

2009

Town of Harrison, Maine, Comprehensive Plan 2009

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Town of Harrison, Maine

Comprehensive Plan
2009

DRAFT: APRIL 30, 2009

Table of Contents

INTRODUCTION	3
Section 1: Topography, Soils & Geology, & Water Resources	4
Section 2: Habitat and Other Significant Natural Resources	10
Section 3: Historic and Archeological Resources.....	14
Section 4: Agriculture and Forestry	19
Section 5: Lake, Pond, and River Resources	22
Section 6: The Local and Regional Economy	25
Section 7: Population and Demographics	27
Section 8: Land Use Patterns	30
Section 9: Housing	33
Section 10: Transportation	37
Section 11: Recreation and Open Space	39
Section 12: Public Facilities and Services	41
Section 13: Fiscal capacity	47
Addendum	51
Public Forum Topics & Comments from March 2007	57
Public Forum Topics & Comments from July 11 2008	58
Public Forum Topics & Comments from February 2009	60
MAPS	61

INTRODUCTION

The importance of reading and approving the Harrison Comprehensive Plan should not be undervalued. Circumstances and events cause change. Based on research provided in this document, Harrison must plan for the future. Otherwise, the town could be subject to circumstances that it otherwise could have prepared for in advance. In order for a town to maintain its social and cultural values, it must have a plan. Without a plan, ordinances cannot be changed or written to protect cultural values or property. Much of the grant money available for community resource development is not available without an approved comprehensive plan.

The Harrison Comprehensive Plan described here was created from several resources. The Maine State Comprehensive Manual provided guidance for research, data collection, and organization of the plan. Public participation came from responses to the survey distributed in the fall of 2006, four public meetings, and one public hearing. Research resources were derived primarily from the 2000 U.S. Census and its updates, the Assessors Records, Lakes Environmental Association (LEA) maps, Maine state resources, and the Harrison Historical Society.

Each section of the Comprehensive Plan is organized according to three parts: 1) an inventory and analysis of existing conditions, 2) policies to address the issues raised by the inventory, and 3) strategies to implement the plan.

The Comprehensive Plan consists of 13 sections. In *The Inventory and Analysis* portion of each section, there is a description of existing conditions, projections of how trends may extend into the future, and an analysis of this information. The analysis may consider what problems or issues arise from the data collected, their degree of importance, and the impact of current trends on the community. The analysis of the inventory leads to the plan's *goals and policies*. Each section has one goal, which is the overall purpose the community wishes to achieve. For example, under "Section 8, Land use patterns," the goal is, "to encourage orderly growth in appropriate areas of the community, while protecting Harrison's rural character, making efficient use of public services." Policies, by contrast, are statements of how to achieve the goal. For example, in the same section on land use patterns, a policy is, "identify locations that would be suitable to accommodate different types of growth." In essence, policies are instructions to those who will implement the plan. They are linked to the issues that arise from the inventory and analysis, and are specific, realistic, and consistent with the plan as a whole. The *implementation* strategies express how the policies will be put into action. For example, in the land use patterns section, an implementation strategy is, "modify current ordinances and write new ones to promote and allow for affordable housing, as well as multifamily and retirement/elderly residential housing." An implementation strategy describes the action to be performed, and may assign responsibility, establish priorities, and estimate cost.

Together, we can keep Harrison a town we are proud of for current and future generations.

Comprehensive Plan Committee:

Chair: Bill Winslow

Committee Members: Lori Valigra, Jonathan Washburn, Darcy Winslow, Mary Ann Taylor, Heather Rizzo, Ryan Phillips, Shawn Newhall, Megan Crawford

Assisted by: John Wentworth and Dan Schorr

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Section 1: Topography, Soils & Geology, & Water Resources

Introduction

Natural resources such as air, land, water, plants, and wildlife are essential to life and the earth's ecological system. The quality of Harrison's natural resources and how they are protected reflect the town's lifestyles and values. It is important for the town's citizens to understand their natural resources, so they can make informed decisions to adequately and appropriately manage them.

Following is a description of the natural resources inventory of Harrison, along with maps to visualize the extent of the resources and their suitability for community-wide planning. The resources include scenic, land, slope, soils (including suitability for septic systems), ground water, recreation, and wildlife. (See Map 1 Topographic & Contours and Map 4 Harrison Soils.)

INVENTORY: Topography

Topography refers to the lay of the land: its slopes, hills, valleys, and plains. Water falling to earth evaporates, soaks into soil, or flows to a body of water. The land that drains precipitation into a body of water is called a watershed. A watershed looks like a huge basin, with the water body at the lowest point. (See Map 1 Topographic & Contours.)

Relief (elevations)

Relief refers to the elevation above sea level. A relief map identifies significant physical features like hills and valleys that might hinder development or allow easy access for roadways. It also indicates likely scenic areas and low-lying areas, such as flood plains.

Slope

Slope measures the steepness of the land. It influences the economic and physical use of land. For example, it is more difficult to farm steep land than flat land, just as it is harder to build on a steep slope rather than a gentle one. Slope also affects the function of septic systems and the placement of roads and structures. Significant changes in slope typically occur within short distances, which mean they may not be on a general map. Thus, slope conditions in a specific area should be investigated before making a final decision on specific land-use proposals.

Slope divides the land into five categories of steepness:

<u>Percent Slope</u>	<u>Type of Slope</u>
0-3%	Flat
3-8%	Gentle
8-15%	Moderate
15-25%	Severe
25% and over	Very Severe

The steeper slopes, 15-25% and 25% and over, are located in the north and northwestern corner of Harrison. The majority of the 25% + slopes are on the western side of Crystal Lake, between Rte. 35 and Edes Falls Rd. from Town Farm Rd. to School St., around the northeastern part of 4

Long Lake, and various scattered pockets along or near the Crooked River on the eastern edge of Harrison. The other areas are all between 0-15% slope, which is more suitable for building and/or development. Developed areas in the community vary in their percentage of slope. For example, The Cape Monday area has steep slopes, but the developed Rte. 35 sections in the southwest area of town have gentler slopes. (See Map 1 Topographic & Contours.)

Flood Plains

Flooding commonly happens in the spring as rain and melting snow create excess water. Flood plains that lie next to lakes, streams, rivers, or ponds can handle the overflow water from flooding.

The 100-year flood plains in Harrison are located along the Crooked River, Crystal Lake, Island Pond, Bog Pond, and Long Lake near Camp Newfound and continuing south to the Naples border. There are other small flood plains near Town Farm Rd. and Edes Falls Rd., along Carsley Brook between Edes Falls Rd. and Carsley Rd., and west of Naples Rd. There also are two flood plains in the southern part of Harrison along Thomes Brook. (See Map 2 Shoreland Zoning and Map 3 Flood Areas.)

Wetlands

Wetlands refer to soils and other types of land that are commonly waterlogged because they drain poorly. Wetlands also are called swamps and marshes. They are important because they slow down and store runoff, which is then released slowly to feed brooks and other surface waters. They are important natural resources both ecologically and economically. They provide habitat for plants, animals, fish, waterfowl, shellfish, insects, reptiles, amphibians, and many mammals. They also serve as water purifiers and storage areas that reduce flooding by absorbing and dispersing excess rainfall.

Wetlands are scattered throughout the town. The locations of recognized wetlands in Harrison have been incorporated in the Harrison Shoreland Zoning map, amended June 13, 2007.

Maine has a Vernal Pool Law that defines vernal pools and requires specific setbacks from them. At this time, none have been located in Harrison except in areas that are already protected as wetland or shoreland areas.

ANALYSIS: Topography

The percentage of slope should be used in making preliminary assessments of proposed land uses. By examining the slope, the planning board will be aware of extreme conditions where erosion or drainage problems may exist.

If the flood plains are changed into another land use, there could be problems at that particular site or further downstream. It is difficult and costly to provide alternative flood protection measures. Flood plains should be valued by the community for their economic and environmental functions.

Flood planes are designated as resource protection areas, and building is not allowed in them. Existing structures in flood planes have very strict regulations on use and maintenance.

Because human activities can easily and disastrously disrupt the sensitive ecology of a wetland, the town's wetlands should be maintained as open space. The town's wetlands are protected by 5

Maine Department of Environmental Protection rules that allow very limited use in or adjacent to them.

