Lovell
- Acreage - 45 acres
- History of resource use - has been harvested several times.
- Present stage of growth - immature
- Tree species - mixed hardwoods, scattered coniferous or softwoods.

White Mountain National Forest:
- Acreage - 84 acres
- Tree species - mixed hardwoods, scattered coniferous or softwoods.

3. Mineral

Sand and Gravel Pits - several presently in use
Feldspar mine once operated on Lord's Hill now abandoned

B. Human Settlement Areas

1. Commercial

3 General Stores
4 Garages
1 Sawmill
1 Mail order business
2 Craft shops
2 Real estate offices
1 Building supply company
3 Restaurants, 2 Country Inns, 2 Resort Hotels
1 Beauty Salon

2. Institutional

2 Schools - New Suncook Elementary and Annie Heald
1 Church (2 Buildings) - United Church of Christ, Lovell Village and Center
2 Libraries - Charlotte E. Hobbs Memorial, Lovell Village and
Lewis Dana Hill Memorial, North Lovell
2 Post Offices - Village and Center
2 Rescue Units - Fryeburg Rescue (Lovell/Fryeburg), and
Stoneham Rescue (Lovell/East Stoneham)
VFW - Village
Grange Hall - North Lovell
Masonic Hall - Village
Selectmen's Office - Center Lovell

C. Open Space Areas

Open space means any space or area the protection or restriction of the use of which maintains or enhances natural or scenic resources, protects the water supplies and wildlife preserves, enhances public recreational opportunities, or preserves historic sites.

Lovell's open space is its greatest asset. The following areas have special value as natural, scenic, and rescreational resources:

KEZAR FALLS GORGE -
Located at the outlet of Five Kezars Ponds, a short sharp breakthrough from the flat area of the ponds, the gorge formed several large potholes and is the start of the Kezar River. Sheer ledges rise on all sides except the point of entrance. A twenty-foot waterfall precedes the gorge which runs for about 200 yards. The area comprises approximately five acres and is of exceptionally high scenic value. It is presently in private ownership.

SABATTUS MOUNTAIN -
Characterized by steep cliffs on the southerly side, it offers the hiker a pleasant climb among mixed forest growth with a superb view from the summit of the southern peaks of the White Mountains and the Saco Intervale as well as lakes of the region. Outcroppings of granite, rich in mica and feldspar, add interest to the trail, while a variety of birds and flowers thrive in the special habitats of this upland area. Large portions of the mountain have been logged in recent years, but it is hoped that at least the summit and a zone along the trail may be protected for the enjoyment of future generations.

SUCKER BROOK FLOATING BOG -
Located at the outlet of Sucker Brook in Northwest Cove, evaluated as follows by Matthew Scott, Aquatic Biologist, Department of Environmental Protection: "Bogs are naturally old-aged portions of lakes and streams. They constitute a unique type of habitat with a diversified community of associated species. Bogs serve as natural nutrient sponges and sediment traps for run-off water. If these areas are disturbed, they will then release large quantities of nutrients and sediments to the lake proper, in this case Lake Kezar, which would increase the eutrophication process of the lake.

The bog also supports the type of bird life and aquatic mammals requiring an environment unspoiled by man's encroachment. This area is in need of protection from future development."

D. Recreational Areas

PUBLIC PLAYGROUNDS - Annie Heald and New Suncook schools
ORGANIZED SPORTS AREAS - Little League Ballfield & New Suncook Auditorium
PICNIC AREAS - Town Beach, West Lovell
BEACHES - Pleasant Point Beach, Ctr. Lovell, & Town Beach, West Lovell
CAMPING AREAS - No public, one commercial - West Lovell
EDUCATIONAL INTERPRETIVE AREAS IN NATURAL SCIENCE -
Wilson Wing Nature Conservancy - Bog plants, beaver dam
Sabattus Mt. Trail - mineral outcrops, habitat birds, plants
Kezar Falls Gorge - geological interest
Sucker Brook Floating Bog - habitat for bog flora and fauna
Noah Eastman Pond - pond life
Lord's Hill - mineral deposit, view onto Horseshoe Pond
WATER RELATED RECREATIONAL AREAS -
Kezar Lake - boating, sailing, swimming, canoeing, fishing, water skiing
Cushman, Heald, Bradley, Horseshoe, Farrington Ponds -
fishing, canoeing, swimming
MARINA - Kezar Narrows
PUBLIC BOAT LANDINGS -
Kezar, Heald, Bradley, Cushman, Horseshoe Ponds, North Lovell
HUNTING AREAS - woods and fields not posted
GOLF - Lake Kezar Country Club - nine hole course
TENNIS - Two public courts - Lovell Village and Annie Heald School
Courts available at Evergreen Valley
MINERAL COLLECTING - Large outcroppings in Northeast Lovell (Slab City),
Sabattus Mountain, Abandoned mine on Lord's Hill
SKIMOBILING - Kezar Trail Blazers have mapped out trails
HORSEBACK TRAILS - Map unavailable
HIKING - Sabattus, see U.S. Geological Survey Maps for other trails
CROSS COUNTRY SKIING - Not mapped
BICYCLING - Use town roads

Recreational Opportunities For Lovell Youth

These may be best summarized by the following reports of programs sponsored by Lovell Youthways, Ladies Auxiliary of the VFW, and the United Church of Christ in Lovell:

LOVELL YOUTHWAYS ACTIVITIES

Lovell Youthways runs the Lovell Junior Ski Program involving about 70 children. It sends 35 boys and girls to a week-long day camp at Frontier Camp in West Lovell. A major fund raising event is the Lovell Fryeburg Field Day held at the Fryeburg Fairgrounds involving some 300 children. Other activities include the annual Halloween Party for the town, family skating nights at Agawam Kezar, and tennis clinics

on the new Town tennis courts. Red Cross swimming Classes for beginners through senior life saving have been conducted for a number of years, and are being continued under the sponsorship of Lovell Youthways.

LADIES AUXILIARY Of The VFW
Sponsor Little League Baseball.

BOY SCOUT TROOP No. 155
Cubs and Webelos are sponsored by the Lovell United Church of Christ. Four boys have become Eagle Scouts recently.

GIRL SCOUTS
Brownie Troop No. 171, and Junior Troop No. 131 (Junior Troop No. 269 is sponsored by Bear Paw Lumber Co.), and Cadette Troop No. 58. Three girls attended the Wyoming Trek, at National Center West in Ten Sleep, Wyoming, in the summer of 1981. One girl has reached First Class, comparable to Eagle rank in Boy Scouting.

E. Community Service and Utility Areas

POWER TRANSMISSION - Central Maine Power
WATER SUPPLY - Private Wells, Heald-Walker spring - Lovell Village
FIRE PROTECTION - Lovell Volunteer Fire Company (Equipment stationed in Lovell Village, Center Lovell, and North Lovell)
SEWAGE DISPOSAL -
Private - septic tank, etc. (Many soils are unsuitable, requiring special fill. Quoting from the Comprehensive Plan: "It seems likely that virtually all existing and future development in Lovell will depend on individual wells and septic sewage disposal systems. Since different soils have different capabilities for receiving and disposing of septic wastes, it is especially important to have a thorough soils analysis prior to building or development. This will furnish a key to areas in which problems might develop if sewage disposal systems are not compatible with the soils. Tests already indicate the possibility of severe problems in many areas."
SOLID WASTE DISPOSAL -
Public - Solid Waste Compactor Unit and an area for brush burning and "white goods" disposal. In 1980-81, the Town Dump was closed and replaced by a Solid Waste disposal area which utilizes the Town Garage property. There is an area for "white goods", an area for burning, and a Solid Waste Compactor Unit consisting of a building and a compactor. The compacted solid waste is transported to Auburn for incineration. This method overcomes problems with the landfill approach.

IV. RELATED SOCIAL, POLITICAL, AND ECONOMIC ASPECTS

A. Population Characteristics - Trends

Current Population and Trends

Population Trends - 1870-1980 - Lovell, Maine

Year	Population
1870	1018
1880	1077
1890	853
1900	693
1910	668
1920	575
1930	645
1940	647
1950	640
1960	588
1970	607
1980	767

Households 259

* SCHOOL POPULATION 1980-1981

Elementary	Junior High	Senior High	Total
95	33	60	188

* Annual Report M.S.A.D. 72, January to December, 1980

Population Characteristics

The Township of Lovell	43.4 sq. miles
Density of Population	17.5
Number of year 'round housing units (1981)	646

* VALUATION (1981)	REAL ESTATE	PERS. PROP.	TOTAL
Resident	$ 9,914,702	241,335	10,156,037
Non-Resident	18,450,370	291,825	18,742,195
Total	$28,365,072	$533,160	$28,898,232

Tax Rate Per M .018

* Annual Report of the Municipal Office of the Town of Lovell
Fiscal Year Ending December 31, 1981

Population Projection

Though difficult to predict future population trends, Lovell's location on the Saco River Corridor, in an area of increasing value for four-season recreation, points to considerable growth within the next decade. Basing predictions on the rate of increase shown 1970-1980, an increase of between 15-20% would not be unlikely.

Population Projection 1980 - 2000

Year	Population
1980	767
1990	920
2000	1104

B. History Of Resource Use: Early Cultures

Early Man

According to the Portland Press Herald Reprint, the Psychozoic Era, the proposed designation for the period marking the ascendancy of man on earth, probably brought to Maine a race of people called the Red Paint People. These people inhabited the coastal regions, however, as indicated by ancient grave sites and shell heaps. The graves of the Red Paint People, which have been uncovered since European settlement in Maine, are among the oldest archeological heritages in North America. This evidence has led to the firm establishment of the belief that the Red Paint People were followed by a later group of men who probably were the Algonquin Indian stock from which our present Indians came. Of the prehistoric and aboriginal inhabitants of the Saco River Valley there is little or no detailed information.

Indian History

In Maine in the early 1600's, European settlers found Indians of two major divisions of Algonquin stock, the Abenakis and the Etchemins. The Abenakis were the first Indian family to occupy the area between the Piscataqua and the eastern coast of America. The Abenaki Nation, of which the Pequawkets were a tribe, were known for their intelligence. They lived in villages, had a form of government, and a religion. Family relationships were strong, and friendship and hospitality valued among them. The men were skillful hunters and the women skilled in the use of herbs and simple arts. Under the influence and control of the French they became fierce fighters, and the Pequawket Tribe was known for war-like activities along border settlements.

The Pequawket Indians were largely converted to Christianity by the French. Those in the area in the early 1700's were remnants of several tribes whose numbers had been reduced by intertribal warfare.

The last major encounter with Indians near Lovell was the battle at Lovewell's Pond in Fryeburg, known as Lovewell's Fight. Boston authorities had voted to have New England Indian missions destroyed as a prerequisite for peaceful settlement and this fact, together with bounties of $500 for Indian scalps, may have accounted for the battle.

Lovell came into being as the result of a petition asking that a township, "east of the Saco and north of the Frye Grant, be given the heirs of Captain John Lovewell and to the heirs of those who fell with him at Pegwacket, and to those who were with him in said engagement, their heirs and others". From Pegwacket comes Pequawket, for which the Pequawket Valley School District, SAD #72, got its name.

The two best known Indians of the region are Sabatos, for whom Sabattus Mt. is named, and Mollocket. Sabatos was well known as a hunter and guide who accompanied General Benedict Arnold on his first expedition against Quebec in 1775. He was well known to Capt. Abraham Andrews and Capt. Samuel Andrews, two of

Lovell's earliest settlers. Mollocket was known as a fine "doctress" beacuse of her knowledge of herbs and Indian medicine. She roamed extensively from Pequawket (Fryeburg) to St. Francis. Both Mollocket and Sabatos were friends of John Barker, another early settler. Sabatos is said to have taught Barker Indian hunting skills while Mollocket shared her knowledge of healing with Sally, John's wife.

Historical Development Of The Community

By 1800 the settlers of the plantation of New Suncook, first settled in 1779, had grown to sufficient numbers to apply for incorporation as a town. Their application was approved November 15, 1800, by the Massachusetts Legislature, signed by the governor, and the Town of Lovell came into being. The town meeting form of government established at the first meeting remains much the same to the present day.

From earliest days until the 1940's, lumbering and its related industries was the chief occupation. Many early mills were built on the various brooks, depending as they did on water power. The advent of first, steam, then gasoline engines and electricity brought about many changes. Among products manufactured were long lumber, shook for barrels, dowels, axe handles, boxes, and furniture.

Agriculture was second in importance as an occupation. The coming of the railroad to Fryeburg in the 1870's made possible the export of apples to England. Other crops included cranberries, corn, grain, and dairy products. Cattle were fattened in the meadow lands and driven to markets in the Boston area.

Other early occupations included masonry, carpentry, brick making, blacksmithing, basket weaving, and the moving of buildings. Forty pairs of oxen are known to have been used in one such venture.

The first church was organized in 1798, holding services in the Town Meeting House, still standing on its original lot in Center Lovell. Other early churches were the Methodist (1834), now the VFW Hall. It also served the Universalists and the Unitarians. On Church Street we find the lovely old brick church built in 1851 by Congregationalists. The second Congregational Church, built in the Center around 1853, no longer stands, while the Christian Church, dated 1866, and located in Center Lovell, has been remodeled and extended to include fine facilities for community meetings as well as year 'round worship by the United Church of Christ.

Lovell's first schools were organized on the neighborhood or district system. 1858 found over 600 scholars in 14 one room schools. Population shifts and improvements in transportation brought consolidation. Today, one school, the New Suncook School, completed in 1971, and located on the outskirts of Lovell Village, serves children from the sub-primary through the fifth grade from the towns of Stoneham, Sweden, and Lovell, being part of the Pequawket Valley School District, SAD #72. Except for a brief experience in 1924 and 1925, secondary pupils have attended out of town schools. Fryeburg Academy serves SAD #72.

The 1800's brought the discovery of Lovell's unique natural beauty by out-of-staters. Increasing numbers of "summer folk" came to enjoy the seasons at various

boarding houses, hunting lodges, boys' and girls' camps, and resort hotels. Many bought land and built seasonal homes along the shores of Lake Kezar.

Lovell today is a small, rural-residential community of 767 people, whose numbers increase five-fold during the summer months. Aside from a sawmill, there is no industry in the town. Intown employment is related to some form of municipal services, the building, care, and maintenance of both seasonal and year 'round homes, (the former now total over 300), real estate, individually owned businesses such as stores, garages, craft shops, restaurants, laundromat, and a building supply store. Some lumbering continues and there is a seasonal employment at lake resorts of various kinds.

A variety of organizations have played a part in the life of the town. Among those active in community life are the following:

CHARLOTTE E. HOBBS MEMORIAL LIBRARY
It originated through the efforts of a dedicated group of women around 1899. The building was completed in 1908 and renamed in 1968 to honor Miss Hobbs, whose life-long devotion and generosity meant so much to its continuance. In 1974 a two-level addition was completed, the lower level becoming a well-equipped children's room. The library program continues to grow, offering a variety of resources to the community.

LEWIS DANA HILL MEMORIAL LIBRARY
Located in North Lovell, it came into being as a tribute to Lewis Dana Hill, student of nature, sportsman, and strong conservationist. It is housed in what was at one time the North Lovell School, the original building having been remodeled and moved from across the road. First home of the library was the first floor of the Grange Hall, with Mrs. Lottie Palmer, former Lovell School Superintendent, as librarian.

GRANGE
Suncook Grange No. 140, Patrons of Husbandry, was organized at Center Lovell in 1875. After it was suspended, with reorganization coming in 1904 and now known as Kezar Lake Grange, it meets regularly in the present Grange Hall in North Lovell. This building has been the scene of many community affairs, including the annual Town Meeting Dance, drama by the North Lovell Players, musicals by the Lovell singers, and other activities.

DELTA LODGE 153, MASONIC ORDER
The Lodge is one of the oldest organizations in town, having received its charter in May, 1870. Historical records tell us early meetings were held in a rented hall over the village general store, now Knight's Olde Country Store. In 1919 the present Masonic Hall was purchased. This building has been used as a store with a blacksmith shop in the basement. The lodge celebrated its 100th anniversary in 1970 and remains an active body.

LOVELL VOLUNTEER FIRE COMPANY
This organization grew out of a community study by a group of young adults in the then Congregational Church. The department, formed around 1938-39, has grown

steadily. It is now a town-wide fire fighting company with up-to-date equipment in North, Center, and Lovell Village. An excellent phone alert system assures speedy communication.

LADIES AUXILIARY Of The FIRE DEPARTMENT
Started in 1948, this group is well-known for its efficient support of fire fighters and for its unique project of loaning sick room equipment to town residents.

KEY TO HISTORICAL SITES MAP

The map described here is limited to buildings and sites used for public purposes either in the past or present. It is intended as an introduction only. Further information may be obtained through the members of the Lovell Historical Society, other local residents, town records, local libraries, and "Blueberries and Pusley Weed" by Mrs. Pauline Moore.

1. Lovell has many historical old homes dating back to the early 1800's. Small family burying lots were common in early days and one may find a number scattered about the town.

2. NORTH LOVELL CEMETERY: Site of a unique stone in the form of a flag draped coffin on the Galen Evans lot. It is marked with the names of men who served in the Civil War and, legend tells us, who were prisoners in the notorious Libby Prison.