Summary of topographic constraints

Harrison's Soils and Topography map shows three different classes of slopes. Maine's septic design guidelines lists slope limits. Harrison's Subdivision Ordinance and Road Standards limit the slope on subdivision roads. The Shoreland Zoning Ordinance classifies steep slopes adjacent to water bodies as resource protection areas where uses are very limited.

INVENTORY: Surficial geology and soils

Surficial geology refers to the loose materials such as the clay, sand, gravel, stones, and rocks that sit on top of a solid ledge (bedrock). Soil is an element of surficial geology.

Soil

Soil is a basic resource of major importance to land-use activities. It is the underlying material upon which roads, buildings, sewage and waste disposal, and recreation occur. A soil is described by its physical appearance and properties. This characterization is basic for establishing soil types. Five factors determine the kind of soil there is in a given area: parent material, vegetation growing on the parent material, climate, topography (surface features), and time (how developed a soil becomes). The basic soil types are defined by color, texture, structure, and moisture. They determine which areas are suited to specific activities.

Soil is rated on its ability to accept septic systems. The ratings take into account factors such as drainage, depth to bedrock, or depth to the water table.

These three classifications are:

1. Very high to high suitability
2. Marginally suitable to marginally unsuitable
3. Unsuitable

In Harrison the unsuitable soils are located in large pockets throughout the entire town. In the northern section these pockets are along the Waterford border, the western side of Crystal Lake, and bordering Norway running south along the Crooked River to the Otisfield and Naples borders. Along the western border, large areas can be found from Dawes Hill Rd. up to and including Naples and Carsley Rds. Other notable areas are near Carsley Brook, Bog Pond northwest to Bolster Mills Rd., and along Russell Brook.

The marginally suitable to marginally unsuitable soils are located along the Bear River (Waterford Rd.), Farnsworth Brook, and along the Crooked River from the border of Norway south to the border of Otisfield and Naples. There are other large pockets along Summit Hill Rd. between Norway Rd. south to Haskell Hill Rd. In addition, there are large sections west of Maple Ridge Rd. between Dawes Hill Rd. and Carsley Rd. Last, there are areas in the southern middle part of Harrison, east of Naples Rd. (Rte. 35).

ANALYSIS: Surficial geology and soils

In general, it appears that Harrison has ample amounts of suitable soils for septic systems. Either one of these ratings—unsuitable or marginally unsuitable—does not mean an intended use cannot occur on that area. Harrison does have existing structures on such soils. It does

mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. When a soil is rated as unsuitable or marginally unsuitable for septic use, both the Planning Board and the developer should be aware of the specific conditions involved, the treatment necessary to overcome these conditions and the potential added expenses to development. (See Map 4 Soils.)

Summary of soil constraints

Most modern septic systems technology allows most soils to be used for septic systems with the exceptions of steep slopes and wetlands. The type of soil will indicate the design of the septic system. Current land-use ordinances require evidence of soil suitability, and individual homes require a septic system design.

INVENTORY: Water resources

Harrison has two major lakes, Long Lake and Crystal Lake, and two small ponds, Island Pond and Bog Pond. Long Lake and Crystal Lake support a large amount of Harrison's water recreation. Island Pond supports a small number of shorefront residences, and Bog Pond is surrounded by swamp land and woods. Harrison has one major river, Crooked River, and a smaller river, Bear River. Harrison has many brooks and streams that flow into these water bodies. (See Map 2 Shoreland Zoning.)

ANALYSIS: Water resources

Lakes and ponds are two of the town's most important water resources. They provide habitat for fish and wildlife and recreation for residents and visitors, and thus should be preserved and protected.

Good water quality is a vital and valued resource to the citizens of Harrison. Increased nutrient content, particularly phosphorus, is the major cause of decreased water quality in the lakes of Maine.

Harrison's Bear River Aquifer, Subdivision, and Shoreland Zoning ordinances, along with the state's classification of the Crooked River as a significant river segment, provide adequate protection for Harrison's water bodies.

INVENTORY: Ground water

Harrison and neighboring North Bridgton are fortunate to have access to the water supply from the Bear River Aquifer that is both plentiful and of excellent quality. Water that is stored in and slowly filtered through geological formations is called ground water. An aquifer is a geological formation that contains enough ground water to supply wells, springs, lakes, streams, and/or wetlands. It also is a recoverable source of water, meaning areas of the aquifer are composed of sand, gravel, or fractured bedrock that allow precipitation to travel downward, or be "recharged," from the surface into the aquifer to provide more water. The total demand for public water from customers in Harrison and North Bridgton is 3,000,000 gallons per month.

Aquifers also affect an area's potential to be developed. They can be negatively impacted if development over them is carried out haphazardly. The aquifer, shown in Harrison's Ground Water map, is a sand and gravel aquifer. In Harrison, the major sources of ground water are

aquifers along the Crooked River from the northwestern border of Norway to the border of Naples. Other smaller ground water sources are on the western edge of Harrison along the Bear River and an aquifer on the northeastern edge of Crystal Lake. There also is an aquifer off Summit Hill Rd. near Norway Rd.

Harrison's Bear River Aquifer Protection Ordinance was amended in June 2007 to protect the amount of water recharged into the aquifer and assure a constant water supply, as well as to better protect the aquifer from contaminants. The most likely sources of water pollution often are small businesses like gas stations, dry cleaners, and automotive shops. Other pollution problems result from elevated concentrations of nitrates (nitrogen and oxygen chemicals that can kill fish in high enough levels) that are linked to more common land uses such as household septic systems and fertilizers for agriculture.

Because sand and gravel aquifers are porous and transmit water rapidly, they also are susceptible to pollution. Once a pollutant enters an aquifer, its movement is determined by the flow of ground water, so it may remain in the aquifer for an indeterminate amount of time. The impact of a pollutant on an aquifer depends on the size and characteristics of the aquifer and on the nature and amount of the pollution. The sources of pollution often are on the ground surface directly above or next to the aquifer, such as septic tank outflow, land fill refuse, leakage from fuel tanks, agricultural fertilizers and pesticides, chemicals, and metals.

In addition to existing conditions that may threaten the quality of ground water, the town should consider land-use patterns that are expected in the future. The town's planners should carefully assess any aquifer in terms of present and future demands for water. Aquifers should not be jeopardized by excessive exploitation. Because most of Harrison's aquifers lie within flood plains, or flat areas next to rivers that occasionally flood, it is important to limit development in those areas.

There are 10 public water supply locations in Harrison. They are in the Harrison Water District, Summit Spring, Harrison Elementary School, Nokomis campground, Owatonna Newfound Camp, Vacationland Campground, and Camp Pinecliffe. Some locations have more than one well. (See Map 6: Harrison Public Water Supply Protection Areas.)

Ground water areas should be given priority in preventing them from becoming polluted or contaminated and to assure residents of Harrison the highest quality of water.

ANALYSIS: Ground Water

Lakes, ponds, and rivers are one of Harrison's major assets and attractions. Yet, they are a fragile resource that requires vigilance, planning, and land-use practices to maintain the valued quality of their waters and recreational and scenic settings.

The interdependence of factors such as size and depth of lake and watershed, seasonal fluctuations, and the oxygen levels in the lake make phosphorous monitoring very difficult. Serious algae blooms can occur with very little warning. Once the damage has been done, it is a very costly and expensive process to reclaim the lake, if it is at all possible. The end result can be a decrease in property values and loss of recreational uses as well as visual aesthetics. It is therefore crucial to employ sound management practices as preventative measures rather than for crisis intervention.

There is very little development currently over the town's aquifers, so Harrison should maintain policies to keep development over them to a minimum. The town also should try to limit uses of the aquifer area that can exploit, pollute, downgrade, or reduce the supply of water.

The Bear River Aquifer Protection ordinance provides adequate protection for Harrison Water District customers. However, there is no protection for the other public water supplies in town.

With proper management, Harrison's plentiful and clean water resources should be available long term for household and commercial consumption and for recreational and scenic enjoyment. But with no planning, water sources can become polluted.

GOAL and POLICIES

Goal

To protect the quality of and manage Harrison's resources, including lakes, aquifers, great ponds, rivers, public water supplies, and ground water.

Policies

1. Keep the Bear River Aquifer Ordinance current.
2. Ordinances should be created to protect any public water supply not covered by the Bear River Aquifer Ordinance.
3. To protect our surface water supplies, we should continue to keep our shoreland zoning and subdivision ordinances current.
4. If the need arises, research and develop a plan to establish a public sewer system in the village area.