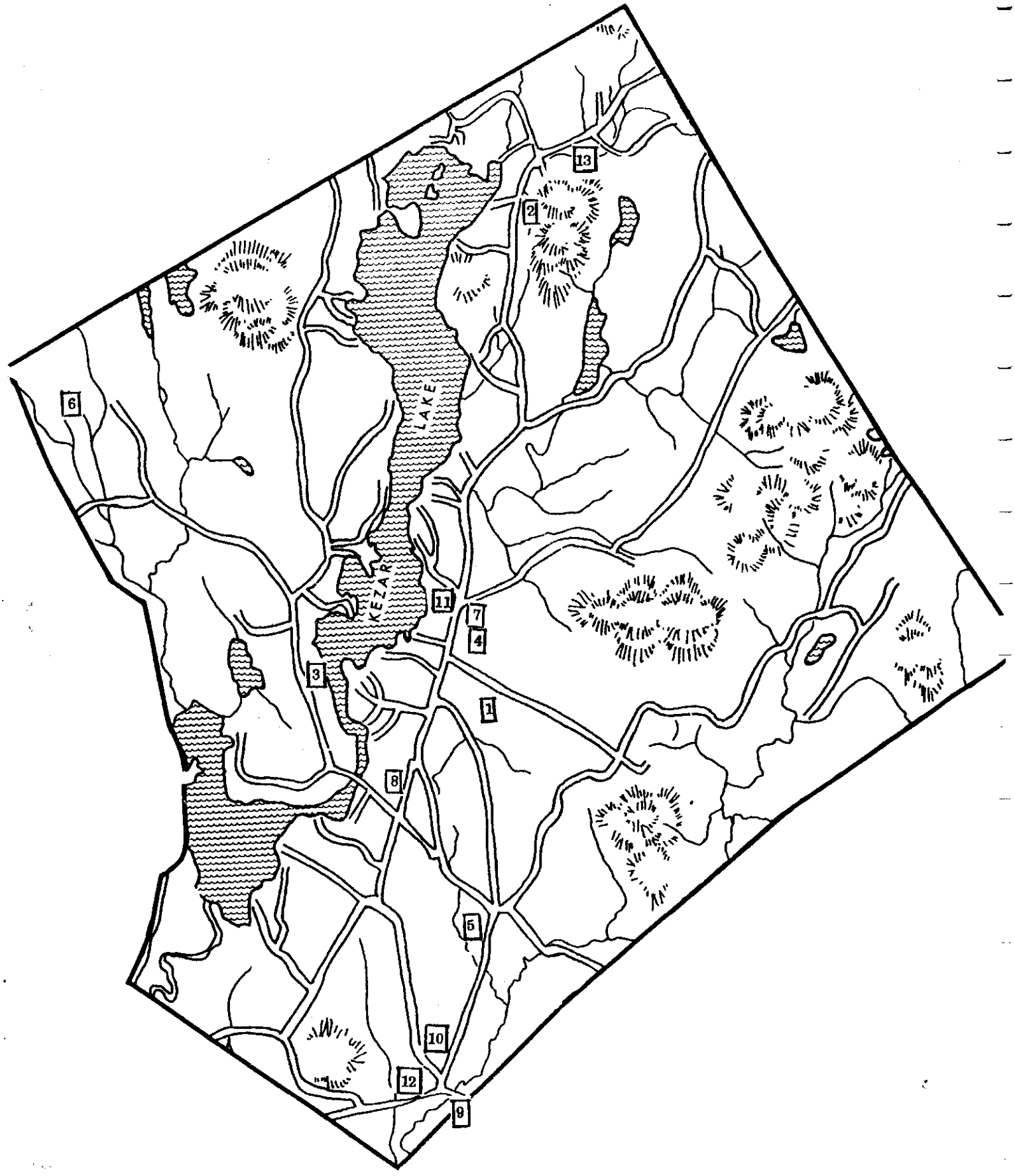
3. WEST LOVELL CEMETERY: Here may be found several interesting epitaphs and the graves of General Solomon Stearns and his family.

4. CENTER LOVELL CEMETERY: Designated as the first official "Burying Place" by the original proprietors in 1798. Captain Abraham Andrews and Captain Samuel Andrews, two of Lovell's earliest settlers, and members of General Benedict Arnold's Expedition to Quebec in 1775, are both buried here.

5. No. 4 CEMETERY: The most unique gravestone is that of George Stephenson, long-time resident of the town known for his skill in making canoes and in the art of canoeing itself. A canoe with crossed paddles above marks the stone.

6. PINE HILL CEMETERY: Although this cemetery is no longer used, it was at one time a neighborhood burying place. Before the westward migrations a number of families lived in the area and a school house was located there. Surrounded by a wall and a gate, it is of historic interest. It is located to the south of Pine Hill and may be reached by a rough woods road.

7. TOWN HOUSE, Common & Cemetery: Designated at Lot 22 by the original proprietors "To build a meeting house for the Public Worship of God and for a training field and a burying Place," in 1798. The Town House served as a Congregational Meeting House until the 1840's. Town Meetings are held here. It is still used as official balloting location for State and Federal elections. Captain Samuel Andrews


LAKE
KEZAR
13
2
6
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1
8
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12
9

and Captain Abraham Andrews, two of Lovell's earliest settlers and members of General Benedict Arnold's Expedition to Quebec in 1775 are both buried here.

8. ORIGINAL HOME OF VALENTINE LITTLE: Lot 8, 1822. First settled minister in town, coming in 1822, under the following terms: "Provided I receive from you annually to the amount of $200.00, including interest on the ministerial fund, I am to spend my whole time in service in Lovell; but if there should be a deficiency in that amount, I am to reserve for my own use to be employed abroad so many weeks as shall, at six dollars per week, supply the deficiency". The home is presently owned by Mrs. John Halford, and the study is kept as it was in Rev. Little's day.

9. VFW HALL: 1834; Methodist Church. Existed as an active institution for about fifty years. The building was shared by the Universalists and Unitarians. It was sold to Hays Wiley in the 1890's and used for lumber storage. It has had a varied history since, being at times used for drama productions, movies, roller skating, and dances. Presently owned by the Veterans of Foreign Wars.

10. LOVELL VILLAGE CHURCH: 1851; Congregational. Its building was spurred by a division among church members on the slavery issue. Pews averaged $40.00 and the sum of $1,730 was subscribed for construction costs. It is still used for special services and summer worship.

11. CHRISTIAN CHURCH: 1866; Built by Henry and Benjamin Russell, local carpenters, whose family homesteads on Rt. 5 and 5A are presently occupied by their descendants. Cost of construction not to exceed $1,772.00, the record states there was $110.11 left over! The bell and stained glass window, the latter in memory of General Solomon Stearns, were brought from the Center Congregational Church, no longer in existence. (See painting in educational wing hallway.)

12. VILLAGE SCHOOLHOUSE: 1850-1923; had 84 pupils in 1858. This brick school is the only one of the thirteen or fourteen schools in existence at one time which still retains much of its original form.

13. NORTH LOVELL SCHOOL: Present Dana Hill Memorial Library, moved from its original site across the road in 1954. Original building dated 1850.

IV. RELATED SOCIAL, POLITICAL, AND ECONOMIC ASPECTS

C. Current Land Ownership

Land ownership in Lovell falls into the following categories:

White Mountain National Forest	.84 acres
Nature Conservance (bordering "Sucker Brook beginning at outlet of Horseshoe Pond")	.33 acres
Town Woodlot and Pasture	.45 acres
Municipal Buildings, town dump, public landings, town beaches, cemeteries, etc.	
Balance of land is privately owned	

D. Economic Land Values

Land Values in Lovell are based on the following:
1. Location - lakeshore frontage, other
2. Current Use - commercial, residential
3. Municipal services, non-profit organizations

E. Local Government Structure

Local environmental management agencies and offices:
Town Planning Board
Board of Appeals
Conservation Commission

DIRECTORY of Town Officers and Available Services

TOWN OFFICE - 925-6272
Selectmen
Town Clerk
Tax Collector
Treasurer
Board of Health
Building Inspector
Town Planning Board
Town Appeals Board
Conservation Commission

TOWN GARAGE - 925-1010
Road Commissioner
Solid Waste Unit

IN CASE OF FIRE
Lovell - 925-6666
North Lovell - 925-2555

RESCUE SERVICES
Fryeburg Rescue (Lovell/Fryeburg) - 935-2828
Stoneham Rescue (Lovell/E. Stoneham) - 1-800-482-7433

HOSPITALS
Bridgton - Northern Cumberland Memorial - 647-8841
Norway - Stephens Memorial - 743-5933
North Conway, North Conway Memorial - 603-356-5461

WESTERN MAINE COUNSELING SERVICE
Bridgton - 647-5629

SICKROOM EQUIPMENT
VFW Auxiliary (free loan)

SHERIFF'S DEPARTMENT - 1-800-482-7433

GAME WARDEN - 647-5472 or 1-800-482-0730

F. Local Organizations and their Meeting Places

Boy Scouts	Center Lovell
Delta Lodge No. 153 (Masonic)	Lovell Village
Girl Scouts	Center Lovell
Kezar Lake Association	Center Lovell
Kezar Lake Grange No. 440	North Lovell
Kezar Trailblazers	Center Lovell
Kiwanis	
Ladies' Auxiliary - L.V.F.D.	
Ladies' Circle, United Church of Christ	Center Lovell
Library Club	Lovell Village
Lovell Historical Society	Lovell Village
Lovell United Church of Christ	Center Lovell and Lovell Village
Lovell Volunteer Fire Co.	Center Lovell
Lovell Youthways	
P.T.A.	
S.A.D. #72 Board of Directors	Fryeburg
Senior Citizens	Center Lovell
V.F.W. Post No. 6783	Lovell

G. External Resources and Influences

As in all small rural towns, change is in the air with the pressures of development, rising land values, etc. However, with an alert citizenry, Planning Board, and Conservation Commission plus new state Environmental laws, the area should be able to resist undesirable change.

The neighboring towns of Fryeburg, Stoneham, Norway, Bridgton, and the Conways, all within a radius of from 12-25 miles, offer the benefits of medical facilities through community hospitals, clinics, Western Maine Counseling Service and Rescue units.

Shopping centers and small industries in these towns furnish employment opportunities.

Evergreen Valley, a four-season recreational complex, is located in the adjoining town of Stoneham, with access to the northern end of Lake Kezar.

MAJOR ORDINANCES & PLANS

Lovell's primary assets are its scenic, unspoiled beauty, and tranquil rural atmosphere. Continued concern is the key to protection of these assets. The preservation of mountain areas, wetlands, shorelines, and floodplains is essential to

Maintain a balanced environment. The Town Planning Board, Kezar Lake Association, and Conservation Commission all represent entities through which citizens may realize these goals.

Although seasonal "second home" development can be viewed as a valuable industry for the town and should be encouraged, such construction must be subject to proper land use controls, including waste disposal.

V. SOURCES OF INVENTORY INFORMATION & RESOURCE PEOPLE

Credits should be given to the following persons who acted as valuable resource prople in the original edition of the LOVELL COMMUNITY ENVIRONMENTAL INVENTORY:

GEOLOGY
Mr. S.B. Vinton

PLANT AND ANIMAL LIFE
Mr. Lawrence Stone
Mrs. Carol Palmer
Mrs. Sally Davey
Mrs. Marion Rodgerson
Mr. S.B. Vinton
Mr. Burton Stearns
Mr. Earl Smith
Mr. John Fox
Mr. Robert Littlefield
Mr. Roger Cobb
Mrs. Juanita Perkins

WATER
Mrs. Kay Littlefield
Mr. Donald Bean
Mrs. Sally Davey

FORESTS
Dr. Duncan Howlett
Mr. Gordon Eastman
Mr. Norman Gray
Mr. John Fox

HISTORY
Rev. John Dallinger
Mrs. Roberta Chandler
Mrs. Lottie Palmer
Mr. William Dallinger
Mrs. Nona Morton
Mr. Donald Andrews

LIBRARIANS
Mrs. Mary Watson
Mrs. Marion McBeath

GOVERNMENT
Mr. Ervin Lord
Mr. Robert Littlefield
Mr. Gordon Eastman

LOCAL ORDINANCES AND PLANS
Mr. Stanley Milliken
Mr. John Snyder

RECREATION
Mr. John Fox and Mr. David Fox - Snowmobiling
Mrs. Ethel Shaw and Mr. Byron Shaw - Horseback Riding
Mrs. Juanita Perkins and Mrs. Sally Davey - Hiking

Sources Of Inventory Information

1. Lovell Town Reports
2. Proposed Comprehensive Plan - Town of Lovell
   Prepared by the Lovell Planning Board, January 1974
3. United States Department of the Interior Geological Survey Maps
4. United States Department of Commerce, Bureau of the Census
   "1980 Census of the Population"
5. "Blueberries and Pusley Weed" by Pauline Moore
6. "Maine Facts", 1973
7. Southern Maine Regional Planning Commission
8. "Fryeburg, Maine, an Historical Sketch", by John Stuart Barrows
9. Oxford County Soil & Water Conservation District
   South Paris, Maine 04281
10. Bureau of Geology, Department of Conservation
    State Office Building, Augusta, Maine 04330
11. Dr. Dean B. Bennett, Project Director
    Maine Environmental Education Project, Yarmouth, Maine 04096
12. "Gray's Manual of Botany", eighth edition
13. "Checklist of the Vascular Plants of Maine", #8, Rev. 1966
14. Peterson's "A Field Guide to the Wildflowers of the Northeast"
15. "The Community Environmental Inventory: Maine Environmental Education Project", Title ESEA. Prepared by Dean B. Bennett and Richard H. MacGown. 1971, Rev. 1972
16. "Yarmouth Community Environmental Inventory"

THE HELEN R. COE TRUST

The concept of a "Trust created for the benefit of the Town of Lovell" took form in the hearts and minds of George and Helen Coe a number of years ago. Major George Coe died February 11, 1955, and Helen Coe on February 13, 1977.

Helen included the Trust as part of her will, which she signed in April, 1960. Its existence was not announced to the Board of Selectmen until the spring of 1977. The Town of Lovell voted to accept and abide by its provisions at a Special Town Meeting held on May 25, 1977. The Trust was activated on April 1, 1980.

THE WILL:

"I authorize and empower the Governing Committee to approve expenditures for any literary, educational, scientific, musical, civic, charitable (both public and private), religious, or benificent purposes which in its opinion would be of assistance to the general welfare of the inhabitants of the Town of Lovell." The will also provides for assistance to worthy students who wish to further their education, "provided the student shows a willingness to help himself or herself."

ORGANIZATION:

The Governing Committee consists of 3 members, all legal residents of the Town; one appointed by the Board of Selectmen, one by the Trustees of the Lovell United Church of Christ, and one by the Lovell School Authority. Members are elected for 3 years, with over-lapping terms.

A sub-Committee, Chaired by the Headmaster of Fryeburg Academy, provides the scholastic and character records of student applicants.

PROCEDURES:

In April of each year, the Trustee notifies the Governing Committee of the amount available for the following 12 months. (The amount allotted is the previous year's net earnings from Trust investments.) The grants for the benefit of the Town continue each year in perpetuity.

Applications for funds for special projects are submitted by the volunteer organizations which work for the betterment of Lovell. The Committee evaluates each request, determines its impact, worthiness, and compatibility with the Will. It mails its recommendations with budgeted funding allowance to the Trustee. The Trustee checks to see if the grant meets the terms of the Will and legal requirements of the Trust. Approval given, it mails a check to the Grantee. Funds approved for a student's education are mailed to the Bursar of the Institution.

INTERPRETATION OF THE COE PHILOSOPHY:

Twice mentioned in the Will is: "My predominant intention is to help those who help themselves".

This relates to students who are willing to work and save for their education. It applies to parents who are willing to save to help their children. It applies to organizations as well.

When people work together for a common goal, organizations thrive. There is a great personal satisfaction in accomplishment. Friendships increase. It is easier to communicate with one another. Lovell has a great source of people who like to help. Much of the social life of the community is built around the organizations designed to make Lovell an increasingly pleasant place to live.

To use the Coe funds to subsidize operating costs would only serve to dull the interest of those who serve the organizations.

APPENDIX C

LOVELL COMPREHENSIVE PLAN

CHARACTERISTICS OF WATERBODIES

APPENDIX C

Table 1

TOWN OF LOVELL LAKE INVENTORY

LAKE NAME	WATERSHED AREA (Town %-Acres)	WATER QUALITY CATEGORY	LAKE PROTECTION LEVEL	GPA STDS ATTAINMENT?	* F
BACK POND	LOVELL-46% (269) STONEHAM-54% (316)	MOD/SENS	MEDIUM	?(no data)	2.75
BRADLEY	LOVELL-100% 311 Acres	MOD/SENS	MEDIUM	?	3.15
CUSHMAN	LOVELL-56.5% (180) STONEHAM-43.5(139)	MOD/SENS	MEDIUM	?	2.44
DAN CHARLES	LOVELL-100% 318 Acres	MOD/SENS	MEDIUM	?	2.64
FARRINGTON	LOVELL-100% 340 Acres	MOD/STABLE	MEDIUM	?	0.50
HEALD	LOVELL-91% (2466) STONEHAM-9%(244)	MOD/SENS	MEDIUM	?	21.98
HORSESHOE	LOVELL-39%(407) STONEHAM-61%(637)	MOD/STABLE(?)	MEDIUM	?	5.18
KEZAR	LOVELL-48%(12967) STONEHAM-42%(11346) STOW-8% (2161) MASON -2%(540)	GOOD	HIGH	YES (1&2)-> (Basin 3)->	128.7 50.4
MIDDLE	LOVELL-38%(79) STONEHAM-43%(89) WATERFORD-19%(40)	MOD/SENS	MEDIUM	?	0.97
MOOSE	LOVELL-99%(252) STONEHAM-1%(2.5)	MOD/SENS	MEDIUM	?	2.73
MUD	LOVELL-0.5%(7) WATERFORD-99.5%(1393	MOD/SENS	MEDIUM	?	0.06
NOAH EASTMAN	LOVELL-100%(148)	MOD/SENS	MEDIUM	?	1.19

* F= Amount of Phosphorus, in pounds per year, required to increase lake concentration by 1 part per billion (Lovell % of total amount required).