IMPLEMENTATION

Ground water

1. The Planning Board is to maintain the currency of the Bear River Aquifer Ordinance to protect the public drinking supplies in the Harrison Water District.
2. The Planning Board should develop ordinances for public water supply protection.
3. Develop an ordinance to control growth over aquifers.

Section 2: Habitat and Other Significant Natural Resources

Introduction

Habitat and significant natural resources are biological processes of the land that are tied to the natural, physical elements of the land mentioned in Section 1. This includes natural features that may contribute or be vulnerable to hazardous events such as floods or forest fires. It also includes resources that are part of ecological systems that provide essential services, such as the protection of air and water quality. Natural resources include wetlands, wildlife and fisheries habitats, significant plant habitats, scenic areas, and shorelands.

INVENTORY

Wetlands

Wetlands—swamps, marshes, and bogs—refer to soils and other types of land that are commonly waterlogged because they drain poorly. As mentioned in Section 1, they are important because they slow down and store water runoff, which is then released slowly to feed brooks and other surface waters. They are important natural resources both ecologically and economically. They provide habitat for plants, animals, fish, waterfowl, shellfish, insects, reptiles, amphibians, and many mammals. They also serve as water purifiers and storage areas that reduce flooding by absorbing and dispersing excess rainfall.

Wetlands are scattered throughout the town. The locations of recognized wetlands in Harrison have been incorporated in the Harrison Shoreland Zoning map, amended June 13, 2007.

Wetlands can be considered a constraint to development. They also can be rated as to their value for flood control, their ability to discharge ground water, wildlife habitat, recreation, and protection of water quality. Maine's Department of Environmental Protection recognizes "wetlands of special significance," which are:

- any wetland within 250 feet of a great pond
- any wetland with at least 20,000 square feet of aquatic or marsh vegetation or open water
- any wetland within a 100-year flood zone
- any wetland that contains "significant" wildlife habitat
- any wetland that is part of peatlands not previously mined
- any wetland within 25 feet of a river, brook or stream

Important plant, wildlife, and fisheries habitats

Plants, fisheries, and wildlife add to the beauty of Harrison. The town's lakes support fish, ducks, and loons. The town's forests and fields are home to many large and small mammals and birds. No formal inventory has been made for Harrison, but species such as bald eagles, bluebirds, and loons are of special concern for protection.

The value of undeveloped land for wildlife habitat varies from place to place. The Maine Department of Inland Fisheries and Wildlife has researched, and the Greater Portland Council of Governments has prepared, the Town of Harrison Significant Wildlife Habitats. (See Map 7.)

Long Lake and Crystal Lake are rated high-value fisheries by the Department of Inland Fisheries and Wildlife. Island Pond is rated a medium-value fishery, and Bog Pond is a fishery of unknown value. All lakes and ponds are rated low-value wetlands for wildlife habitat except for Bog Pond, which has a medium value as wetland habitat.

No streams are rated low value as fisheries, but there are some of unknown value. The streams rated medium-value fisheries include Thomes, Russell, Woodsum, and Farnsworth Brooks. The streams rated high-value fisheries are Bear River, Carsley Brook, and the Crooked River.

All wetlands in Harrison are rated low value as wildlife habitat except for a medium-value wetland on the Crooked River. There is also a high-value wetland and another wetland of unknown habitat value along Thomes Brook. A number of wetlands in Harrison have been significant wildlife habitat for inland waterfowl and wading birds. These areas have been incorporated in the Harrison Shoreland Zoning map (Map 2) amended June 13, 2007 as Resource Protection Areas.

There are four deer yards in Harrison, all of unknown habitat value. They are on the western and eastern slopes of the mountain west of Crystal Lake, on the northeastern tributary of Woodsum Brook, and at the headwaters of Carsley Brook. (See Map 8 High Value Plant & Animal Habitats.)

Rare and endangered species, unique natural communities

No detailed survey has been made of such species in Harrison, but the Maine Natural Heritage Database, maintained by the Office of Comprehensive Planning, lists two plant species, a Registered Critical Area, and one natural community of special concern. The plant species are the small whorled pogonia and the water awlwort.

The habitat for each of these species is shown on the High Value Plant & Animal Habitats map (Map 8). The map also shows a unique natural community known as the Inland New England Acidic Lakeshore/Pondshore. The area of the water awlwort is along the stream on the east side of Norway Rd. The small whorled pogonia is located $\frac{3}{4}$ mile north of Norway Rd. along Deer Hill Rd., primarily on the Briggs property, which also has a conservation easement.

The small whorled pogonia is listed by both the federal and state governments as an Endangered Species. The plant was last recorded seen in the area in 1986.

The water awlwort is a species of Special Concern to the state. That means it has only five to 10 recent documented occurrences within Maine, and could soon become listed as Threatened. The species was last seen locally in 1984.

Two animal species, the Blanding's turtle and the Wood turtle, are also identified. The area for Blanding's turtle, which is an endangered species, is located in the southern part of the town on the east side of Rte. 35 (Naples Rd.), about $\frac{1}{2}$ mile from the Naples line, and south of Fogg Rd. The area of the Wood turtle, which is a special concern species, is in the area of Biglow Swamp along the Plains Rd. and Crooked River.

Scenic resources

Harrison enjoys many beautiful views and historic sites as one travels the roads through the community, including a breathtaking view of Mt. Washington. The first survey made by the Comprehensive Plan Committee of Harrison's residents drew a long list of resources they would like to see preserved—Long Lake, the Deertrees Theatre, Bear River, Crooked River, Crystal Lake Park and Beach, The Block, the old Caswell Public Library, Scribner's Mill, Howard Farm, Woodsum Brook, Railroad Trestle, Leander Harmon Farm, Maple Ridge, Mill Pond Dam and Stream, Eagle Rock, Deer Hill and Hobbs Hill, among many others. The aquifer, natural resources, rural character, open space, and historic structures and sites were among the top concerns of citizens in deciding the location of new development.

Large, undeveloped habitat blocks

Harrison still has some large land parcels in excess of 100 acres. There are 61 parcels from 50 to 100 acres, 23 parcels from 100 to 200 acres, three parcels from 200 to 300 acres and two parcels in excess of 300 acres. These parcels are scattered throughout the town, but there are two parcels over 300 acres that are adjacent and under the same ownership.

Shoreland areas and riparian habitat

These areas are shown on the Shoreland Zoning and the Water Resources and Riparian Habitats maps (Maps 2 and 11).

ANALYSIS

Wetlands

Wetlands are important for runoff control, as habitat, and as purifiers and storage areas that reduce flooding by absorbing and dispersing excess rainfall. Because human activities can easily and disastrously disrupt the sensitive ecology of a wetland, the town's wetlands should be maintained as open space.

Harrison's wetlands are adequately protected by the Shoreland Zoning Ordinance.

Important plant, wildlife and fisheries habitats

Deer wintering areas should be maintained in softwood-type areas with 70 percent crown closure (stand heights topping 35 feet) and more than 100 feet square in size.

Continued protection of stream areas under the Shoreland Zoning Ordinance will maintain fisheries habitat and the water awlwort. The Briggs Conservation Easement will protect the whorled pogonia.

Rare and endangered species, unique natural communities

Rare and endangered species and their habitats should continue be protected in accordance with state and national regulations.

Scenic resources

The aquifer, natural resources, rural character, open space, and historic structures and sites were among the top concerns of citizens in deciding the location of new development.

The Town of Harrison has expressed interest in developing a scenic protection program within the community. There are several possible approaches to this. Individual sites could be identified for protection, areas of the community could be designated, or portions of the public road system could be identified as a scenic artery. As a first step toward implementing any of these scenic programs, the town should form a steering committee to define the issues and devise specific strategies.

Large, undeveloped habitat blocks

Harrison has numerous parcels in the tree growth and farmland programs to help protect these habitats for the foreseeable future.

Shoreland areas and riparian habitat

Harrison's Shoreland Zoning Ordinances, as well as national and state regulations, provide ample protection for these habitats.

GOAL and POLICIES

Goal

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

Policies

1. Require wetland mapping or a natural resource inventory from developers. Or, require developers to work with Maine's Department of Inland Fisheries and Wildlife and the Beginning with Habitat Program to study the effects of proposed development in critical or unique areas.
2. Encourage cooperation with a local or regional land trust in its identification and acquisition of lands to protect critical natural resources.
3. Identify ample rural lands for conservation of wildlife habitat and other critical natural resources while allowing sufficient room for development in designated growth areas away from these resources.
4. Protect Harrison's scenic vistas.