Table 2

DEVELOPMENT TRENDS FOR LAKE WATERSHEDS
1980-1989

LAKE WATERSHED	# SUBDIVISIONS 1980-89	SUBDIVIDED ACRES 1980-89	# SINGLE LOTS 1980-89	TOTAL ACRES (ESTIMATED)
BLACK	0	0	0	0
BRADLEY	2	195	0	195
CUSHMAN	0	0	0	0
DAN CHARLES	0	0	0	0
FARRINGTON	1	22	1	23
HEALD	3	70	4	74
HORSESHOE	0	0	2	2
KEZAR-N&M	11	296	36	332
KEZAR-S	3	61	27	88
MIDDLE	1	30	0	3[illegible]
MOOSE	1	37	3	40
MUD	0	0	0	0
NOAH EASTMAN	0	0	0	0
TOTAL:		711	73	784
NON-LAKE WATERSHED	6	250	25	275

Explanation of Growth Table:

Information for this table was compiled from two sources. A list of approved subdivisions in the Town of Lovell from 1980-89 was used to determine the number of subdivisions and acreage. The subdivisions, along with other structures built during the 1980-89 growth anaysis period were positioned on a map prepared by Stephen Smith and Associates. This information was compared to the watershed maps to determine which watershed contained the subdivisions and single lot buildings. Because of the differences in map scales and the lack of contours on the building map, there may be minor inaccuracy in the assessment. Several subdivisions appeared to straddle watershed boundaries. An estimate of area was made in those cases.

The sum of subdivided acres differs in this table differs from the sum from the table prepared by the town by about 20 acres. This is due to estimates made of subdivision acreage when the location of the subdivision relative to the watershed boundary was uncertain. This information will be refined as the phosphorus model is updated.

Table 3

LAKE WATERSHED DEVELOPABLE ACREAGE

LAKE	LOVELL % OF WATERSHED ACRES	STEEP SLOPES > 20-25% ACRES	WETLANDS ACRES	RESIDENTIAL DEVELOPMENT ACRES	DEVELOPABLE ACRES
BACK	269	99	0	0	170
BRADLEY	311	61	0	195	55
CUSHMAN	180	31	0	7	142
DAN CHARLES	318	68	0	0	250
FARRINGTON	340	24	19	28	269
HEALD	2,466	209	70	134	2,053
HORSESHOE	407	167	0	8	232
KEZAR-N-M	8,972	1,412	209	739	6,612
KEZAR-S	3,351	401	319	226	2,405
MIDDLE	79	39	0	30	10
MOOSE	252	120	6	40	86
MUD	7	0	0	0	7
NOAH EASTMAN	148	57	12	0	79

Explanation of Developable Acreage Table:

Land within the Lovell portion of each watershed with a sustained slope of between 20-25% was measured and shaded on the watershed maps. Each area was assigned a code for future reference. There may be some areas that were inadvertently overlooked. These can be checked and deducted as part of the review process if the surrounding land is being developed in the future. It is important that these areas be checked whenever land in the watershed is being considered for development. If land that has been deducted as undevelopable should become developed the watershed phosphorus allocations will need to be adjusted.

Wetlands have been delineated from the Maine Geological Survey maps, and the Maine Department of Inland Fisheries and Wildlife habitat assessment maps. There are undoubtedly many other wetland areas in the Town of Lovell other

those that appear on the watershed map. Wetlands that are not shown should be educted when the land on which they are located becomes developed. The wetland oundaries shown on the watershed map are approximate, and will need to be field verified if adjacent land is being developed.

nd area listed as developed for residential use was calculated using information from the 1980-89 subdivision survey and by counting structures on ne building location maps. High density shoreline developments were lanimetered. The remaining structures were counted as 1 acre per structure. Because of the differences in map scales and the lack of contour lines on the tructures map, it is possible that a few buildings were placed in the wrong atersheds. This number should be relatively small and will have very little effect on calculations.

Table 4

LAKE INVENTORY AND ANALYSIS-2

LAKE	FUTURE AREA TO BE DEVELOPED % OF W-SHED AND ACRES	METHOD USED	PER-ACRE PHOSPH ALLOCATION (P)
BACK POND	50% =85 acres	Estimate	.032 lbs/acre/yr
BRADLEY	100% = 55 acres	Sub-div calc.	.057 lbs/acre/yr
CUSHMAN	50% = 71 acres	Estimate	.034 lbs/acre/yr
DAN CHARLES	50% = 125 acres	Estimate	.021 lbs/acre/yr
FARRINGTON	50% = 135 acres.	Sub-div calc.	.005 (adjusted to .02)
HEALD	25% = 513 acres	Sub-d calc, plus project	.043 lbs/acre/yr
HORSESHOE	50% = 116 acres	Estimate	.045 lbs/acre/yr
KEZAR-N	30% = 1,984 acres	Sub-div calc, plus project	.065 lbs/acre/y
KEZAR-S	25% = 601 acres	Sub-div calc, plus project	.084 lbs/acre/yr
MIDDLE	100% = 10 acres	Sub-div calc	.097 lbs/acre/yr
MOOSE	100% = 86 acres	Sub-div calc	.032 lbs/acre/yr
MUD	50% = 3.5 acres 100% = 7.0 acres	Estimate " "	.017 (adjusted to .009 .020)
NOAH EASTMAN	50% = 40 acres	Estimate	.009 (adjusted to .020)

EXPLANATION OF PER-ACRE PHOSPHORUS CALCULATIONS

1) The future area to be developed is a projected % of each lake watershed to be developed during the next 50 years. Two methods were used to develop this information. The first involved an analysis of subdivision and single lot development in each lake watershed from 1980-89. Growth during that period was projected over the 50 year period. This was done for 6 of the lakes, and is indicated as "Sub-div. calc." The procedure for these calculations is described in the manual: Comprehensive Planning for Lake Watersheds (Maine DEP), and is included in the Comprehensive Plan materials.

There was no development in the remainder of the lake watersheds during this period. Most of these watersheds are small enough so that a single large subdivision or even a few small developments could cover most of their watersheds. An example of this scenario is the subdivision that was approved for the Bradley Pond watershed in 1987 where over 50% of the watershed was subdivided. Obviously the projected growth figures based on subdivision activity during the past decade could easily underestimate development during the next five decades in the small lake watersheds. To provide protection against this possibility, the growth rate was "estimated". For most of the lakes the estimate was 50%.

Additional protection against the possibility of complete watershed development is provided in the Phosphorus Control in Lake Watersheds manual. Appendix F is designed to adjust the per-acre phosphorus allocation when large subdivisions are proposed for small watersheds.

2) Future area to be developed was projected at 100% for Bradley, Middle, Moose and Mud Ponds. The actual calculated projections for these lakes exceeded 100% several fold. With the exception of Mud Pond, which has very little developable land, the projections were based on the 1980-89 growth rate for those watersheds, and the relatively small areas of developable land in each.

3) Farrington, Mud and Noah Eastman Ponds had very low per-acre phosphorus allocations. This is because the lakes are very sensitive to phosphorus. The allocation was adjusted upward to .020 pounds per acre per year for each of the lakes because values lower than .020 would create severe restrictions to any development. It is essential that any development approved for these lake watersheds be evaluated and monitored carefully if water quality is to be protected.

4) Most of the watershed growth from 1980-89 was for Kezar Lake. Growth was concentrated more for the North and Middle Basin watershed than for the South Basin. The actual calculated growth for the North and Middle Basin watershed from 1980-89 was 28%. This was projected to 30% for the 50 year planning period. The growth rate for the South Basin watershed was 19%. This was projected to 25%. Kezar Lake is an obvious focal point for development in the Town of Lovell. Both shoreline and scenic access are valued by residents of the watershed. It is anticipated that the development trend will continue in this lake watershed.

REVISED COPY _ May, 1991

TOWN OF LOVELL

LAKE NAME	MIDAS #	DIRECT DRAINAGE AREA (ACRES)	WATER QUALITY CATEGORY	DATA AVAIL.	F (lbs/ppb/yr)
BACK POND	3199-1	269	MODERATE/SENSITIVE	NO	2.75
BRADLEY POND	3220-1	311	MODERATE/SENSITIVE	NO	3.15
CUSHMAN POND	3224-1	180	MODERATE/SENSITIVE	LITTLE	2.44
DANA CHARLES POND	3226-1	318	MODERATE/SENSITIVE	NO	2.64
FARRINGTON POND	3200-1	340	MODERATE/STABLE	YES	0.50
HEALD POND	3222-1	2466	MODERATE/SENSITIVE	LITTLE	21.98
HORSESHOE POND	3196-1	407	MODERATE/SENSITIVE	YES	5.18
KEZAR LAKE	97-1+2	8972	GOOD	YES	128.72
KEZAR LAKE	97-3	3531	GOOD		50.49
MIDDLE POND	3201-1	79	MODERATE/SENSITIVE	NO	0.97
MOOSE POND	3202-1	252	MODERATE/SENSITIVE	NO	2.73
MUD POND	3423-1	7	MODERATE/SENSITIVE	NO	0.06
NOAH EASTMAN POND	3204-1	148	MODERATE/SENSITIVE	NO	1.19
VIRGINIA LAKE	3274-1	37	MODERATE/SENSITIVE	NO	0.35

TOWN OF LOVELL

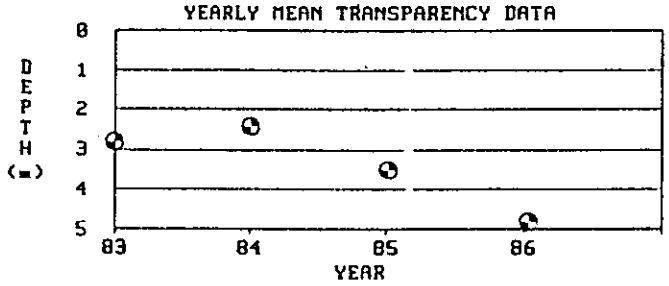
LAKE NAME	MIDAS #	TOWN	% OF WATERSHED
BACK POND	3199-1	LOVELL	46.0
		STONEHAM	54.0
BRADLEY POND	3220-1	LOVELL	100.0
CUSHMAN POND	3224-1	LOVELL	56.5
		STONEHAM	43.5
DANA CHARLES POND	3226-1	LOVELL	100.0
FARRINGTON POND	3200-1	LOVELL	100.0
HEALD POND	3222-1	LOVELL	91.0
		STONEHAM	9.0
HORSESHOE POND	3196-1	LOVELL	39.0
		STONEHAM	61.0
KEZAR LAKE	97-1	LOVELL	44.6
		MASON	2.6
		STONEHAM	52.8
KEZAR LAKE	97-3	LOVELL	57.8
		STONEHAM	0.9
		STOW	41.3
MIDDLE POND	3201-1	LOVELL	38.0
		STONEHAM	43.0
		WATERFORD	19.0
MOOSE POND	3202-1	LOVELL	99.0
		STONEHAM	1.0
MUD POND	3423-1	LOVELL	0.5
		WATERFORD	99.5
NOAH EASTMAN POND	3204-1	LOVELL	100.0
VIRGINIA LAKE	3274-1	LOVELL	2.0
		MASON	9.0
		STONEHAM	89.0

LAKE: FARRINGTON P
TOWN: LOVELL

MIDAS/BASIN: 3200/ 1
COUNTY: OXFORD

MAX. DEPTH:	5 m. (15 ft.)
MEAN DEPTH:	2 m. (5 ft.)
SURFACE AREA:	220 ha. (89 a.)
VOLUME:	460171.3 cu. m. (373 ac.-ft.)
DRAINAGE AREA:	1.38 sq. km. (1 sq. mi.)
FLUSHING RATE:	2.31 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Warmwater
WATER QUALITY CATEGORY:	Moderate/Stable

SECCHI DISK TRANSPARENCY GRAPH(S):



SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE I. EPI PHOS C	G	SEC	CHL
YEAR																			
1974												0							
1983					13				2.4*	2.8*	3.6*	3	3.3	3.3	3.3				
1984									2.4	2.4	2.4	1							
1985									2.9	3.5	4.3	5						68	
1986	20		4.0	15	15				4.8*	4.8*	4.8*	1							

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

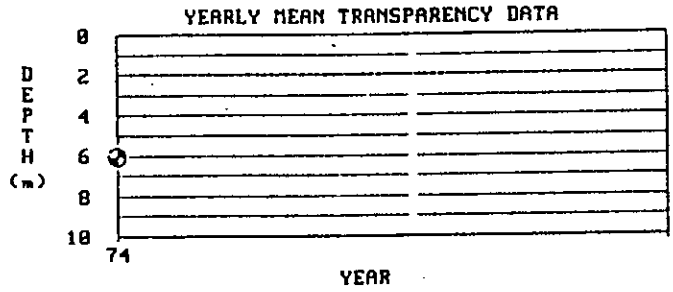
DEPTH	SAMPLE DATE 08/15/74		08/21/74		09/05/74		09/18/74		09/19/83		09/17/86	
m	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm
0.0	-	-	-	-	-	-	-	-	19.8	8.1	-	-
1.0	-	-	-	-	-	-	-	-	19.0	7.9	16.5	7.5
2.0	-	-	-	-	-	-	-	-	18.8	8.1	16.0	7.4
3.0	-	-	23.3	9.0	18.9	99.9	18.9	99.9	-	-	16.0	7.2
4.0	-	-	-	-	-	-	-	-	-	-	16.0	7.0

LAKE: HORSESHOE P
TOWN: LOVELL

MIDAS/BASIN: 3196/ 1
COUNTY: OXFORD

MAX. DEPTH:	12 m. (40 ft.)
MEAN DEPTH:	4 m. (12 ft.)
SURFACE AREA:	324 ha. (131 a.)
VOLUME:	2328869.9 cu. m. (1889 ac.-ft.)
DRAINAGE AREA:	4.24 sq. km. (2 sq. mi.)
FLUSHING RATE:	1.40 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Warmwater & Coldwater
WATER QUALITY CATEGORY:	Moderate/Stable

SECCHI DISK TRANSPARENCY GRAPH(S):



SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

YEAR	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE INDI EPI PHOS C	G	SEC	C
1974									5.4	6.0	6.5	2							

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

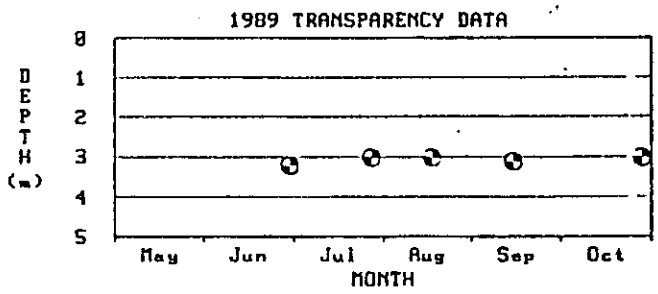
DEPTH	SAMPLE DATE 08/14/74		08/20/74		09/07/74		09/15/74	
m	°C	ppm	°C	ppm	°C	ppm	°C	ppm
1.0	-	-	25.6	99.9	-	-	-	-
5.0	-	-	21.1	99.9	-	-	-	-
9.0	12.8	99.9	-	-	-	-	-	-
10.0	-	-	13.3	99.9	-	-	-	-
12.0	-	-	-	-	9.4	99.9	9.4	99.9

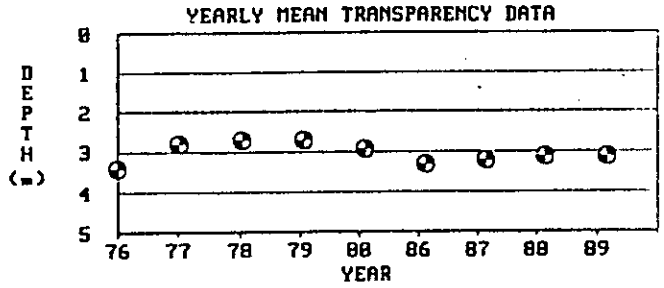
LAKE: KEZAR L
TOWN: LOVELL

MIDAS/BASIN: 97/ 3
COUNTY: OXFORD

MAX. DEPTH:	47 m. (155 ft.)
MEAN DEPTH:	10 m. (34 ft.)
SURFACE AREA:	6425 ha. (2600 a.)
VOLUME:	120810000.0 cu. m. (98001 ac.-ft.)
DRAINAGE AREA:	109.33 sq. km. (42 sq. mi.)
FLUSHING RATE:	0.70 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGHENT:	Warmwater & Coldwater
WATER QUALITY CATEGORY:	Undetermined

SECCHI DISK TRANSPARENCY GRAPH(S):





SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE EPI PHOS C	G	SEC	CH
YEAR																			
1976									2.7*	3.4*	4.8*	3							
1977									2.4*	2.8*	3.0*	3							
1978									1.9*	2.7*	3.1*	5						84	
1979									2.0*	2.7*	3.1*	6						83	
1980									2.5*	2.9*	3.3*	6						79	
1986									3.1*	3.3*	3.5*	3							
1987		6.50			12				3.0*	3.2*	3.5*	6	1.1	1.9	3.3	47		73	
1988		6.40	5.0		6				2.9*	3.1*	3.4*	4							
1989		6.90			9				3.0*	3.1*	3.2*	6				38		75	

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

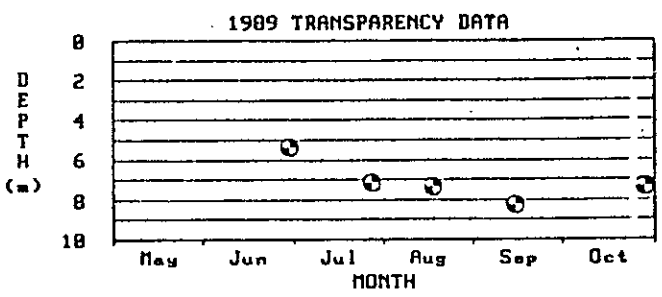
	SAMPLE DATE															
DEPTH	08/30/78		09/14/78		08/12/86		08/08/87		09/29/87		09/19/88		08/17/89		09/14/89	
m	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm
0.0	21.9	99.9	18.1	99.9	24.8	8.1	-	-	14.8	8.9	-	-	-	-	-	-
1.0	-	-	-	-	24.2	8.1	23.2	8.5	13.7	9.1	17.8	9.2	23.9	8.2	20.8	8.0
2.0	-	-	-	-	24.0	8.2	23.0	8.5	13.5	9.1	17.3	9.2	23.5	8.3	20.8	8.0
3.0	-	-	-	-	24.0	8.2	23.0	8.5	13.5	9.1	-	-	-	-	20.8	8.0

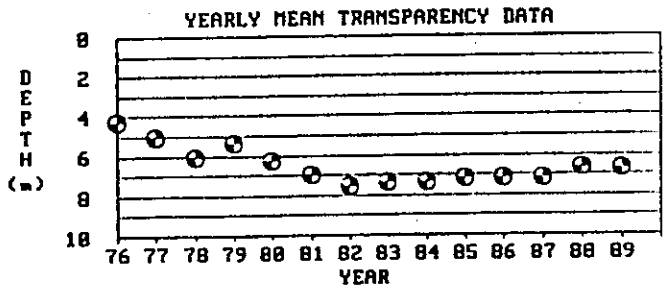
LAKE: KEZAR L
TOWN: LOVELL

MIDAS/BASIN: 97/ 2
COUNTY: OXFORD

MAX. DEPTH:	47 m. (155 ft.)
MEAN DEPTH:	10 m. (34 ft.)
SURFACE AREA:	6425 ha. (2600 a.)
VOLUME:	120810000.0 cu. m. (98001 ac.-ft.)
DRAINAGE AREA:	109.33 sq. km. (42 sq. mi.)
FLUSHING RATE:	0.70 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Warmwater & Coldwater
WATER QUALITY CATEGORY:	Undetermined

SECCHI DISK TRANSPARENCY GRAPH(S):





SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND.	TOTAL PHOS. MEANS (ppb)				SECCHI DISK (m.)				CHLOROPHYLL A(ppm)			TROPHIC STATE INDICE			
																EPI PHOS			
YEAR				(uMHOS /cm)	EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	MIN.	MEAN	MAX.	N	MIN.	MEAN	MAX.	C	G	SEC	CHL
1976									3.0*	4.2*	4.9	3							
1977									4.0*	5.0*	6.7*	3							
1978									4.8	6.0*	7.6	5						39	
1979									4.6*	5.3*	6.6	6						46	
1980									4.6	6.2*	7.4*	6						37	
1981									5.3	6.9	7.6	6						32	
1982									6.7	7.5*	7.9	5						29	
1983									5.5	7.3*	8.5	5						30	
1984									6.6	7.3*	7.8	4							
1985									5.4	7.1	7.8	5						31	
1986									6.5	7.1*	8.0*	4							
1987					7				5.3	7.1*	7.8*	6						31	
1988									6.2	6.6	7.4	4							
1989									4.8	6.7*	8.2*	6						34	

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

	SAMPLE DATE					
DEPTH	08/02/78		08/30/78		09/14/78	
m	°C	ppm	°C	ppm	°C	ppm
0.0	23.5	99.9	22.5	99.9	20.0	99.9

LAKE: KEZAR L (VMP) MIDAS/BASIN: 97 1
TOWN: LOVELL COUNTY: OXFORD

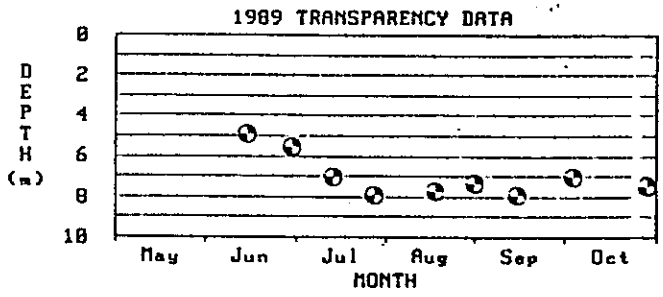
LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

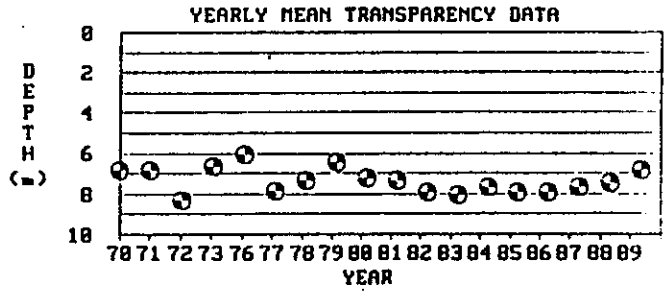
	SAMPLE DATE															
DEPTH	08/26/86		08/26/87		09/12/87		09/28/87		09/19/88		08/17/89		08/31/89		09/14/89	
m	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm	°C	ppm
0.0	21.8	8.6	-	-	-	-	15.6	9.0	-	-	-	-	-	-	-	-
1.0	21.8	8.6	20.0	8.7	19.5	9.0	15.5	9.0	18.0	9.0	23.1	8.3	19.3	9.1	19.9	9.1
2.0	21.6	8.6	20.0	8.6	19.3	9.1	15.5	9.0	17.9	9.0	23.0	8.4	19.0	9.1	19.9	9.1
3.0	21.6	8.6	20.0	8.6	19.3	9.1	15.5	9.0	17.8	8.9	23.0	8.4	19.0	9.1	19.5	9.2
4.0	21.2	8.6	20.0	8.6	19.3	9.1	15.3	8.9	17.6	8.9	22.2	8.6	19.0	9.1	19.0	9.2
5.0	21.0	8.6	20.0	8.6	19.3	9.1	15.2	8.9	17.6	8.9	20.7	9.1	19.0	9.0	18.5	9.4
6.0	21.0	8.6	20.0	8.6	19.3	9.1	15.2	8.9	17.6	8.8	16.5	9.0	17.2	9.0	17.0	9.5
7.0	21.0	8.6	20.0	8.6	19.2	9.1	15.2	8.8	17.6	8.8	12.0	8.8	14.8	8.7	16.0	9.3
8.0	20.8	8.6	20.0	8.6	18.0	8.8	15.2	8.8	17.6	8.7	10.2	8.6	13.0	8.5	12.2	8.3
9.0	18.0	7.8	16.0	7.9	17.0	7.9	15.2	8.8	17.6	8.7	9.3	8.5	9.8	8.3	10.0	7.9
10.0	15.2	7.8	13.2	7.5	14.5	6.9	15.2	8.7	17.6	8.7	8.3	8.5	8.5	8.2	8.5	7.7
11.0	13.5	8.0	12.0	7.5	12.3	7.0	13.9	7.1	15.6	7.2	7.6	8.8	7.9	8.3	7.8	7.7
12.0	11.0	8.4	11.0	7.5	11.0	7.2	11.0	6.4	12.8	7.1	7.2	8.9	7.2	8.4	7.0	7.9
13.0	10.0	8.8	8.6	7.9	10.0	7.4	10.0	6.5	11.3	7.4	6.8	9.2	7.0	8.5	6.8	8.0
14.0	4.5	9.0	7.8	7.8	8.8	7.5	8.9	6.7	9.9	8.0	6.3	9.3	6.5	8.8	6.3	8.2
15.0	8.2	9.2	7.0	8.0	8.0	7.8	8.0	6.8	8.4	8.5	6.0	9.4	6.0	8.8	6.0	8.4
16.0	7.8	9.3	6.8	8.0	7.0	8.0	7.5	7.2	7.8	8.7	6.0	9.3	5.8	9.0	5.9	8.6
17.0	7.0	9.3	6.5	8.2	6.8	8.1	7.0	7.2	7.2	8.8	6.0	9.3	5.3	9.2	5.4	8.7
18.0	6.8	9.2	6.2	8.4	6.2	8.1	6.5	7.2	6.9	8.8	5.8	9.3	5.2	9.3	5.2	8.8
19.0	6.5	9.2	6.0	8.4	6.0	8.2	6.0	7.2	6.8	8.8	5.5	9.6	5.0	9.3	5.0	8.9
20.0	6.2	9.2	5.8	8.5	6.0	8.3	6.0	7.2	6.7	8.8	5.2	9.6	4.9	9.3	5.0	8.8
21.0	6.0	9.1	5.8	8.4	5.9	8.3	5.8	7.2	6.7	8.8	5.2	9.6	4.9	9.3	4.9	8.9
22.0	5.8	9.1	5.6	8.4	5.7	8.3	5.8	7.4	6.2	9.0	5.0	9.6	4.9	9.2	4.8	8.9
23.0	5.8	9.0	5.5	8.4	5.5	8.3	5.5	7.5	6.1	9.1	5.0	9.6	4.8	9.1	4.7	8.8
24.0	5.8	9.0	5.5	8.4	5.5	8.2	5.5	7.5	6.1	9.1	5.0	9.6	4.8	9.1	4.7	8.8
25.0	5.8	8.9	5.4	8.3	5.4	8.2	5.2	7.5	6.0	9.1	4.9	9.6	4.8	9.1	4.6	8.8
26.0	5.8	8.9	5.3	8.3	5.3	8.2	5.2	7.4	6.0	9.0	4.9	9.5	4.7	9.1	4.5	8.8
27.0	5.6	8.9	5.3	8.3	5.2	8.1	5.2	7.4	6.0	8.9	4.9	9.5	4.6	9.1	4.5	8.8
28.0	5.6	8.8	5.2	8.2	5.2	8.1	5.2	7.3	6.0	8.9	4.9	9.4	4.5	9.1	-	-
29.0	5.5	8.8	5.1	8.2	5.2	8.0	5.2	7.3	6.0	8.9	4.9	9.2	4.5	9.0	4.5	8.8
30.0	5.5	8.7	5.1	8.2	5.2	8.0	5.1	7.2	6.0	8.8	4.9	9.2	4.5	8.9	4.5	8.8
31.0	5.5	8.6	5.1	8.2	5.1	8.0	5.1	7.2	6.0	8.8	4.9	9.1	4.5	8.9	4.5	8.7
32.0	5.2	8.6	5.0	8.1	5.1	8.0	5.1	7.2	6.0	8.6	4.9	9.1	4.5	8.9	4.5	8.7
33.0	5.2	8.5	5.0	8.1	5.1	8.0	5.1	7.1	5.9	8.2	4.9	9.1	4.5	8.9	4.4	8.6
34.0	5.2	8.4	5.0	8.0	5.1	7.9	5.1	7.0	5.9	7.9	4.9	9.0	4.5	8.9	4.2	8.7
35.0	5.2	8.3	5.0	8.0	5.1	7.8	5.0	7.0	5.9	7.9	4.8	9.0	4.5	8.8	4.2	8.7
36.0	5.2	8.1	5.0	7.8	5.1	7.8	5.0	7.0	5.9	7.9	4.8	8.9	4.5	8.7	4.2	8.6
37.0	5.2	8.0	5.0	7.8	5.1	7.7	5.0	7.0	5.9	7.9	4.8	8.9	4.5	8.6	4.2	8.4
38.0	5.2	8.0	5.0	7.8	5.1	7.6	5.0	6.9	5.9	7.8	4.8	8.8	4.5	8.5	4.2	8.2
39.0	5.2	7.9	5.0	7.8	5.1	7.6	5.0	6.9	5.9	7.8	4.9	8.6	4.5	8.5	4.1	8.1
40.0	5.2	7.9	5.0	7.8	5.1	7.5	5.0	6.9	5.9	7.6	4.8	8.6	4.5	8.5	4.1	8.0
41.0	5.2	7.9	5.0	7.8	5.1	7.5	5.0	6.9	5.9	7.4	4.8	8.6	-	-	4.1	7.9
42.0	5.2	7.8	5.0	7.8	5.1	7.3	5.0	6.8	-	-	4.8	8.5	-	-	4.1	7.6
43.0	5.2	7.8	5.0	7.8	-	-	5.0	6.8	-	-	-	-	-	-	-	-
44.0	-	-	5.0	7.6	-	-	5.0	6.8	-	-	-	-	-	-	-	-
45.0	-	-	-	-	-	-	5.0	6.7	-	-	-	-	-	-	-	-
46.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

LAKE: KEZAR L (VMP) MIDAS/BASIN: 97/ 1
TOWN: LOVELL COUNTY: OXFORD

MAX. DEPTH:	47 m. (155 ft.)
MEAN DEPTH:	10 m. (34 ft.)
SURFACE AREA:	1052 ~~6425~~ ha. (2600 a.)
VOLUME:	120810000.0 cu. m. (98001 ac.-ft.)
DRAINAGE AREA:	109.33 sq. km. (42 sq. mi.)
FLUSHING RATE:	0.70 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Warmwater & Coldwater
WATER QUALITY CATEGORY:	Good

SECCHI DISK TRANSPARENCY GRAPH(S):





SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

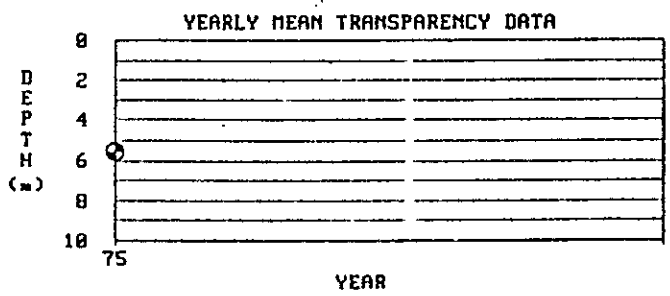
	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE INDIC EPI PHOS C	G	SEC	CH
YEAR																			
1970									5.5	6.8	7.9	3							
1971									6.1	6.8	7.3	3							
1972									7.6	8.3	9.8	2							
1973									5.3	6.6	7.6	3							
1976									5.5	6.0	7.0	3							
1977									7.0	7.8	8.2	4	2.6	2.6	2.6				
1978									6.1	7.3	8.1	5						30	
1979									4.8	6.4	7.6	6						36	
1980	5	6.50	7.0	29					5.6	7.2	8.8	6	2.0	2.0	2.0			31	
1981	20	6.40	5.0	25					5.8	7.3	8.2	5	2.4	2.4	2.4			30	
1982									6.1	7.9	9.1	5						27	
1983									6.1	8.0	9.4	5						26	
1984					4		5		6.6	7.6	8.8	6	2.0	2.0	2.0			28	
1985									5.9	7.9	9.8	6						26	
1986									6.6	7.9	9.0	6						26	
1987		6.69	3.5		5		9		5.4	7.6	8.8	6						28	
1988		6.50	3.5		11				6.6	7.4	7.8	6						29	
1989		6.61			7				4.7	6.8	7.9	6				33		33	

LAKE: CUSHMAN P
TOWN: LOVELL

MIDAS/BASIN: 3224/ 1
COUNTY: OXFORD

MAX. DEPTH:	6 m. (21 ft.)
MEAN DEPTH:	5 m. (15 ft.)
SURFACE AREA:	79 ha. (32 a.)
VOLUME:	562770.2 cu. m. (457 ac.-ft.)
DRAINAGE AREA:	1.30 sq. km. (1 sq. mi.)
FLUSHING RATE:	3.96 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	NORTH WATERFORD
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Coldwater
WATER QUALITY CATEGORY:	Moderate/Sensitive

SECCHI DISK TRANSPARENCY GRAPH(S):



SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

YEAR	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE INDEX EPI PHOS C	G	SEC
1975									4.6	5.5	6.4	2						

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

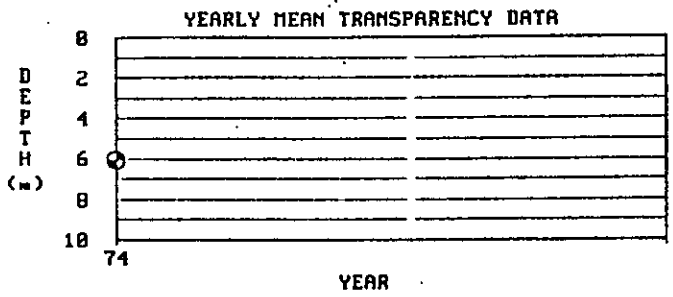
DEPTH	SAMPLE DATE 09/07/75	
m	°C	ppm
7.0	10.0	99.9