IMPLEMENTATION

1. Keep the flood plain ordinance current.
2. Continuously review and update the land-use ordinances.
3. Appoint a conservation committee to monitor and advocate for protection of the community's critical natural resources. The committee will create an inventory of wetlands

and other critical natural resources for the purpose of obtaining more comprehensive information than is available from existing federal and state sources.



4. Modify the existing tower ordinance to include other tower-like structures.

Section 3: Historic and Archeological Resources

Introduction

Historic and archeological resources are the earliest elements of human activity on the land. They frequently occurred in the community

because of opportunities for survival, livelihood, and wealth made available by resources in Sections 1 (topography, soils & geology, and water resources) and 2 (habitat and other significant natural resources). They include buildings, structures, stone walls, stone impoundments, and timber bridges of historical significance.

INVENTORY

Historic resources (Map 10)

There are currently six buildings and structures that are on the National Registry of Historic Places. These are the Deertrees Theatre (1989), the Ryefield Bridge (1999), Scribner's Mill (1976), Scribner's Homestead (2001), the former Caswell Public Library (2005), and the Lakeside Grange #65 (2005). The Deertrees Theatre is an opera house built on the site in an old deer run in the forest above the village of Harrison. Constructed of rose hemlock in the Adirondack style with hand-carved fixtures and near perfect acoustics, the 300-seat theatre draws a wide range of musical acts and plays.

In addition, a Maine preservation easement was placed on the Scribner's Mill Homestead in August 2002. The c.1849 property, listed in the National Register of Historic Places, consists of the Greek Revival-style house, attached two-story ell, woodshed, and attached barn. Also included in the easement are a chicken house and a corn house. Situated on the Crooked River in Cumberland County, it is a family homestead spanning many generations of the Scribner family, which operated an early logging and water-driven sawmill operation.

The Scribner's Mill Homestead brings Maine Preservation's easements to four, each one unique and of inestimable value in maintaining a tangible record of the people and architecture of the state of Maine. Easements are also held on properties in Belfast, Cape Elizabeth, and Yarmouth. In addition to the buildings and structures listed above, there are a number of other buildings in Harrison that have been identified as having cultural and historical significance to the town. These are:

Calvary Community Church	The Block
7 th Day Adventist Church	Brick House
Emerson House	Maple Ridge Inn
Tollman House Inn	Pierce House (Village)
Pierce House (Maple Ridge)	Randall House
Sampson House	Dr. Rubies' House



Historical Society Museum

The Harrison Historical Society Museum is located on 190 acres of land on Haskell Hill Rd. (off Maple Ridge Rd.). The museum includes an 1810 farmhouse, barn, log shop, fruit storage house, and 2 equipment sheds.

Archaeological Resources

Historic archaeology is the study of archaeological sites and material culture from an earlier time. In Maine, a distinction is made between historic archaeology and prehistoric archaeology. The Maine Historic Preservation Commission knows of no prehistoric archaeological sites in Harrison.

Historic archaeology is concerned with sites beginning in the early 17th century, when French and English explorers and colonists first arrived here. It differs from prehistoric archaeology, not just because it is concerned with more recent history, but also because it is the archaeology of a culture that recorded its actions in writing. In addition to both types of archaeological sites, consideration to historic buildings, structures, and objects must be given.

There has been no professional survey for historic archaeological sites in Harrison. Even though no such sites are currently identified, it can not be concluded that there are none. An inventory conducted, based on appropriate fieldwork, could focus on sites relating to the earliest Anglo-American settlement of the town, beginning in the late 18th Century.

History

The first settlers of Harrison were Nathan & John Carsley who came from Gorham, Me in 1792. Many early settlers came from nearby Maine towns or from Massachusetts. In 1805, when Harrison became incorporated, the census was 150 or more. The name was taken from Harrison Gray Otis of Boston, heir to the Honorable James Otis (for whom Otisfield is named) who had been granted a large piece of land in Maine for services rendered in the French and Indian Wars. Harrison was carved from pieces of Otisfield and Bridgton.

When Harrison was incorporated in 1805, they voted to appropriate \$50 for the schools that were within the newly formed town limits. Because travel was difficult and limited in the early years, there were several one-room schoolhouses located in various neighborhoods. In 1956, Bolsters Mills was the last local school to close and send the remaining children to the Harrison Village School. Education stopped at the 8th grade until a state law was passed in the late 19th century. High School education was only provided in the town of Harrison during 1873 & 1874. High School students from Harrison were sent to Bridgton Academy, Bridgton High School or other area schools until 1996 when Harrison joined with other surrounding towns to form SAD#17 and as such the students went to Oxford Hills High School in S. Paris. In 1986,

Harrison Elementary School was built on the Naples Road and eventually the Harrison Village School was torn down to allow for the new fire station.

For over 150 years logging and lumbering provided a substantial part of the economy of Harrison. In 1800 James Sampson erected the first sawmill at the outlet of Anonymous Pond, now Crystal Lake. There have been many mills in town over the years including portable sawmills. The demand for wood products has decreased due to foreign competition. There remains several backyard portable sawmills but there is no large manufacturing mill in town, the last two closed in the 1990's.

Early transportation was by horse and oxen in this wild and undeveloped country. Early roads were rough, narrow and often impassable depending on the weather. Steamboats allowed for transportation of passengers through Sebago and Long Lake from 1847 to 1930. Passengers could travel inland to various neighboring towns via stagecoach. After the arrival of the narrow gauge railroad in Harrison in 1898, the stagecoach business dropped off significantly. The Cumberland and Oxford Canal opened in 1830 and allowed for transportation of passengers and cargo. The line began in Harrison on Long Lake, traveled through Naples, into Sebago lake and southeast to Portland. Freezing weather put the canal out of business until ice out in the spring, thus when the railroad line opened from Portland to Sebago in 1870, the canal was practically abandoned.

Farming was a major source of work and income in early 1900. By 1920 many farms were abandoned and became practically worthless. About this time Finnish immigrants migrated to town, buying up the old farms and working hard to establish homes and earn a living for their families. In the 1930's, many dairy farmers started selling their milk to dairies in Auburn and Portland. This continued to the end of the century with the last farm being Ma-Mere Farms on Maple Ridge. There were several chicken farms at one time along with vegetable and fruit farms. There are very few working farms in Harrison now. With the advent of the automobile and the farm tractor there became less of a need for the family horse to transport or work on the farm.

The major source of income in Harrison in 2000 is related to small businesses, local government, school systems and local contractors. Harrison continues as a rural bedroom community and relies on tourism for much of its income. Many people travel to nearby towns for work including the local hospitals or schools. Some travel further to the closest cities or even into other New England states.

The first hotel in the village was The Old Tavern Stand built to accommodate visitors in town during the canal days. There were many hotels in Harrison to accommodate the influx of summer visitors in the early 1900's including Elms Inn, Summit Spring House, Crystal Lake House and Harrison Hotel. Currently the town has a few bed and breakfast establishments to accommodate visitors.

Early in the 1900's development on the shore of the lakes began. Some of the earliest summer homes in Harrison were built by singers and actors who were associated with the Bristol Music Studio. Enrica Clay Dillon was a singing coach at the studio. In 1936, due to her efforts, Deertrees Theater opened. The theater has brought in many well known individuals to perform over the years. By the mid 1980's, the future of Deertrees Theater looked bleak until the Deertrees Foundation was established. The summer programs continue to draw a wonderful crowd to this rural theater.

Early shorefront development was not confined to private seasonal cottages. In 1902 Camp Kineo (later known as Zakelo) was established at Cape Monday on Long Lake. Other boys and girls camps followed Camp Nokomis remains as a campground today. Camp

Newfound/Owatonna on Long Lake and Camp Pinecliffe at the head of Crystal Lake continue to operate as summer camps. By the 1970's lakefront development in Harrison with year-round homes was continuing at a steady pace. Sub-divisions soon sprang up with many new homes and roads being built.