LAKE: HORSESHOE P
TOWN: LOVELL

MIDAS/BASIN: 3196/ 1
COUNTY: OXFORD

MAX. DEPTH:	12 m. (40 ft.)
MEAN DEPTH:	4 m. (12 ft.)
SURFACE AREA:	324 ha. (131 a.)
VOLUME:	2328869.9 cu. m. (1889 ac.-ft.)
DRAINAGE AREA:	4.24 sq. km. (2 sq. mi.)
FLUSHING RATE:	1.40 flushes/yr.
DELORME ATLAS #:	10
USGS QUAD:	CENTER LOVELL
IFW REGION A:	Sebago Lake (Gray)
IFW FISHERIES MANAGMENT:	Warmwater & Coldwater
WATER QUALITY CATEGORY:	Moderate/Stable

SECCHI DISK TRANSPARENCY GRAPH(S):

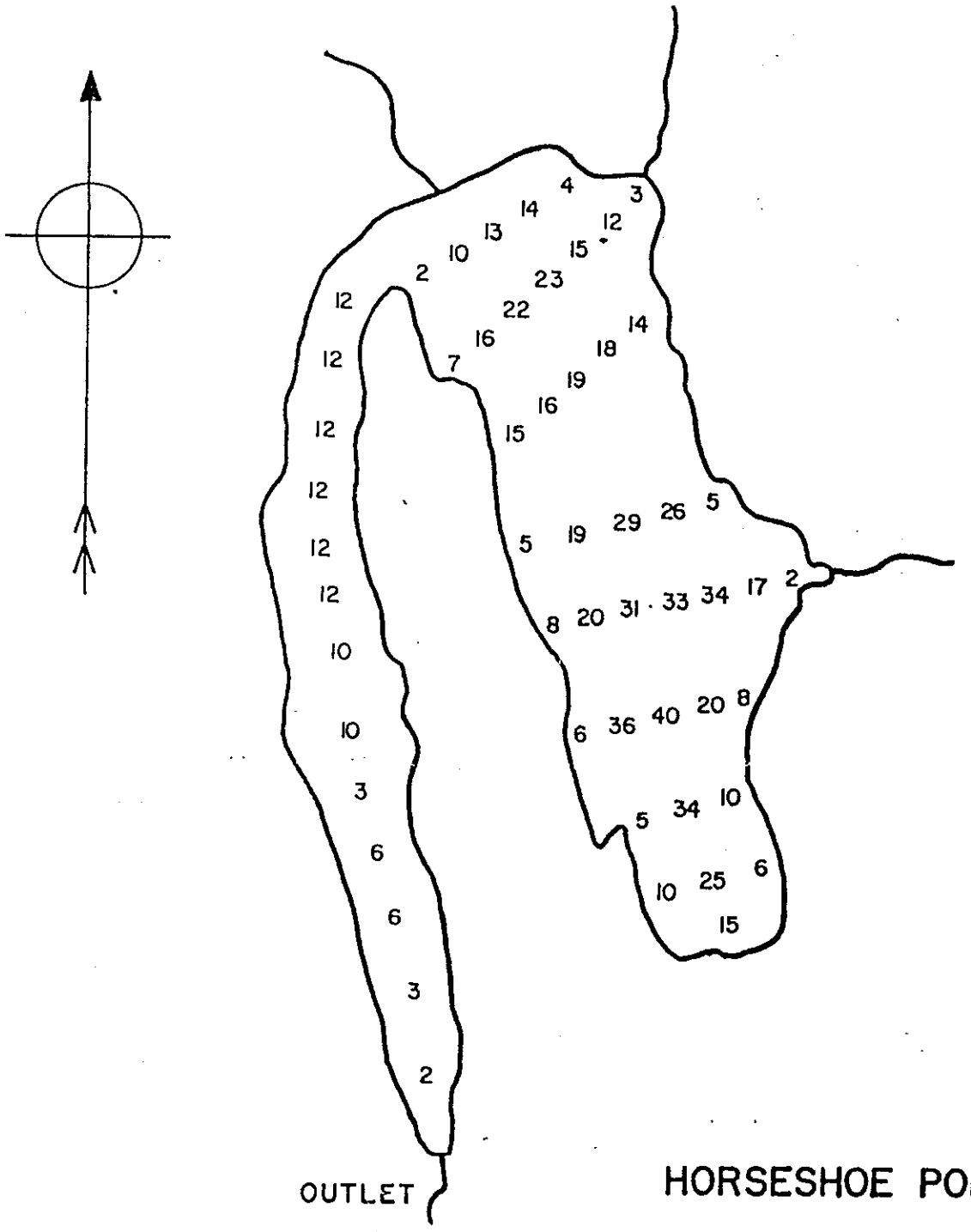


SUMMARY OF CHEMICAL AND TROPHIC STATE PARAMETERS:

YEAR	MEAN COLOR (SPU)	MEAN pH	MEAN ALK	MEAN COND. (uMHOS /cm)	TOTAL PHOS. MEANS (ppb) EPI CORE	SURF GRAB	BOT. GRAB	PRO. GRAB	SECCHI DISK (m.) MIN.	MEAN	MAX.	N	CHLOROPHYLL A(ppm) MIN.	MEAN	MAX.	TROPHIC STATE INDIC EPI PHOS C	G	SEC	CH
1974									5.4	6.0	6.5	2							

LATE SUMMER TEMPERATURE / DISSOLVED OXYGEN PROFILES:

DEPTH	SAMPLE DATE 08/14/74		08/20/74		09/07/74		09/15/74	
m	°C	ppm	°C	ppm	°C	ppm	°C	ppm
1.0	-	-	25.6	99.9	-	-	-	-
5.0	-	-	21.1	99.9	-	-	-	-
9.0	12.8	99.9	-	-	-	-	-	-
10.0	-	-	13.3	99.9	-	-	-	-
12.0	-	-	-	-	9.4	99.9	9.4	99.9



HORSESHOE POND

STONEHAM AND LOVELL TWPS., OXFORD CO., MAINE

AREA 132 ACRES

0 1 2 3 4 5

TENTHS OF MILE

HORSESHOE POND
Stoneham and Lovell Twps., Oxford Co.
U.S.G.S. Fryeburg, Me.

Fishes

Smallmouth bass
Yellow perch
Chain pickerel
Smelt
White sucker
Minnows.
Golden shiner

Physical Characteristics

Area - 132 acres

Maximum depth - 40 feet

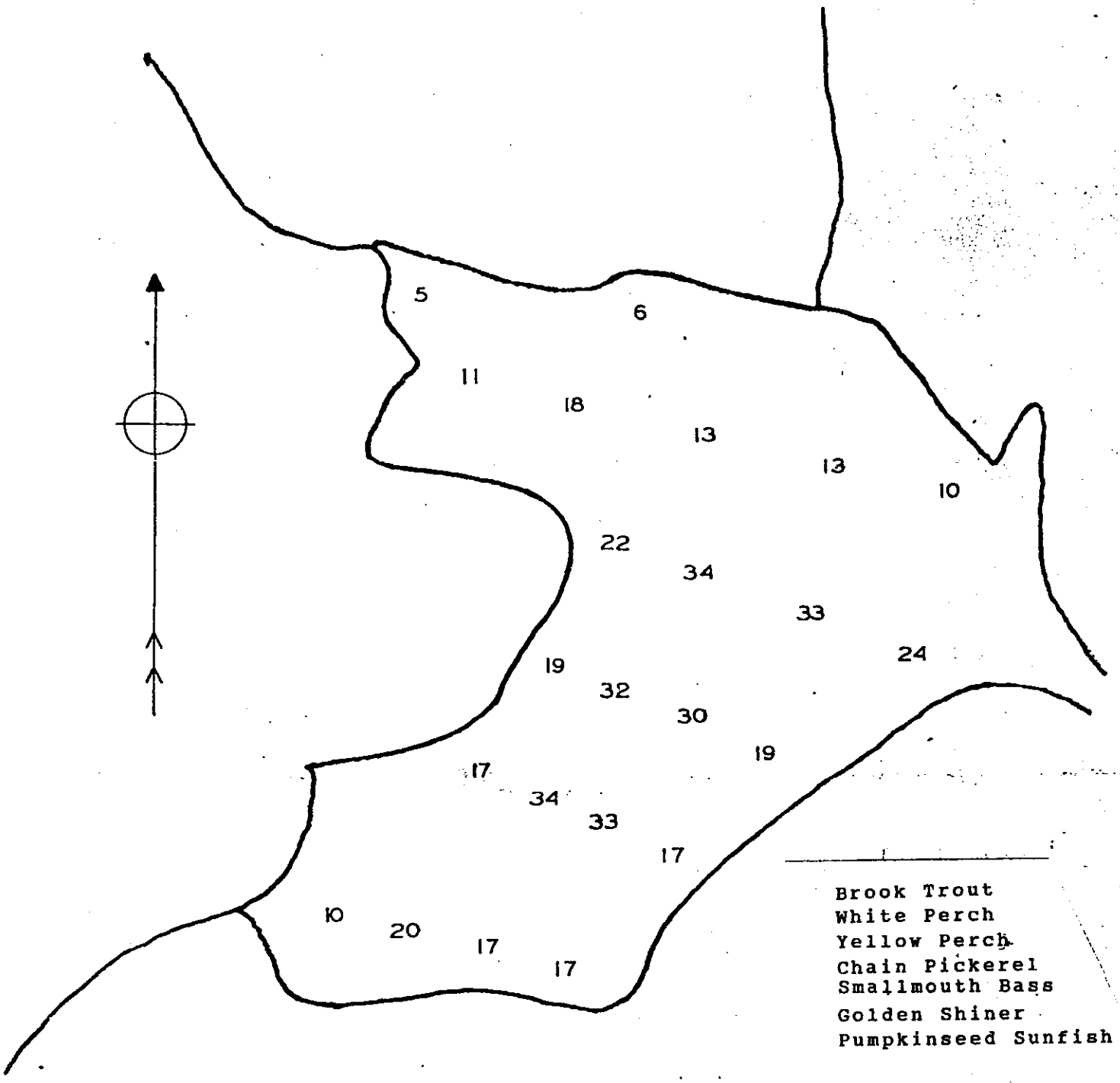
Temperatures
Surface - 74° F.
39 feet - 62° F.

Thirty adult smallmouth bass were stocked in Horseshoe Pond in June 1955. These fish spawned and provided a nucleus large enough to increase the population to its present-day level. Skin diving observations in 1962 revealed large numbers of bass present in all areas of the lake. Fishermen report good catches of bass throughout the summer.

This is a good demonstration of how fish can maintain themselves by natural reproduction once they have become established. The descendants from the original 30 adult bass are providing good fishing in a pond where there were no bass only 7 years ago.

One Public Access

Surveyed - August, 1953
Revised - 1962
Maine Department of Inland Fisheries and Game



BACK POND

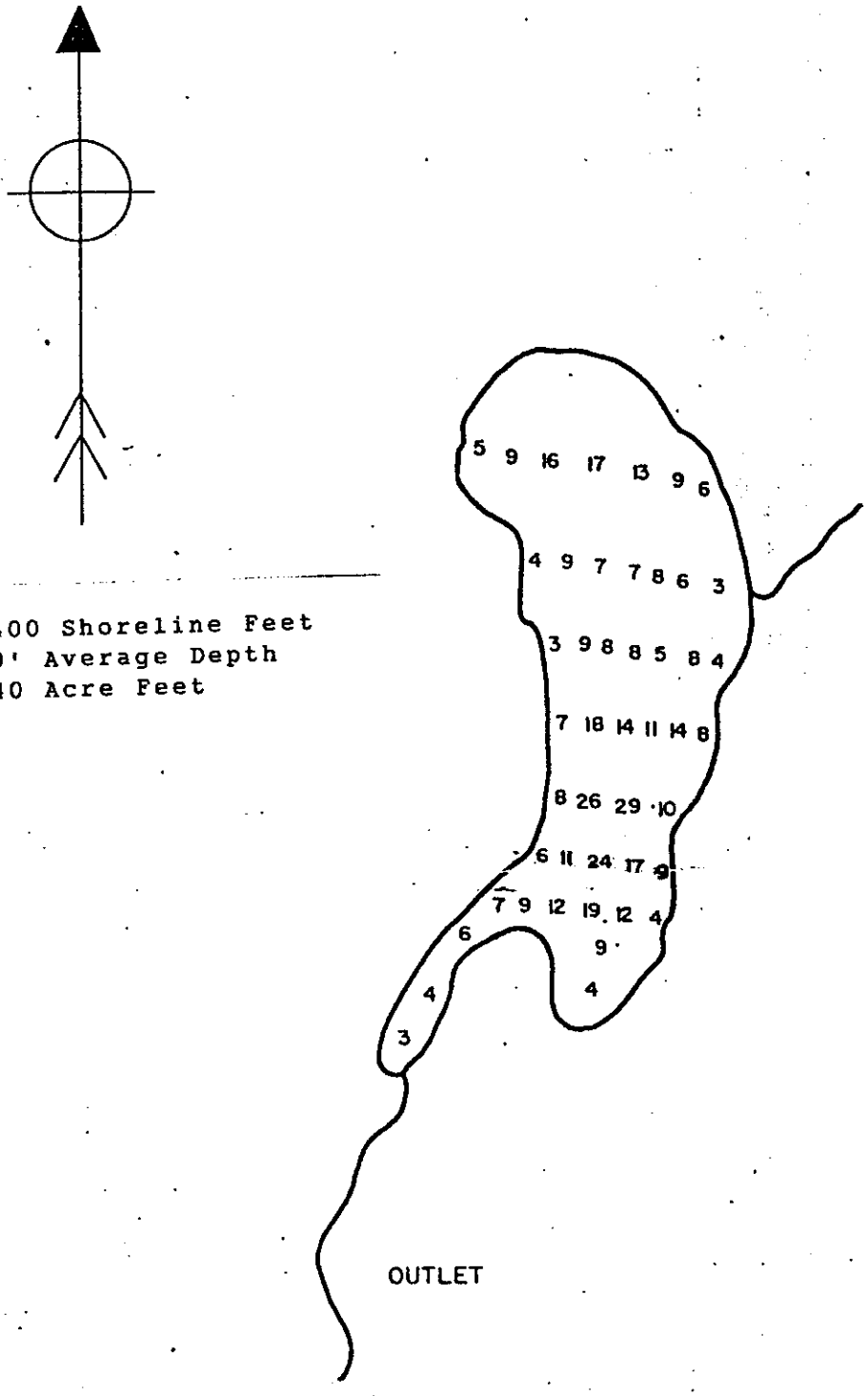
No Public Access From Lovell

LOVELL, STONEHAM TWPS., OXFORD CO., MAINE

AREA 62 ACRES

0 1 2 3 4 5

TENTHS OF MILE



7400 Shoreline Feet
10' Average Depth
340 Acre Feet

BRADLEY POND

LOVELL TWP., OXFORD CO., MAINE

AREA 34 ACRES

0 1 2 3 4 5

TENTHS OF MILE

BRADLEY POND
Lovell Twp., Oxford Co.
U. S. G. S. Fryeburg, Me.

Fishes

Brown Trout
Largemouth Bass(1960)
Yellow perch
Chain pickerel
Hornpout (bullhead)
White sucker

Minnows
Golden shiner
Pumpkinseed sunfish

Physical Characteristics

Area - 34 acres

Maximum depth - 29 feet

Temperatures
Surface - 80° F.
27 feet - 49° F.

Suggested Management

Bradley Pond is capable of supporting a trout fishery. Water temperatures and oxygen content are such that brook trout would survive well and provide an adequate fishery once the rough competitor fish were eliminated by chemical means.