Harrison looks back on nearly 200 years of history as a corporate town. As with most American towns, it has a checkered history of growth and decline, good times and bad, trials by fire, flood and war. The past is fact: and whoever would address him or herself to the future without acquaintance with those facts is remarkably shortsighted. Harrison's past belongs to the mill man at Pinhook, the farmer in the Brackett and Lewis neighborhoods, the storekeeper at Harrison Flat, the orchardist on Maple Ridge. Harrison's future belongs to us ALL!
(This paragraph taken from A Brief History of Harrison, from a Special Meeting for the Comprehensive Plan June 24, 1974)

Bicentennial

At the very first meeting of a small group of volunteers assembled for planning a memorable celebration of Harrison's Bicentennial in 2005, it was unanimously agreed upon to have a series of events throughout the year. Already a thriving, vibrant town, many events were in place and had been for years: the Winter Carnival, Halloween Party, year-round recreation for young and old by the Recreation Department, Memorial activities, Old Home Days, the Block Party, and Christmas in Harrison.

A few years earlier, a New Year's ball, much like the one in New York's Times Square, had been built and was a rousing success. In 2005, a new lighted ball was made and installed on a new 60-foot flagpole. When the ball descended at midnight with the town square packed with people, following a New Years Eve Gala at the Fire Station, Harrison's Bicentennial was successfully ushered in.

Throughout the year, several new events were sandwiched in between the old, creating excitement, fun, and memories. Ice harvesting on Crystal Lake had the ice hauled to a new ice house by draft horse teams. The ice was to be used later to make ice cream for the Bicentennial Birthday Party held at the town office, and again at the Narrow Gauge Railroad set up to run on 400 feet of tracks in Scribner's Mill. A second birthday celebration was held at the Calvary Community Church, then an old-time planting day featuring horse-drawn equipment was held at Frosty Hallow Farm, as well as a festival of May Baskets. The annual Block Party was livened up with the arrival of the HHS MARY C, a canal boat replica built especially for the Bicentennial, sailing up Long Lake accompanied by an armada of boats, canoes and kayaks, many manned by local Boy Scouts. The arrival at high noon was greeted by music from the newly formed Harrison Town Band and black smoke and thundering noise from black powder muskets and cannon.

Harrison's Bicentennial was a great success, culminating with a scary Ghost Walk on Halloween and a second Gala Ball on New Year's Eve with the now famous Ball Drop at midnight.
(The History was provided by Martha Dennison of the Harrison Historical Society and the Bicentennial part was written by Gerald Smith, Treasurer of the Bicentennial Committee)

ANALYSIS

A comprehensive survey of Harrison's above-ground historic resources needs to be conducted to identify other properties that may be eligible for nomination to the National Register. National Register listing extends the protection of Federal legislation against

actions by Federal agencies. Harrison could also consider the development and implementation of other various techniques to preserve and protect historical and archaeological resources.

The Maine Historic Preservation Commission knows of no prehistoric archaeological sites in Harrison; however, there has been no professional survey for historic archaeological sites in Harrison. Therefore, while no such sites are currently identified, it cannot be concluded that there are none. An inventory conducted, based on appropriate fieldwork, could focus on sites relating to the earliest Anglo-American settlement of the town, beginning in the late 18th Century.

GOAL and POLICIES

Goal

To preserve Harrison's historic resources.

Policies

1. Recognize historic resources through their placement in the National Register of Historic Resources.
2. Encourage the creation of a Historical Preservation Committee within the Historical Society.

IMPLEMENTATION

1. The selectmen are to establish a Historical Preservation Committee within the Historical Society.
2. Revise local zoning and building codes to allow historic resources—whether they are large homes, downtowns and other commercial districts, or farms—to be economically viable while preserving each resource.

Section 4: Agriculture and Forestry

INVENTORY

Farms

Farmlands are a valuable natural resource environmentally, aesthetically, and economically. They stabilize soil, release oxygen, and slow runoff and erosion caused by flooding and high winds. The major products are dairy, beef, equine (hay and pasture) to support local market gardens, commercial apple orchards, egg production, and goat cheese production.

Harrison has abundant agricultural farmland, with major pockets running from the northeast corner south along the Crooked River and south bordering Bolsters Mill Rd. to south of Haskell Hill Rd. Other sections run along Summit Hill Rd. between Norway Rd. and Dawes Hill Rd., and along Maple Ridge Rd. north of Dawes Hill Rd. and north of Scribner Mill Rd. In southern Harrison, large pockets of farmland are located along Naples Rd. between Carsley Rd. almost to the Naples border.

More farmlands are located in northern Harrison from Maple Ridge Rd. up to the Crooked River. Other sections run along Edes Falls Rd. and along Rte. 35 between Dawes Hill Rd. and the Naples border. There also are abandoned farmlands scattered in small pockets throughout Harrison, but they comprise only a small portion of overall farmlands. (See Map 9 Harrison Farms, Tree Growth, and Open Space and Conservation Easements.)

Ownership patterns

Farmlands are being threatened in a number of ways: rezoning, development, and rising taxes have made it difficult to maintain the “family farm.” This has caused a lot of farmland to be sold or subdivided. Despite the abundance of farmland, the town has a limited number (18) of active farms. Only two of these can be categorized as commercial operations. The remaining ones in some cases provide supplemental income to the owners. They are used primarily for hay or vegetable production, have small numbers of livestock, or raise horses. There is also a Christmas tree farm. Despite this, the green, open space of the farmland contributes to the rural atmosphere of Harrison.

Woodlands and Forests

Woodlands and forests occupy more than half of Harrison’s land area and are composed mainly of soft woods including balsam fir, white pine, spruce, and hemlock, and hardwoods such as maples, beech, birches, and red oaks. The forests provide habitat for plants and animals, and serve important environmental functions such as protecting soils, filtering water, and supplying oxygen. They also have scenic and recreational value.

They are sources of employment for timber harvesting and production, and have long been a major component of Harrison's local economy. As a renewable natural resource, woodlands that are managed properly will continue to provide many jobs. Individuals and corporations own large tracts of such land.

In 1984 there were 5,558 acres of commercial forest land in Harrison contained in 97 parcels and taxed under the Maine Tree Growth Tax Law. The town assessed the timber value at \$388,657. By 1988, the total acreage of commercial forest land taxed had risen to 5,692 acres in 95 parcels with the value assessed at \$745,402. As of 2007, there were 5,431 acres in tree growth in Harrison contained in 112 parcels, which vary in size from 12 acres to 295 acres.

The state currently regulates timber harvesting to prevent adverse impacts on forests and their ability to support wildlife and protect lake watersheds and fisheries. Harrison has timber harvesting standards in its Shoreland Zoning Ordinance.

There are four Conservation Easements in Harrison. Two belong to the Loon Echo Trust and are located at Eagle Rock (12 acres) and at Camp Newfound/Owatonna (160 acres). The third is the Briggs property off Deer Hill Rd. (50 acres). The fourth is the Harrison Historical Society property on Haskell Hill Rd. (190 acres), formerly the William & Mary Carlson property.

The major markets for forest products are firewood sold locally, hard and soft woods for the paper mills, and white pine saw logs for the area saw mills in Casco, Lovell, and Bethel. There also are high-grade hard wood logs for export.

ANALYSIS

The number of farms in Harrison is few, and the community would like to preserve the farms and open spaces to retain the rural character of the town. In addition, an inventory of usable agricultural land needs to be done to help preserve this land in the event the town needs to provide more of its own food in the future.

Local sustainable economy

Harrison's forests need careful management to ensure they remain environmental and economic assets. The state currently regulates timber harvesting to prevent adverse impacts on forests and their ability to support wildlife and protect lake watersheds and fisheries. Harrison has timber harvesting standards in its Shoreland Zoning Ordinance.

Access to forests and open spaces is a growing issue in the town. More private land is being posted, so hunters, hikers, and nature enthusiasts are finding access more limited. The town may want to reserve land for recreational and other uses before valuable tracts are bought up or real estate prices become too high.

GOAL and POLICIES

Goal

To safeguard Harrison's agriculture and forest resources from development that may threaten resources or wildlife habitat.

Policy

1. To encourage management of agriculture and forest resources that will maintain their economic, recreational, wildlife habitat, or aesthetic value.

IMPLEMENTATION

1. Inventory forest land and any land that could be used for agriculture.
2. Develop a Land Use Ordinance to protect agriculture and forest land that could include use of minimum lot size and designated farm and forest areas.
3. Consider tax and economic incentives to encourage continued agriculture and forest use.
4. Establish a conservation land trust to purchase development rights of farm and forest land.