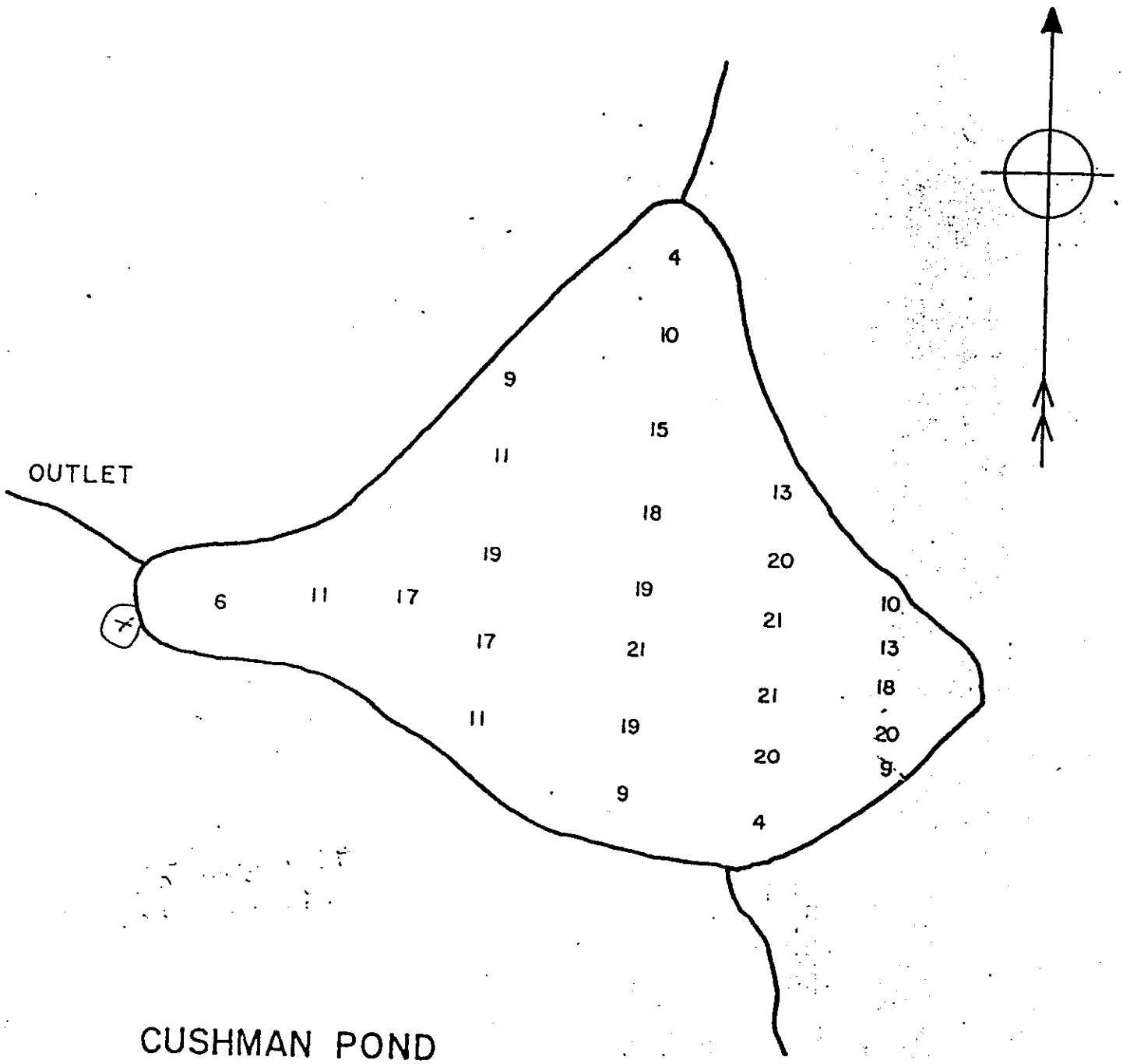
The biological survey was originally requested to establish whether or not Bradley Pond could support smallmouth bass. Bradley Pond is capable of providing a smallmouth bass fishery. Spawning areas are available for bass as well as the large boulder and rock areas that characterize bass habitat. Suitable food supply is available in large numbers of forage fish.

It is suggested that Bradley Pond be stocked with adult smallmouth bass to provide brood stock for a future bass fishery. The introduction should be under the supervision of the Regional Fishery Biologist.

No Motors allowed on boats.

One Public Access

Surveyed - August, 1956
Maine Department of Inland Fisheries and Game



CUSHMAN POND

LOVELL TWP., OXFORD CO., MAINE

AREA 32 ACRES

0 1

TENTH OF MILE

CUSHMAN POND
Lovell Twp., Oxford Co.
U. S. G. S. Fryeburg, Me.

Fishes

Brook Trout (Squaretail)
Blacknose Dace
Golden Shiner
Smelt

Physical Characteristics

Area - 32 acres

Maximum depth - 21 feet

Temperatures
Surface - 69° F.
20 feet - 62° F.

Suggested Management

Cushman Pond was chemically reclaimed in September, 1955 to remove competing species and permit intensive management for brook trout. The future fishery will be supported by an annual brook trout stocking program.

Special regulations currently in effect on Cushman Pond include:

1. A 5-fish bag limit
2. Closure to ice fishing
3. Prohibiting the use or possession of live fish as bait

These regulations are designed to distribute the catch and reduce chances for introduction of competing species.

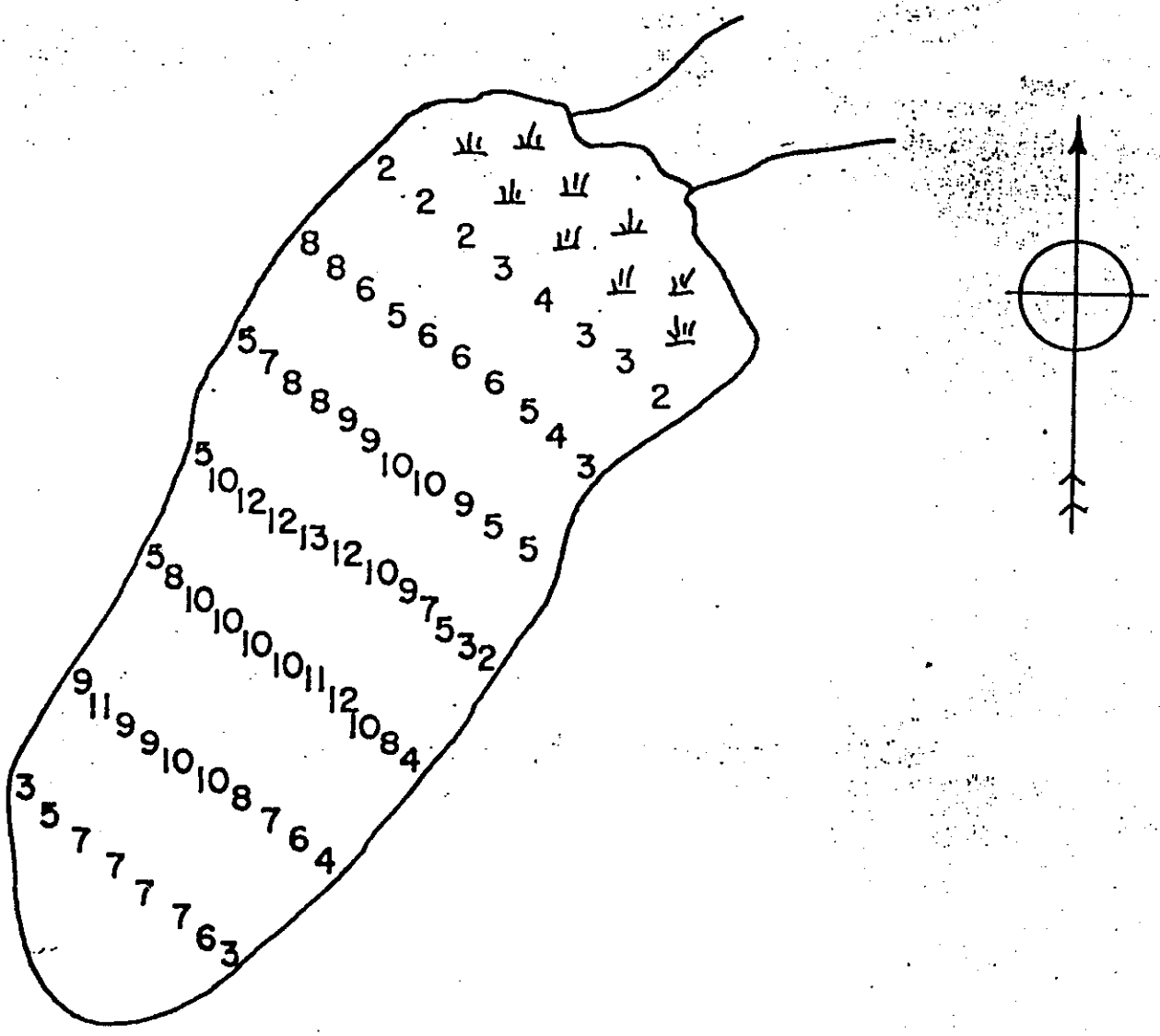
The pond should provide a satisfactory trout fishery providing these regulations are respected.

No motors allowed on boats.

One public Access

Surveyed - September, 1952
(Revised - August, 1955)
Maine Department of Inland Fisheries and Game

Reclaimed again in October 1967



DAN CHARLES POND

LOVELL TWP. OXFORD CO., ME.

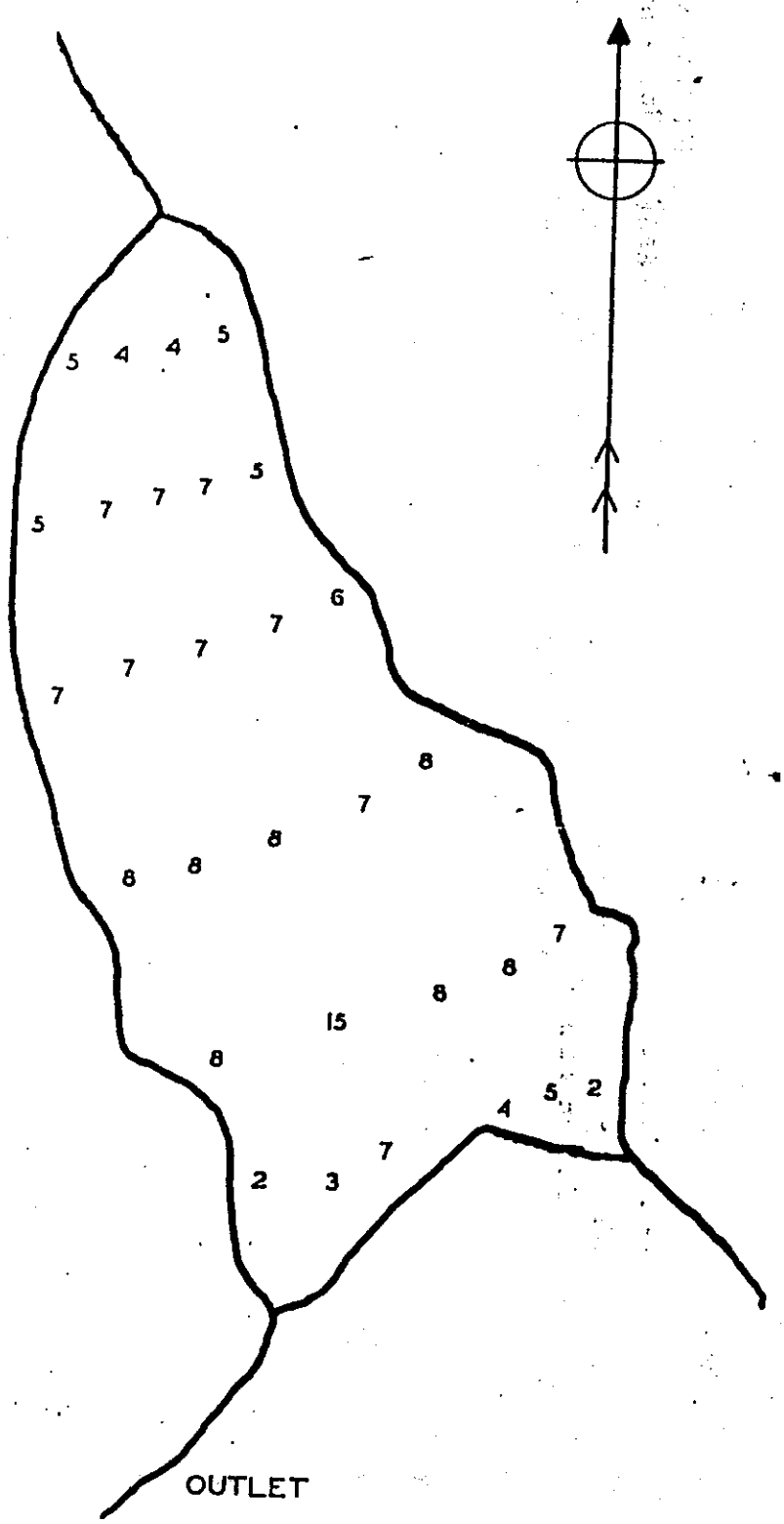
AREA 20 ACRES

0 — 1 — 2

TENTHS OF MILE

Chain Pickerel

No Public Access



FARRINGTON POND

LOVELL TWP, OXFORD CO., MAINE

AREA 89 ACRES

0 1 2 3

TENTHS OF MILE

FARRINGTON POND
Lovell Twp., Oxford Co.
U.S.G.S. Fryeburg, Me.

Fishes

Smallmouth bass
Yellow perch
Chain pickerel
White sucker
Minnows
Golden shiner

Physical Characteristics

Area - 89 acres

Maximum depth - 15 feet

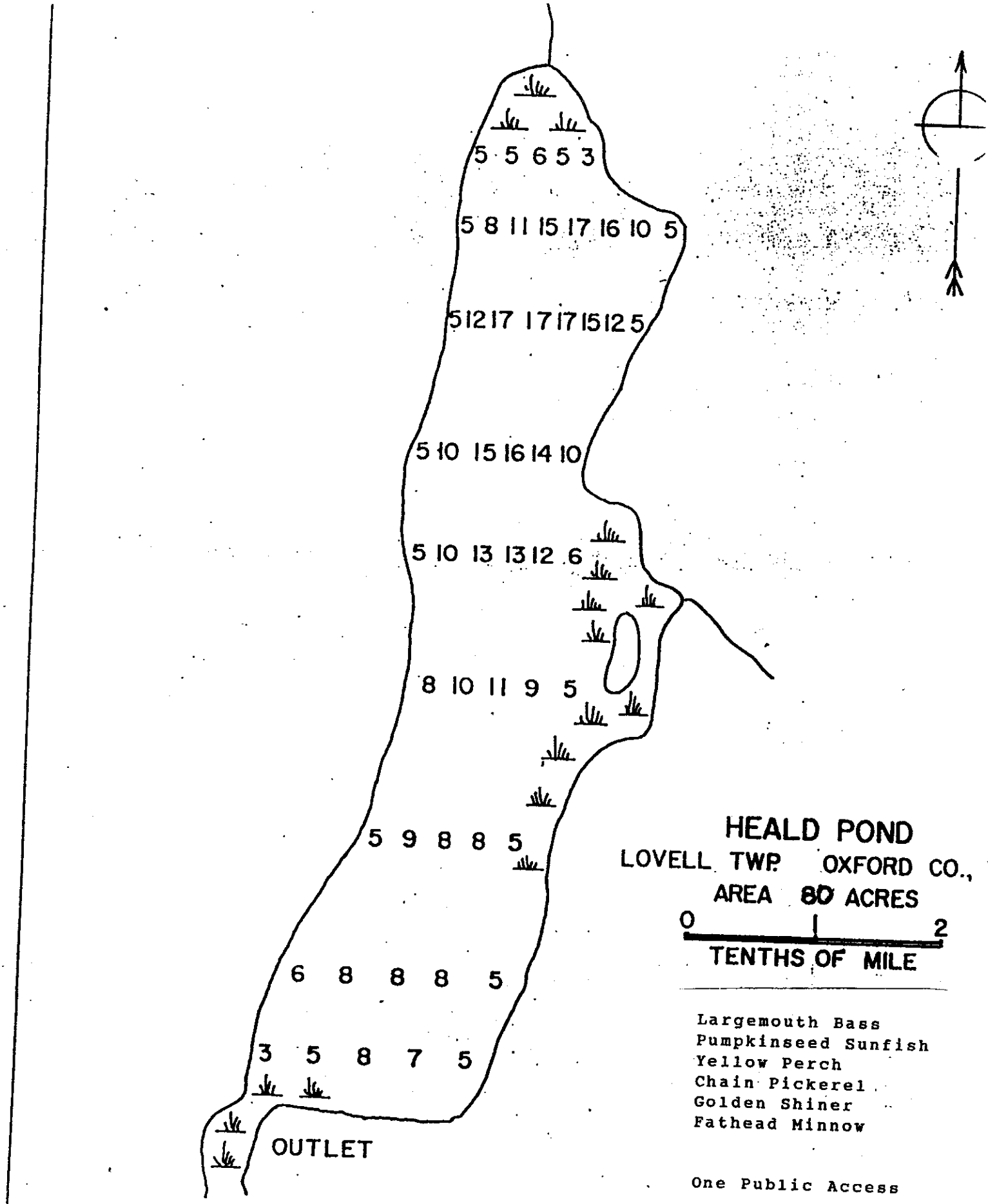
Temperatures
Surface - 78° F.
13 feet - 72° F.

Suggested Management

Physical characteristics and water quality of Farrington Pond preclude management for any but the warm-water fishes already present.