Section 5: Lake, Pond, and River Resources

INVENTORY

Lakes, ponds

Harrison does not border any marine or coastal waters, but its lakes, ponds, and rivers are resources that offer natural areas, recreational, and development opportunities. Bog Pond and Crystal Lake lie completely within Harrison's corporate limits. Long Lake and Island Pond, however, are shared with the towns of Bridgton, Naples, and Waterford. Harrison also lies within the Sebago Lake Watershed along with 16 other communities. While Harrison does not border Sebago Lake, activities within the Town could have an impact on that water body. (See Map 2 Harrison Shoreland Zoning.)

Rivers

The Town of Harrison has numerous rivers and streams within its boundaries. Most are minor tributaries to the various lakes and wetlands. The Crooked River, however, serves as the boundary line between Harrison, Norway, and Otisfield. The river is used for recreation and fishing. It has been identified in the state's "Natural Resources Protection Act" as an Outstanding River Segment, and receives special protection through the Act.

The rivers and streams also provide scenic, recreational, and development potential. Over the years, however, these resources could become damaged or lose some of their natural value. Development may alter flow patterns and water levels. Loss of shoreline vegetation would increase water temperature, destroying the habitat of some fish species and aquatic vegetation. Erosion can damage both vegetation and nursery habitat.

ANALYSIS

The primary threat to the quality of a lake is any increase in the amount of phosphorus entering the water body. Harrison has adopted, as part of its subdivision regulations, phosphorus control measures for lake protection. When too much phosphorus enters a lake or pond, it acts like a fertilizer that feeds the algae. When algae multiply too quickly, the water turns cloudy and green. Algae uses up the oxygen, leaving too little for fish and vegetation, and ultimately causing them to die. Phosphorus levels must be monitored. In addition, boat hulls and trailers must be cleaned of any possible invasive species before entering lakes.

Phosphorus is the key nutrient in algae growth. As algae growth increases, oxygen levels decrease, posing a very serious threat. Oxygen is necessary to sustain cold water fisheries such as trout and salmon. In biological terms, this process of a lake becoming more productive in the ability to produce and support increased levels of algae and decreased oxygen levels is known as eutrophication.

The Maine Department of Environmental Protection (DEP) and the Lakes Environmental Association (LEA) classify lakes based on their overall health and susceptibility to algal blooms as shown in the table below. All four of Harrison's lakes have been rated as Moderate/Sensitive by the DEP.

These ratings express concern over existing or imminent overloading with phosphorus, as well as potential development threats. The ratings call for active preventive or restoration measures in the watershed.

Per-Acre Phosphorus Allocations for Selected Lakes

LAKE	DDA	ANAD	AAD	GF	D	F	WQC	LOP	C	P
Bog Pond	229	100	129	0.2 5	32	1.63	Mod-Sensitive	H	0.75	0.038
Crystal Lake	4558	779	3779	0.4	1512	101.1	Mod-Sensitive	H	0.75	0.05
Island Pond	467	50	417	0.2 5	104	4.34	Mod-Sensitive	H	0.75	0.031
Long Lake	8715	508	8207	0.4	3283	122	Mod-Sensitive	H	0.75	0.028
Sebago Lake	7010	700	6310	0.3	1893	209.2	Outstanding	H	0.50	0.055

- DDA Direct land drainage area in town in acres
- ANAD Area not available for development in acres
- AAD Area available for development in acres (DDA - ANAD)
- GF Growth Factor
- D Area likely to be developed (GF x AAD)
- F Pounds phosphorus allocated to town's share of watershed per ppb (parts per billion) in lake
- WQC Water quality category
- LOP Level of protection (H = coldwater fishery)
- C Acceptable increase in lake's phosphorus concentration in ppb
- P Pounds per acre phosphorus allocation (F x C/ D)

While lakes, ponds, and rivers differ in many aspects, they have one major aspect in common: land use is a primary element in predicting the current and future impacts on each of the resources. Land use controls must be the central element of a water resource protection strategy. Only with an accurate understanding of Harrison's land use and development patterns can the town begin to develop an effective water protection strategy. Harrison should conduct an accurate land use inventory as soon as possible to update its information.

GOAL and POLICIES

Goal

To protect Harrison's lakes, ponds, and rivers from incompatible development and to promote access to the shore for public recreation.

Policies

1. To monitor the water quality of Harrison's lakes, ponds, and rivers to prevent algal blooms and other pollution.
2. To encourage land use controls that will be the central element of a water resource protection strategy.

IMPLEMENTATION

1. Continue to support the Lakes Environmental Association's efforts to maintain and improve the quality of Harrison's surface waters.
2. Maintain the Site Plan Review, Subdivision and Shoreland Zoning Ordinances.
3. Conduct a land use inventory.

Section 6: The Local and Regional Economy

INVENTORY

Employment & Economy

Employment by Occupation

Occupation	Harrison 1990		Harrison 2000		Cumberland County 2000	
	Number	Percent	Number	Percent	Number	Percent
Managerial, Professional	249	23.4	326	28.5	53,750	38.8
Service Occupations	283	27.2	202	17.7	19,660	14.2
Sales and Office	177	17	278	24.3	39,108	28.2
Farming, Fishing, Forestry	10	1.3	13	1.1	865	0.6
Construction, Maintenance	93	9.3	128	11.2	9911	7.2
Production, Manufacturing, Moving	227	21.8	197	17.2	15,318	11.1
Employed 16 years +	1039	100	1,144	100	138,612	100

The table above shows that the most significant change is the 10% decrease in service occupations. The other notable changes are a 5 % increase in managerial and professional occupations and the 7% increase in sales and office work. These changes may be due to an increase in college-educated citizens from the previous decade. When compared to Cumberland County, Harrison has a higher percentage of its population employed in service, construction, and manufacturing.

Median Household Income 2000

Norway	\$28,497
Sweden	\$30,781
Waterford	\$31,458
Harrison	\$35,478
Oxford	\$36,670
Bridgton	\$36,722
Naples	\$38,141
Casco	\$41,629
Otisfield	\$43,304

Cumberland County \$44,048

Oxford County \$33,435

The median household income for the surrounding towns ranges from a low of \$28,497 to a high of \$43,304. Harrison falls right about in the middle. Both Bridgton and Naples have modestly higher incomes than Harrison. Casco is closer to the Cumberland County median household income. When compared to nearby towns in Oxford County, Harrison has a significantly higher household income with the exceptions of Oxford and Otisfield. Higher

household incomes may be attributed to stronger local economies as well as higher education and job types in these towns, and closeness to the major economies of southern Maine.

Harrison Median Household Income 2000

Families	654
Less than \$10,000.....	29
\$10, to \$14,999.....	28
\$15,000 to \$24,999.....	116
\$25,000 to \$34,999.....	107
\$35,000 to \$49,999.....	111
\$50,000 to \$74,999.....	144
\$75,000 to \$99,999.....	65
\$100,000 to \$149,999.....	28
\$150,000 to \$199,999.....	12
\$200,000 or more.....	14

ANALYSIS

Our survey tells us the majority of people want Harrison to remain a bedroom community.

GOAL and POLICIES

Goal

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

Policies

1. Continue to encourage and explore approaches to economic development with regional development corporations and area municipalities, and establish a level of performance-based financial commitment in supporting economic development.
2. Encourage the development of local goods and services in order to support the desire of residents to keep Harrison a bedroom community.
3. Encourage the development of home-based occupations.

IMPLEMENTATION

1. The town should allocate funds to regional development groups based on the number of jobs they create or preserve for Harrison residents.

2. Review local ordinances to support the development of local goods and services that help maintain Harrison as a bedroom community and to encourage the development of home-based occupations.

Section 7: Population and Demographics

INVENTORY

Population

The characteristics of the population will give insight into understanding future growth and demands for community services.

Year-Round Population Change 1970-2000

					Change	Rate of
						Change
	1970	1980	1990	2000	99-00	99-00
Harrison	1,045	1,648	1,951	2,315	364	18.6%
Bridgton		3,370	4,003	4,442	439	11%
Casco	1,256	2,225	3,018	3,469	451	14.9%
Naples	956	1,833	2,860	3,274	414	14.4%
Otisfield	589		897	1,136	424	37.3%
Oxford	1,892	3,143	3,705	3,960	255	6.6%
Norway	3,595	4,042	4,754	4,611	-143	-6.9%
Waterford		1,384	1,710	1,914	204	11.9%

The year-round population of Harrison has more than doubled in the past 30 years. It is growing at a faster rate than the surrounding communities, with the exception of Otisfield.