One Public Access

Surveyed - August, 1949
(Revised, 1953)



HEALD POND

LOVELL TWP. OXFORD CO.,

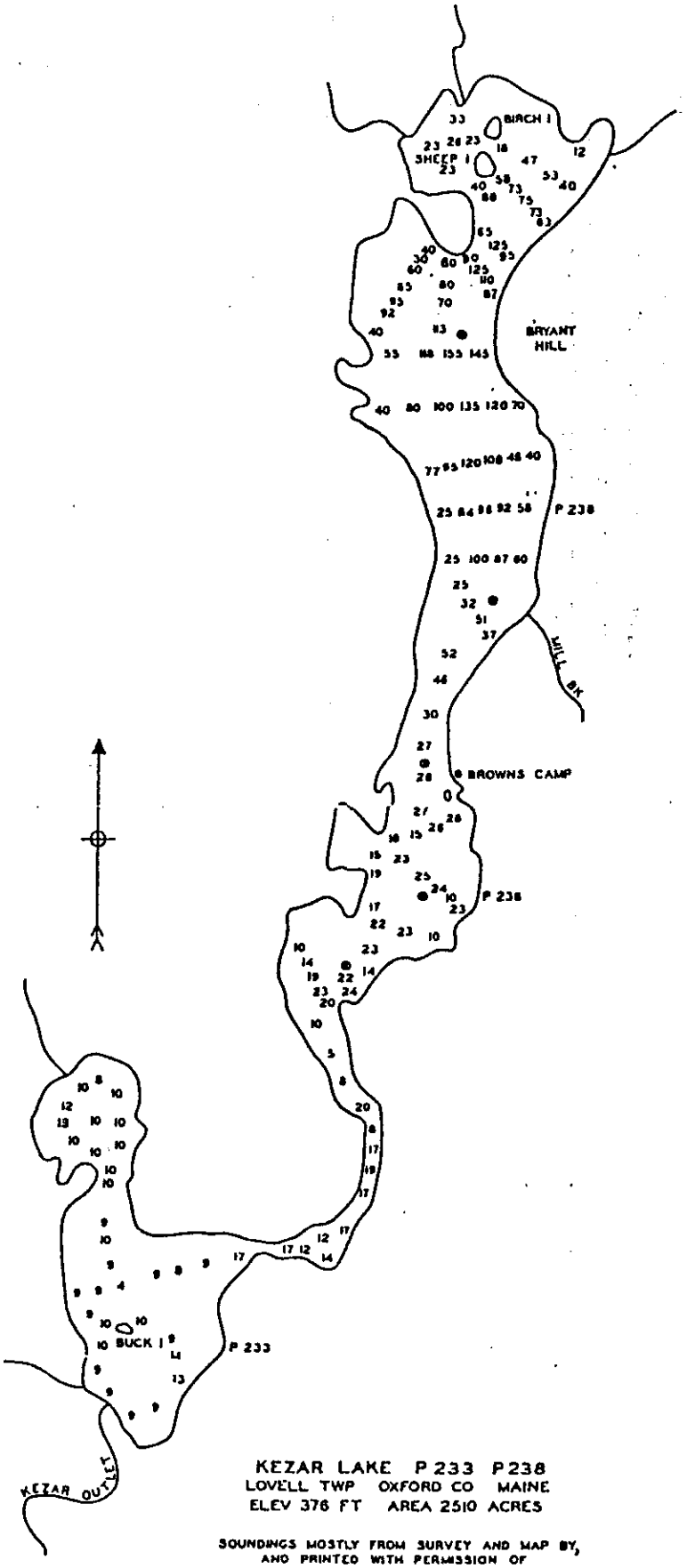
AREA 80 ACRES

0 — 2

TENTHS OF MILE

Largemouth Bass
Pumpkinseed Sunfish
Yellow Perch
Chain Pickerel
Golden Shiner
Fathead Minnow

One Public Access



KEZAR LAKE P 233 P 238
LOVELL TWP OXFORD CO MAINE
ELEV 376 FT AREA 2510 ACRES

SOUNDINGS MOSTLY FROM SURVEY AND MAP BY, AND PRINTED WITH PERMISSION OF HERBERT L FLINT LANDSCAPE ARCHITECT

0 1 2 3 4 5
FIFTHS OF MILE

KEZAR LAKE
Lovell Twp., Oxford Co.
U.S.G.S. Fryeburg, Me.

Fishes

Salmon	Smelt
Brook trout (squaretail)	Whitefish
Brown trout	Eel
Smallmouth bass	White sucker
White perch	Minnows
Yellow perch	Fallfish
Chain pickerel	Cusk
Horn pout (bullhead)	Pumpkinseed sunfish

Physical Characteristics

Area - 2510 acres

Maximum depth - 155 feet

Temperatures
Surface - 76° F.
147 feet - 42° F.

Suggested Management

Kezar Lake is well-suited to salmonid fishes in water quality characteristics. However, the lake contains abundant populations of warm-water species, which compete with the existing cold-water species for the available food supply. Optimum production of cold-water species cannot be achieved with the existing competition.

Management should be for either salmon or brown trout. Stocking of only one of these species to augment natural reproduction is recommended. Evidence indicates that thriving populations of both species cannot exist together.

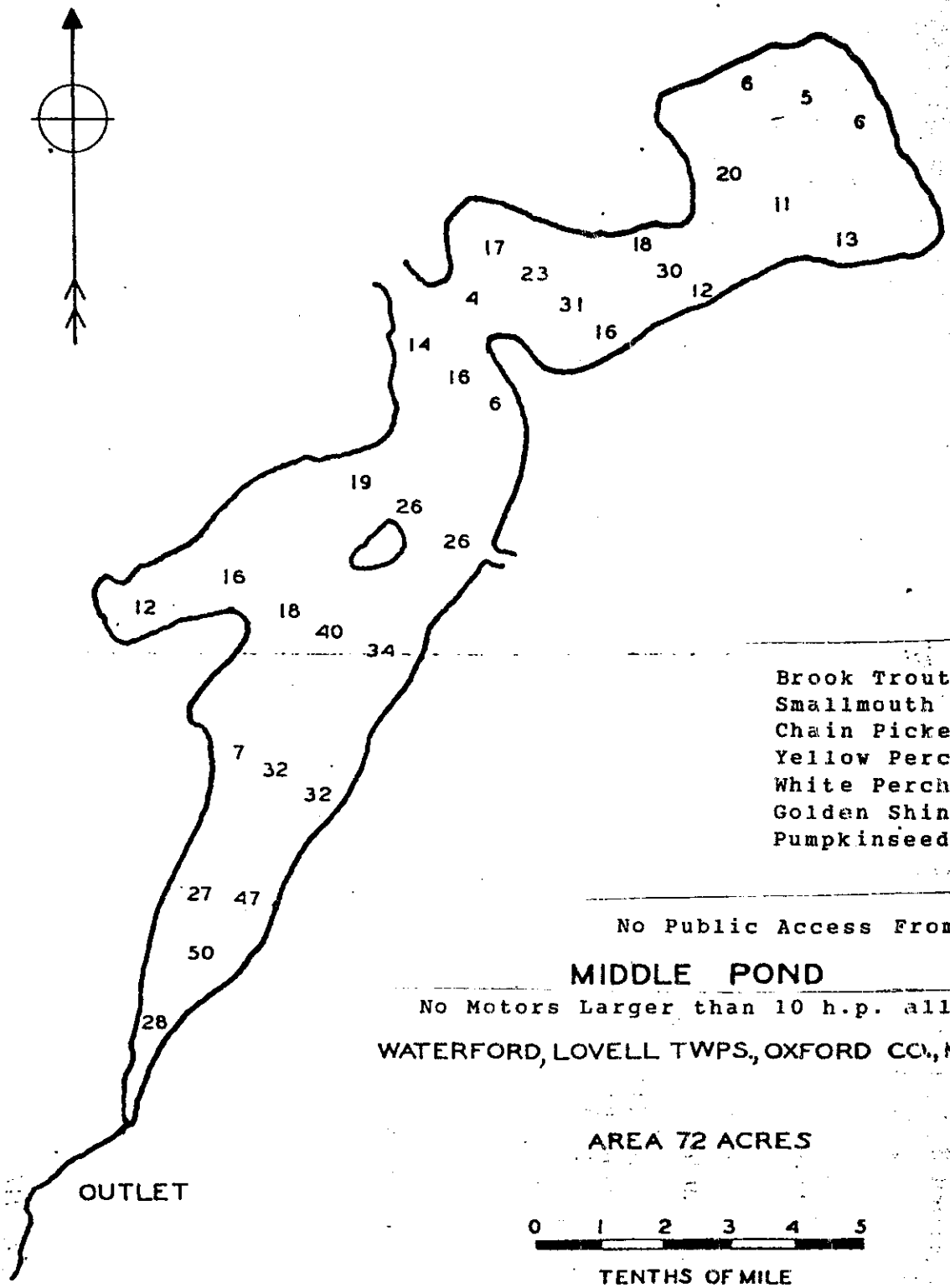
Four Public Accesses

Liberalized fishing should be permitted to reduce warm-water competitor species.

Kezar Lake #0097

Surface Area	1031 ha (2546 a)
Max. Depth	47.2m (155 ft)
Mean Depth	11.7 m (38.4 ft.)
Volume	120.81 X 10^6 m^3 (97941 acre-feet)
Drainage Area	144 km^2 (55.7 mi^2)
Flushing Rate	0.8 (flushes/year)

Surveyed - August, 1938
(Revised, 1953)



Brook Trout
Smallmouth Bass
Chain Pickerel
Yellow Perch
White Perch
Golden Shiner
Pumpkinseed Sunfish

No Public Access From Lovell

MIDDLE POND

No Motors Larger than 10 h.p. allowed

WATERFORD, LOVELL TWPS., OXFORD CO., MAINE

AREA 72 ACRES

0 1 2 3 4 5

TENTHS OF MILE

Appendix D

COMPREHENSIVE PLAN
SURVEY RESULTS
1989

A. POPULATION

How long have you lived in Lovell?	All responses	Year round only
1 to 4 years	18%	18%
5 to 9 years	15%	16%
10 to 19 years	26%	27%
20 or more years	42%	38%

What kind of resident are you?	
Year round	38%
Seasonal	36%
Non-res. prop. owner	27%

What section of Lovell do you live in?		
Lovell Village	18%	31%
Center Lovell	34%	28%
North Lovell	16%	15%
West Lovell	21%	15%
Other	11%	12%

How many people live in household?		
One	10%	13%
Two	47%	43%
Three	14%	17%
Four	19%	17%
Five	7%	5%
Six or more	4%	4%

What is the age of the person answering the survey?		
0-22 years	1%	2%
23-45 years	30%	36%
46-65 years	41%	35%
Over 65 years	28%	27%

How many children between 5 and 18 yrs. in your household?	
One	26%
Two	19%
Three	12%
Four	4%
Five or more	1%

B. LOCAL ECONOMY

How many people in your household work full time?		
One	34%	31%
Two	30%	32%
Three	4%	2%
Four	2%	0%
Five or more	0%	0%
None	30%	35%

What is the location of the principal wage earner's job?		
Lovell	13%	29%
Fryeburg	6%	12%
The Conways	6%	14%
Bridgton	2%	3%

What is the location of the principal wage earner's job?(cont.)	All responses	Year round only
Greater Portland	5%	6%
Lewiston/Auburn	0%	0%
Norway area	2%	4%
Other	66%	32%
How many working-age people in your household are unemployed?		
One	16%	16%
Two	4%	5%
Three	0%	0%
Four	0%	0%
Five or more	0%	0%
None	80%	79%
How many persons in your household are fully retired?		
One	18%	21%
Two	17%	18%
Three	1%	0%
Four	0%	0%
Five or more	0%	0%
None	64%	61%
What is the total household income?		
$21,000 and over	80%	62%
$13,000 to $21,000	13%	24%
Less than $13,000	6%	14%

C. HOUSING

Do you own your own home?		
Yes	95%	94%
No	5%	4%
What type of home do you live in?		
Single family	94%	92%
Multi-family	3%	2%
Modular	0%	1%
Mobile	3%	5%
How old is your home?		
0-5 years	13%	14%
6-15 years	16%	17%
16-30 years	20%	21%
31 years or more	51%	48%
Type of water supply		
Dug	38%	42%
Well point	3%	1%
Drilled	42%	47%
Spring	9%	10%
Community system	8%	0%

Have you ever had water quality and/or radon tests done on your water?	All responses	Year round only
Yes	47%	51%
No	53%	49%
How old is your septic system?		
0-10 years	41%	45%
11-20 years	26%	26%
Over 20 years	22%	20%
Don't know	11%	9%
In what condition is the dwelling?		
Good	81%	76%
Fair	17%	21%
Poor	2%	2%
Is the dwelling well insulated?		
Yes	64%	84%
No	36%	16%
Does dwelling have central heat?		
Yes	63%	86%
No	37%	14%
What fuel do you heat with?		
Oil	46%	71%
Gas	17%	15%
Electric	48%	35%
Coal	3%	4%
Wood	71%	70%

What should town policies be for: (All responses)

	Encourage	Permit	Discourage
Single family housing	61%	35%	2%
Multiple family housing	6%	31%	60%
Mobile homes	3%	28%	67%
Mobile home parks	3%	12%	83%
Seasonal dwellings	28%	63%	7%
Affordable housing	35%	44%	15%
Elderly housing	41%	44%	9%
Condominium development	3%	10%	86%

What should town policies be for? (Year round responses)

Single family housing	62%	35%	1%
Multiple family housing	8%	31%	58%
Mobile homes	7%	42%	45%
Mobile home parks	3%	15%	78%
Seasonal dwellings	24%	61%	11%
Affordable housing	39%	43%	13%
Elderly housing	45%	41%	10%
Condominium development	2%	9%	87%

D. TRANSPORTATION

Rate town roads: (Best=1, Worst=5) (All responses)

1	2	3	4	5
14%	34%	34%	10%	4%

Rate town roads: (Year round responses)

1	2	3	4	5
13%	29%	33%	15%	7%

E. PUBLIC FACILITIES AND SERVICES

	1	2	3	4	5
(All responses)					
Rate the libraries:	32%	33%	14%	2%	0%
Rate fire protection:	28%	30%	16%	4%	0%
Rate town recreation facilities:	17%	29%	26%	7%	3%
Rate town recreation programs:	15%	24%	18%	5%	2%
Rate the rescue services	36%	33%	12%	2%	1%
Rate the schools:	20%	22%	12%	5%	2%
(Year round responses)					
Rate the libraries:	44%	35%	12%	2%	0%
Rate fire protection:	45%	30%	16%	4%	0%
Rate town recreation facilities:	23%	30%	24%	9%	4%
Rate town recreation programs:	24%	31%	19%	9%	4%
Rate the rescue services	50%	28%	12%	2%	1%
Rate the schools:	28%	29%	16%	9%	5%

F. MUNICIPAL FACILITIES AND SERVICES

	1	2	3	4	5
(All responses)					
Rate law enforcement:	4%	13%	15%	20%	22%
Rate the Board of Selectmen:	24%	30%	20%	4%	1%
Rate town office services:	32%	38%	17%	2%	0%
Rate solid waste disposal:	24%	29%	17%	8%	4%
Rate the Planning Board:	19%	27%	18%	3%	2%
Rate the Board of Appeals:	14%	17%	16%	3%	2%
Rate Code Enforcement:	17%	21%	18%	6%	3%
(Year round responses)					
Rate law enforcement:	7%	8%	14%	21%	40%
Rate the Board of Selectmen:	30%	27%	27%	6%	3%
Rate town office services:	39%	38%	15%	4%	0%
Rate solid waste disposal:	26%	30%	21%	11%	5%
Rate the Planning Board:	21%	33%	20%	5%	2%
Rate the Board of Appeals:	17%	25%	20%	5%	3%
Rate Code Enforcement:	22%	26%	17%	7%	5%

G. RECREATION

What should town policies be for acquiring land for recreational facilities?

(All responses)

Encourage	Permit	Discourage
62%	24%	9%

(Year round responses)

Encourage	Permit	Discourage
62%	19%	12%

H. MARINE RESOURCES INDUSTRY

I. WATER RESOURCES

What should town policies be for marina expansion?

All responses			Year round responses		
Encourage	Permit	Discourage	Encourage	Permit	Discourage
16%	42%	40%	15%	44%	35%

J. CRITICAL NATURAL RESOURCES

What should town policies be for wildlife preservation?

All responses			Year round responses		
Encourage	Permit	Discourage	Encourage	Permit	Discourage
89%	8%	2%	84%	11%	3%

K. AGRICULTURAL AND FOREST RESOURCES

What should town policies be for: (All responses)

	Encourage	Permit	Discourage
Commercial forestry:	24%	39%	30%
Agriculture:	64%	29%	30%

What should town policies be for: (Year round responses)

	Encourage	Permit	Discourage
Commercial forestry:	25%	41%	23%
Agriculture:	62%	29%	5%

L. HISTORIC AND ARCHAEOLOGICAL RESOURCES

What should town policies be for historic districts?

All responses			Year round responses		
Encourage	Permit	Discourage	Encourage	Permit	Discourage
69%	21%	2%	66%	21%	4%

M. EXISTING LAND USE

	All responses	Year round only
Are you familiar with existing zoning ordinances in Lovell?		
Yes	56%	64%
No	44%	36%
How much land do you own in Lovell?		
Less than 5 acres	63%	53%
6-10 acres	13%	15%
11-25 acres	9%	12%
Over 25 acres	14%	17%
None	1%	2%
Do you use your land for:		
Residence	87%	93%
Agriculture	9%	16%
Orchard	2%	3%
Commercial	5%	8%
Timberland	16%	19%
Open land	23%	25%
Home occupation	23%	36%

Would you favor zoning to define development?

	All responses	Year round responses
Yes	79%	73%
No	21%	27%

Would you favor zoning to define commercial/industrial uses?

Yes	76%	71%
No	24%	29%

Would you be in favor of so-called "cluster development"?

Yes	45%	42%
No	55%	58%

Do you think there are areas of town where lot sizes should differ?

Yes	70%	63%
No	30%	37%

What should town policies be for: (All reponses)

	Encourage	Permit	Discourage
Motels/Hotels:	5%	27%	65%
Individual retail sales:	24%	57%	15%
Fast food/drive-in:	4%	12%	81%
Sit down restaurant:	37%	52%	9%
Light industry:	25%	51%	22%
Heavy industry:	6%	15%	76%
Professional offices:	32%	58%	8%
Camping areas:	20%	51%	26%
Amusements and concessions:	3%	13%	81%
Bed & Breakfast/Guest houses:	25%	65%	8%
Shopping centers:	4%	16%	77%
Preserving undeveloped areas:	86%	10%	3%

What should town policies be for: (Year round responses)

Motels/Hotels:	5%	28%	63%
Individual retail sales:	24%	60%	10%
Fast food/drive-in:	7%	13%	75%
Sit down restaurant:	40%	52%	7%
Light industry:	29%	49%	20%
Heavy industry:	5%	19%	71%
Professional offices:	33%	57%	8%
Camping areas:	23%	56%	21%
Amusements and concessions:	4%	19%	72%
Bed & Breakfast/Guest houses:	26%	62%	8%
Shopping centers:	4%	15%	78%
Preserving undeveloped areas:	79%	15%	3%

Do you think that existing village centers should be encouraged to grow at a different density than other parts of town?