Seasonal Population

The seasonal population doubles the population of Harrison to about 5,000 during the summer months. This figure is based on the seasonal water district residents, camp occupants and staff, and tax assessments.

Age Distribution

Age	Harrison 1990		Harrison 2000	
	Number	Percent	Number	Percent
Under 5	110	5.6	142	6.1
5-19 yrs.	486	24.9	499	21.6
20-44 yrs.	749	38.3	739	31.9
45-64 yrs.	392	20.0	627	27.0
65 + yrs.	214	10.9	308	13.4

Household By Type					
				Number	Percent
Total Households				920	100
Family Households				662	72
Children under 18				301	32.7
Married couple family				525	57.1
Children under 18				220	23.9
Female householder, no husband				86	9.3
Children under 18				48	5.2
Non-family households				258	28
Householder living alone				208	22.6
Householder 65 years and older				88	9.6
Households with children under 18				331	36
Households with adults 65 and older				235	25.5
Average household size				2.52	(x)
Average family size				2.9	(x)

Data from 2000 Census

ANALYSIS

The population of Harrison is aging, with a decrease in numbers in the 5-19 and 20-44 age groups. There was a seven percent increase in the 45-64 age groups and a 3 percent increase in the 65-plus age group. This resulted in 40 percent of Harrison's current population being over 45 years old. Ten years earlier it was only 30 percent. The aging of the population is a dynamic that may cause changes to the town, impacting the goods and services that seniors need and want.

GOAL and POLICIES

Goal

Population does not warrant a goal.

Policies

1. As it has in the past, Harrison should remain growth-neutral.
2. To direct growth to the most suitable locations in the community.
3. Continuously monitor the needs of the aging population.

IMPLEMENTATION

1. Develop ordinances to provide for the direction of growth.
2. Conduct an analysis of an aging population's impact on required goods and services.

Section 8: Land Use Patterns

INVENTORY: Residential

It is clear that Harrison is continuing to grow at a pace similar to or somewhat faster than the period from 1991-2000. From 2001 through 2006, 283 permits were issued for new homes and mobile homes. This represents a growth rate of 19.8% for the six-year period compared to a rate of growth of 19.9% for the 10-year period of 1991-2000. Some 36% of the homes in Harrison are for seasonal use, and are not lived in year round or are vacant.

There is no one, particular area in the town that has seen more growth than any other; however, subdivision development in recent years has been along the Naples Rd (Rte. 35) and Norway Rd. (Rte. 117). The shoreline around Crystal Lake, Island Pond, and Long Lake has been divided into small lots or public/private camps for a number of years, and many of these have been developed.

ANALYSIS: Residential

Harrison has little low-income or so-called “affordable” housing. There is also a lack of multi-family (apartments, condominiums) and retirement/elderly residential housing. Current ordinances need to be modified and perhaps new ones written to promote and allow for low-income/affordable housing, as well as multi-family and retirement/elderly residential housing.

INVENTORY: Commercial



Harrison has a small commercial center in Harrison Village. There are two, year-round variety stores, one of which has a gas station. There are also two restaurants, a bank, an antique store, beauty salon, law office, a realty office, and numerous other small enterprises. There is also a ballroom on the second floor of The Block, which hosts various activities and classes. There are also a number of small businesses scattered throughout the town. Most have far fewer than 25 employees, and many are home-based. Except for Harrison Village, these

businesses are scattered throughout the town, and are not congregated in any particular location.

ANALYSIS: Commercial

Harrison currently has no specific zoning other than the Shoreland Zoning Ordinance that designates specific areas for commercial development, as well as any restrictions, such as truck volume. As a result, commercial development can occur anywhere in the town. The only restrictions are those that the Planning Board may apply during site plan review.

INVENTORY: Agricultural

Harrison has agricultural farmland spread throughout the town. There also are abandoned farmlands scattered in small pockets throughout Harrison, but they comprise only a small portion of overall farmlands. This green, open space of the farmland contributes to the rural atmosphere of Harrison.

ANALYSIS: Agricultural

The Comprehensive Plan surveys indicated a desire to retain the rural character of the town by seeking to retain agricultural land as open space. There are currently no town ordinances that provide any such protection. At the state level, a new program is being developed that essentially would allow for a reduction in property taxes for a working farm in return for an easement that would prevent the farm from being broken up for development.

INVENTORY: Woodlands and forests

Forests and woodlands occupy more than half of Harrison's land area and are composed mainly of soft woods including balsam fir, white pine, spruce, and hemlock, and hard woods such as maples, beech, birches, and red oaks. The forests provide habitats for plants and animals, and serve important environmental functions such as protecting soils, filtering water, and supplying oxygen. They also have scenic and recreational value.

They are sources of employment for timber harvesting and production, although that is no longer a major component of Harrison's local economy. As a renewable natural resource, woodlands that are managed properly will continue to provide jobs.

As of 2007 there were 5,431 acres in tree growth in Harrison contained in 112 parcels, which vary in size from 12 acres to 295 acres.

The state currently regulates timber harvesting to prevent adverse impacts on forests and their ability to support wildlife and protect lake watersheds and fisheries. Harrison has timber harvesting standards in its Shoreland Zoning Ordinance.

Access to forests and open spaces is a growing issue in the town. More private land is being posted, so hunters, hikers, and nature enthusiasts are finding access more limited.

ANALYSIS: Woodlands and forests

The Tree Growth program, Maine timber harvesting regulations, and Harrison's Shoreland Zoning Ordinance provide adequate protection for woodlands and forests in Harrison.

However, there is currently nothing that prevents these areas from being turned over to development.

GOAL and POLICIES

Goal

To encourage orderly growth in appropriate areas of the community, while protecting Harrison's rural character, making efficient use of public services.

Policies

1. Identify locations that would be suitable to accommodate different types of growth.
2. Encourage commercial and/or service industry along the Rte. 117 corridor and the Rte. 35 corridor.
3. Continue to support Harrison's current ordinances—Shoreland Zoning, the Bear River Aquifer, and the Subdivision ordinances.
4. Explore ways to retain agricultural land as open space

IMPLEMENTATION

1. Modify current ordinances and write new ones to promote and allow for low-income/affordable housing, as well as multi-family and retirement/elderly residential housing.
2. Support any public or private programs that promote the retention of farms and open space.
3. Continue to support state and local timber harvesting regulations

Section 9: Housing

INVENTORY

The inventory of Harrison’s housing stock indicates that it is primarily single-family homes. Information about housing up to 2000 was taken from the 2000 census report. The chart below indicates the total number of homes in existence in 2000 and the numbers of new single-family, multi-family, and mobile homes from 2001 to March 2007. The additional homes for this period were determined by building permits issued for new homes, mobile, and modular home construction. The additional information was derived from the CEO’s report in the Town Reports for the years 2001 – 2007. This provides us with a complete inventory of Harrison’s housing stock until March 2007.

Housing Units to 2007

1980	1990	# increase	% change	2000	# increase	% change	Mar-07	# increase	% change
		1980-1990	1980-1990		1990-2000	1990-2000	2001-3/2007		
964	1,193	228	23.65%	1,430	237	19.86%	1,733	303	21.18%

The growth rate in the chart indicates a fairly steady rate averaging 21.56% over the 27 years.

Types of Units

	No. Units 2000	%	No. Units 2000 - 2007	% Change 2000 - 2007
Total Units	1,430	100	303	21.18
Single Family	1,234	87	235	19.04
Multi-unit	39	2.7	0	0
Mobile	157	10.3	68	43.31

The trend in housing reveals a significant increase in the percentage of mobile homes over the past seven years. Single-family homes and modular homes increased at slightly less than the growth rate indicated by the 27-year period above.

Age and Condition of Harrison’s Housing Stock

According to the *2000 Federal Census for Physical Housing Characteristics*, Harrison has 29 homes lacking complete plumbing facilities and 27 homes lacking complete kitchen facilities. 33

Number of Housing Units to 2007

1980	1990	2000	2007
964	1,193	1,430	1,733

Occupancy and Vacancy Rates 2000

	#	%
Total Units	1,430	100
Occupied	920	64
Owner Occupied	799	86.8
Renter Occupied	121	13.2

This chart displays a vacancy rate of 36% of the homes in Harrison as of the 2000 census. This chart also indicates that nearly 87 percent of homes are owner occupied, while homes occupied by renters are just over 13 percent. From the 2000 U.S. Census, the total housing units are 1,430. Owner- and renter-occupied dwellings total 920. When seasonally occupied homes (466) are added to the previous category, the total occupied homes are 1,386. That places the vacancies at 44 total housing units, or just 3% of the total housing units.