	All responses	Year round responses
Yes	65%	53%
No	35%	47%

Identify features of town that should be protected from development:	All responses	Year round responses
Lakes	61%	56%
Forests	6%	7%
Historic areas	4%	6%
Wetlands	8%	7%
Wildlife areas	2%	2%
Mountains	6%	9%
Other	13%	13%

Do you favor restrictions on the number of lots that can access a lake through deeded easements and rights-of-way?		
Yes	81%	74%
No	19%	26%

Should the expense of processing land-use applications be paid for by:		
The applicant	83%	80%
The town	2%	2%
Both applicant & town	15%	18%

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PLEASE NOTE!

- Where percentages do not add up to 100%, the difference is for those who had no opinion on a particular question.

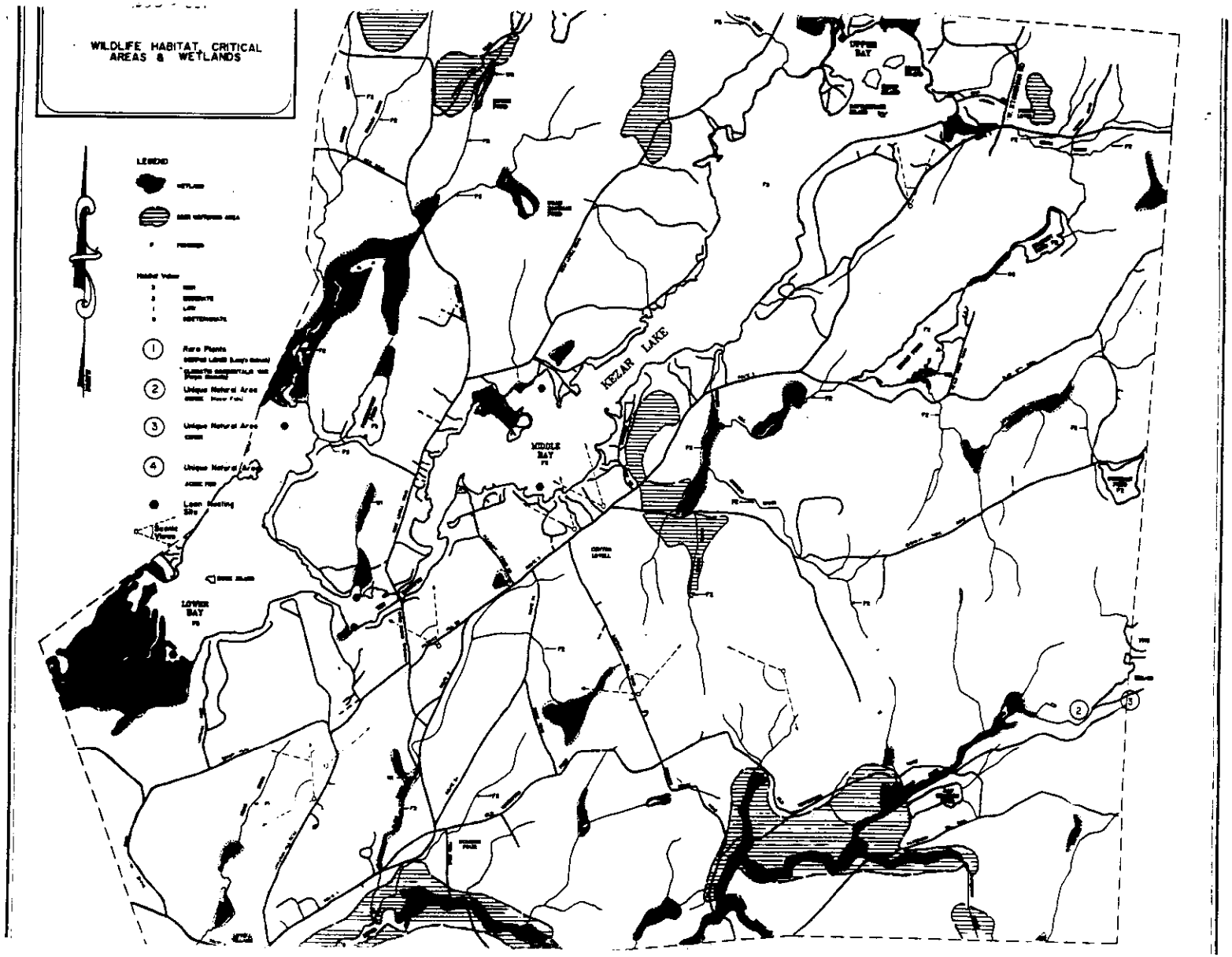
TOWN OF LOVELL

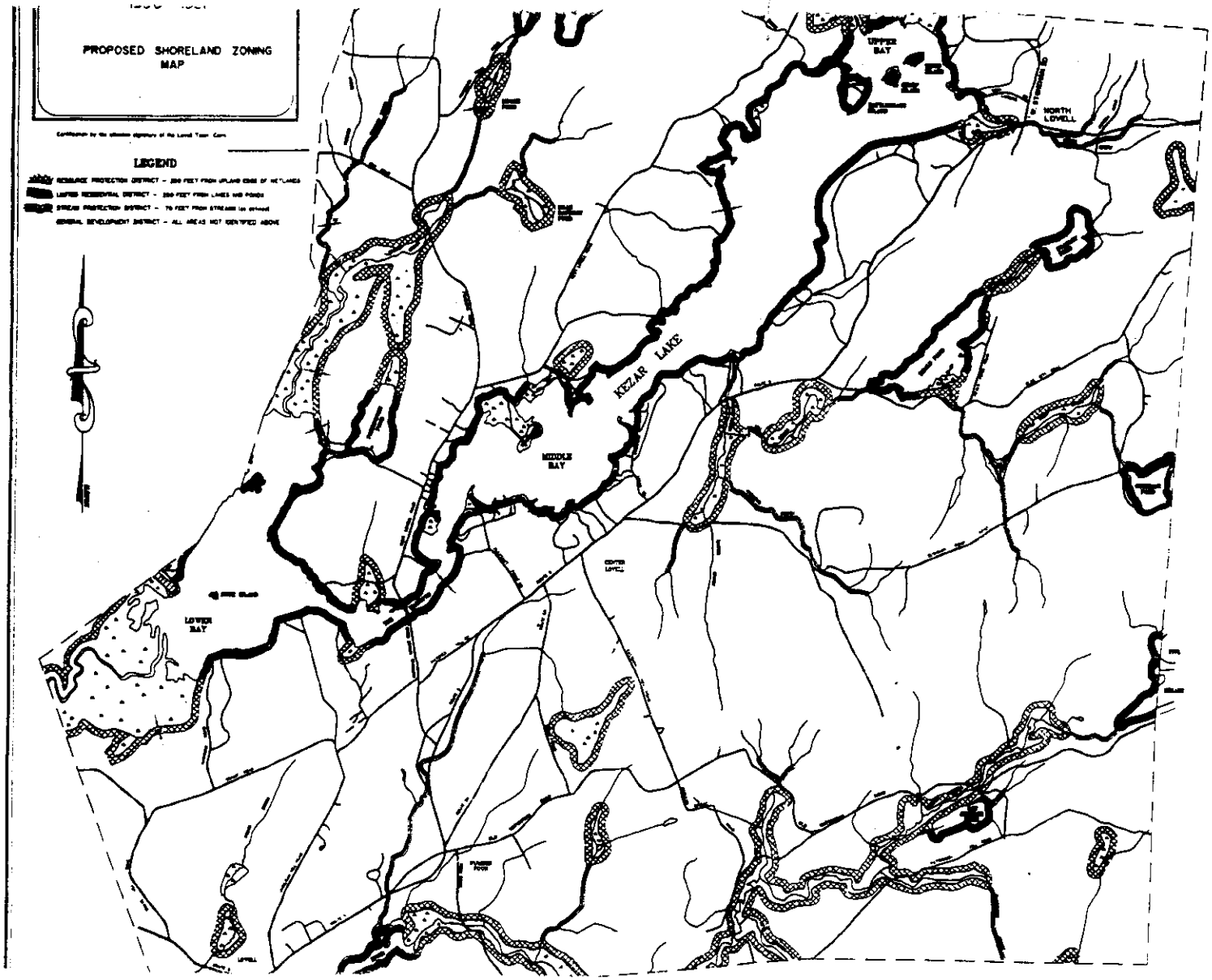
OXFORD COUNTY, MAINE

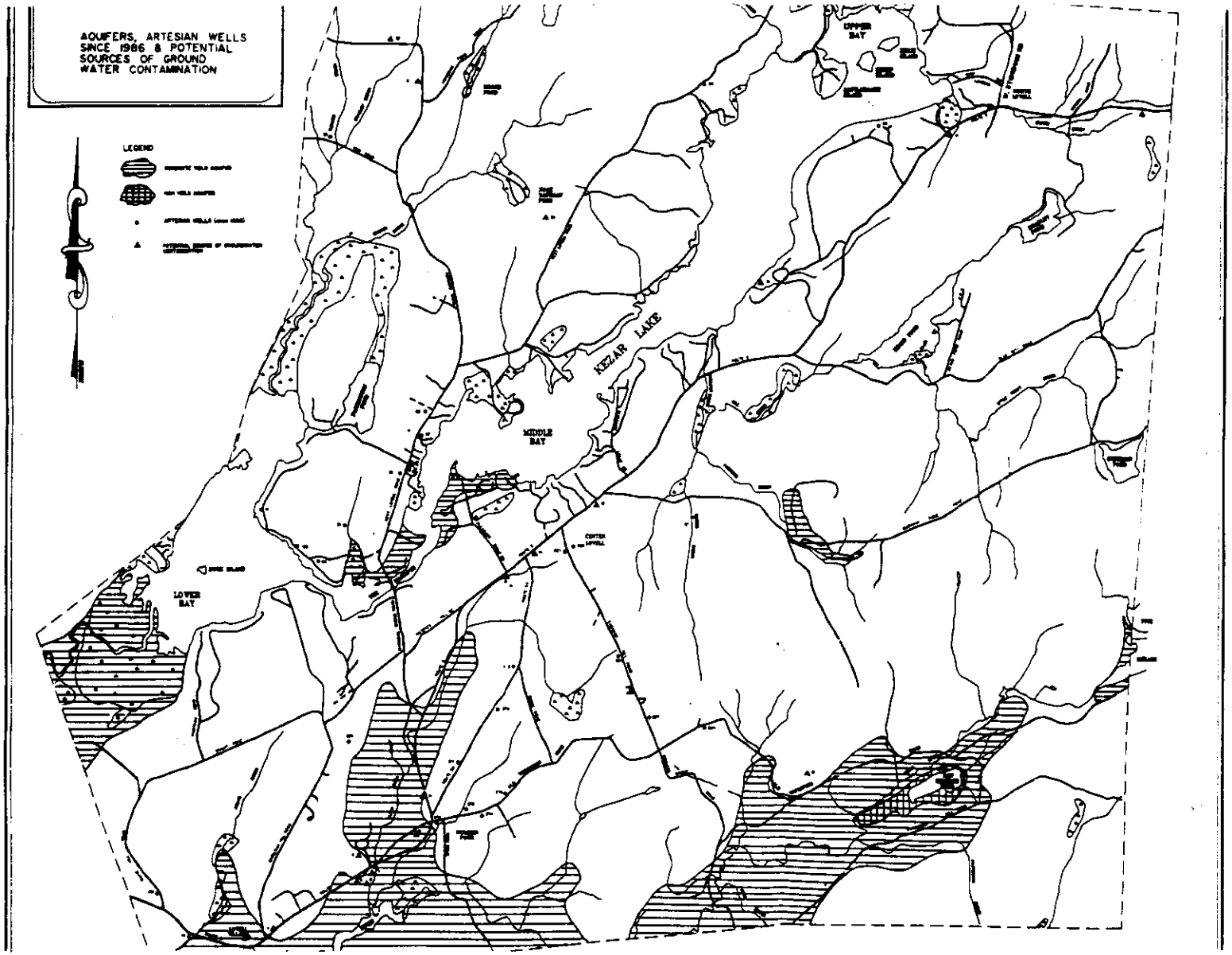
COMPREHENSIVE PLAN MAPPING

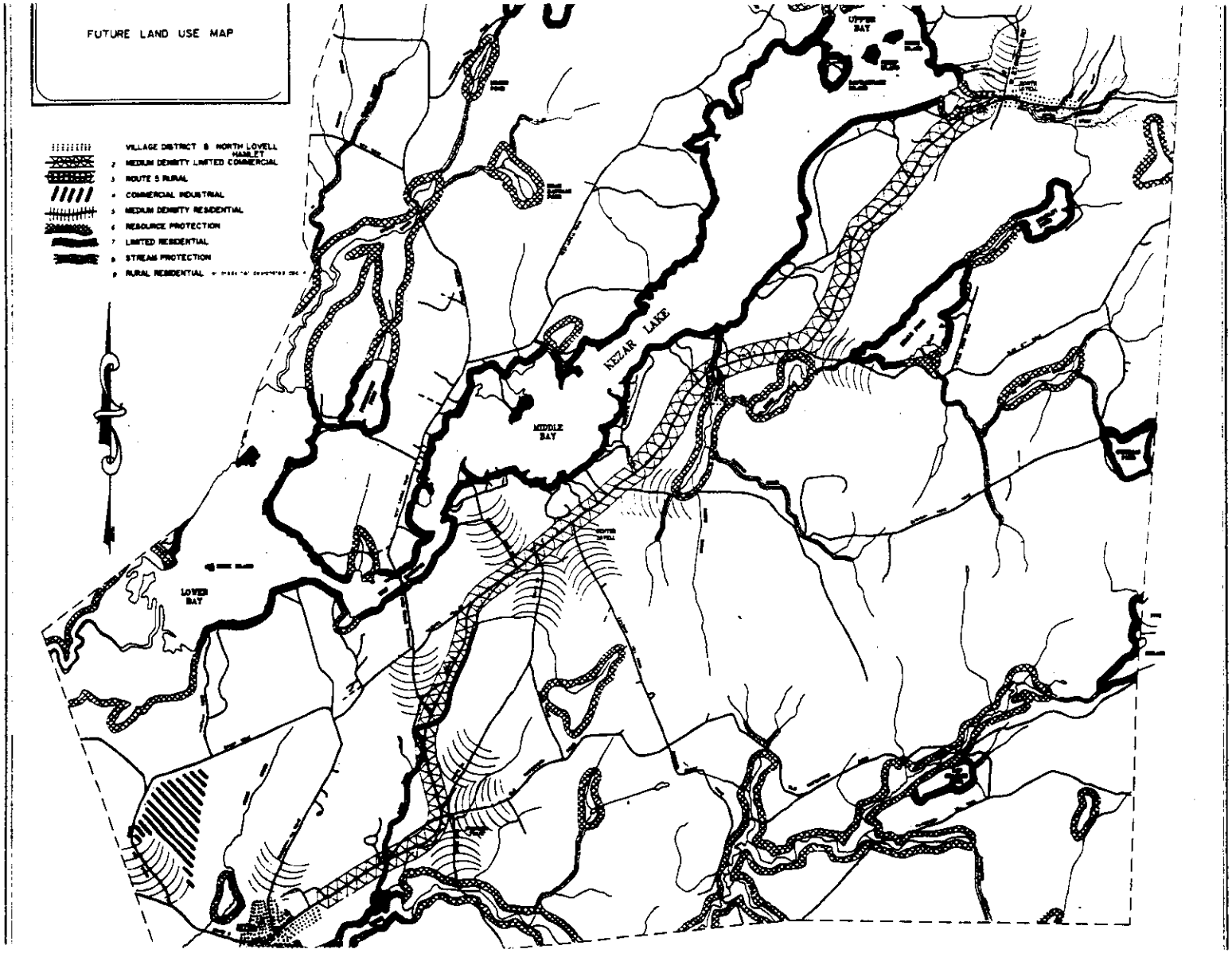
1990 - 1991

BASE MAP
KEZAR LAKE


WILDLIFE HABITAT, CRITICAL AREAS & WETLANDS
LEGEND
KEZAR LAKE
MIDDLE BAY
LOWER BAY
UPPER BAY


PROPOSED SHORELAND ZONING MAP
LEGEND
KEZAR LAKE
UPPER BAY
NORTH LOVELL
MIDDLE BAY
LOWER BAY


AQUIFERS, ARTESIAN WELLS SINCE 1986 & POTENTIAL SOURCES OF GROUND WATER CONTAMINATION
LEGEND
KEZAR LAKE
MIDDLE BAY
LOWER BAY
UPPER BAY


FUTURE LAND USE MAP
VILLAGE DISTRICT & NORTH LOVELL HAMLET
2 MEDIUM DENSITY LIMITED COMMERCIAL
3 ROUTE 5 RURAL
4 COMMERCIAL INDUSTRIAL
5 MEDIUM DENSITY RESIDENTIAL
6 RESOURCE PROTECTION
7 LIMITED RESIDENTIAL
8 STREAM PROTECTION
9 RURAL RESIDENTIAL
KEZAR LAKE
MIDDLE BAY
LOVER BAY