Affordable Housing

“Affordable housing means a decent, safe and sanitary dwelling, apartment or other living accommodation of a household whose income does not exceed 80% of the median income for the area defined by the United States Department of Housing and Urban Development” (Comprehensive Planning: A Manual For Maine Communities, Augusta, Maine). This area is usually considered to be the county in which the town resides.

The three categories of affordable housing in the State’s Model are Very Low Income, Lower Income, and Moderate Income. All three of these categories of affordable housing are related to the median income of Cumberland County.

For reference, see the median incomes for Cumberland County, Oxford County, and Harrison provided below. These figures are taken from the 2000 U.S. Census.

Median Income

Cumberland County	\$44,048
Oxford County	\$33,435
Harrison	\$35,478

The Very Low Income category comprises households where the income does not exceed 50% of the median income of Cumberland County. It is assumed that housing costs are approximately 33% of income.

	<u>50%</u>	<u>1/3 of Income</u>	<u>Monthly Rent or Mortgage</u>
Cumberland County	\$22,024	\$7,268	\$606
Oxford County	\$16,717	\$5,517	\$460

Harrison \$17,739 \$5,854 \$488

These figures for Harrison are low even for a two-bedroom rental.

The Lower Income category is based on households with an income range of between 51% to 80% of the median income.

<u>51% - 80%</u>	<u>1/3 of Income</u>	<u>Monthly Rent or Mortgage</u>	
Cumberland Co.	\$22,464 – 35,238	\$7,413 – 11,629	\$618 – 969
Oxford Co.	\$17,052 – 26,748	\$5,627 – 8,827	\$469 – 736
Harrison	\$18,094 – 28,382	\$5,971 – 9,366	\$498 – 781

The monthly rent or mortgage figures for Harrison are still insufficient for rent at the lower end of the scale. The numbers at the high end of the scale could begin to support monthly rentals. The Moderate Income category is determined by households with an income range between 81% to 150% of the median income.

	<u>81% - 150%</u>	<u>1/3 of Income</u>	<u>Monthly Rent or Mortgage</u>
Cumberland Co.	\$35,679 – 66,072	\$11,774 – 21,804	\$981 – 1817
Oxford Co.	\$27,082 – 50,153	\$8,937 – 16,550	\$745 – 1379
Harrison	\$28,737 – 53,217	\$9,483 – 17,562	\$790 – 1464

The monthly rent or mortgage figures for Harrison indicate that at the lower end, it would be sufficient to support rental housing costs. At the higher end, though, the figures would support inexpensive mortgage costs.

ANALYSIS

The growth rate of the population has remained fairly stable over the past 27 years. The rate has varied from 1.32% to 3.79% from one 10-year period to the next. The overall average growth rate from 1980 to 2007 is 21.56%. Knowing the small rate of change and the average percent in population growth should allow Harrison to anticipate the population growth over the next 10 years, if all things are equal. As a result, the town can direct housing to the most appropriate areas, and anticipate the impact on the town’s infrastructure and residential tax base.

The type of housing unit chart indicates a predominance of single family or mobile homes. This fact reveals there has been zero growth for multi-unit structures. An increase in multi-unit structures could provide some of the affordable housing that is needed. In addition, the population of Harrison is aging. The number of citizens age 65 and over has increased from 10.9% in 1990 to 13.4% in 2000. Furthermore, Harrison has been a location where singles and couples retire. With this in mind, housing for elderly or senior persons must become an important element in the planning of future housing.

Harrison’s housing stock is fairly new, with about one third of the houses constructed since 1980. The housing occupancy issue is not a major concern at this time. The vacancy rate as of the 2000 U.S. Census was only 3%.

The rental or purchase of housing for families in either the Very Low or Lower Income categories is not possible. Housing costs are too high for both of these categories. The ability to purchase or rent really only becomes possible for people who are in the Moderate Income

category. Even with that, the homes purchased would only be inexpensive or slightly moderate. Harrison's building ordinance does not lend itself to affordable or multi-unit structures.

GOAL and POLICIES

Goal

To assure that Harrison's land use policies and ordinances encourage the siting and construction of affordable housing within the community and comply with the requirements of Section 4358 pertaining to individual mobile home and mobile home park siting and design requirements.

Policies

1. Review ordinances, including density, minimum lot sizes, frontage requirements, and the manner in which multi-family and mobile home developments, congregate housing, and accessory apartments are treated to determine whether any revisions are possible to make housing easier and less expensive to develop. Accessory apartments may provide affordable housing for a renter and also a welcome source of income for the homeowner. If no ordinance exists, consider the development of such ordinances.
2. Consider setting aside town-owned parcels of land and making them available for affordable housing proposals, provided that the resulting housing remains affordable for the long-term.

IMPLEMENTATION

Rewrite ordinances to encourage affordable housing so the town can meet the state's recommended level of 10% affordable housing in new construction.

Section 10: Transportation

INVENTORY



Harrison, being a small town in the upper northeast corner of Cumberland County, has no established public transportation services. The Peoples' Regional Opportunity Program (PROP) provides some special transportation services for its low-income clients. They can provide rides for their clients for such things as doctor's appointments, but PROP needs to be notified in advance of any needs. In addition, the Senior Transportation Program associated with the Bridgton Community Center can provide rides to the elderly needing transportation for doctor's appointments and other services.

Given the lack of public transportation, private vehicles are the primary mode of transportation in Harrison. The road system in Harrison consists of two state-maintained roads running through town: Rte. 35 runs north/south through town from Rte. 302 in Naples to the town of Waterford and beyond, and Rte. 117 runs east/west from Bridgton to Otisfield and the Norway/Paris area. Rte. 117, which runs through Harrison Village and is considered the Town's main street, was totally rebuilt by the state through the Village and around Crystal Lake. This reconstruction project revitalized the downtown area with new sidewalks and reconfiguration of the Town Common to make the Village a more pedestrian-friendly area.

In addition to these two numbered state roads, there is one state-aid road in Harrison called Bolsters Mill Rd. that runs from Rte. 117 to Bolster Mills Village and the Otisfield town line. The Town of Harrison provides winter maintenance for Bolsters Mill Rd. and Rte. 35, and the Maine Department of Transportation is responsible for road maintenance and improvements on these two roads, plus summer and winter maintenance of Rte. 117.

All other roads in the town, with the exception of numerous private roads, are owned and exclusively maintained by the town. These roads total approximately 48 miles, of which 7.1 miles are gravel roads. These are all two-lane roads of approximately 20-foot wide with adequate shoulders and ditches. The town has maintained a Capital Road Improvement program for over the past 20 years, and has appropriated \$250,000 per year to get and keep these roads and bridges in good condition. Over the years, the town has rebuilt and repaved a

significant number of miles of town roads with the goal of eventually eliminating all gravel roads and making them paved, with adequate shoulders and ditches.

Harrison also has a number of bridges and large culverts to maintain. Two of these over The Crooked River, Ryefield Bridge and Scribners Mill Bridge are jointly maintained by Harrison and Otisfield.

ANALYSIS

To bolster its Capital Road Improvement program, the Capital Road Improvement program is reviewed and updated by the Board of Selectmen and Town Manager/Road Commissioner on a five-year interval. The town owns its own gravel pit from which it crushes an adequate amount of gravel to rebuild roads on a yearly basis. The Public Works Department is a full-service department with the equipment and supplies necessary to undertake most road and bridge construction in-house. The town has adopted and follows the standards set out in its New Road Construction Ordinance adopted in June 1992.

Bicycle traffic is becoming more prevalent, and Harrison's country roads do not have paved shoulders that would make bicycling much safer. The section of Rte. 117 that was recently rebuilt does have paved four-foot shoulders that do provide for safe bicycling, but this issue will have to be addressed further in the future.

GOAL and POLICIES

Goal

To maintain and improve Harrison's present system of roads and to encourage the development of public transportation.

Policies

1. Any new subdivision roads must be built and maintained according to Harrison Subdivision Standards.
2. To promote the use and development of public transportation systems.
3. Provide adequate yearly funding for the maintenance and improvement of town roads and bridges.

IMPLEMENTATION

1. To lobby the state to rebuild and maintain its roads through the town. (Rte. 117, Rte. 35, Bolsters Mill Rd.)
2. Maintain and update subdivision and road standards as necessary.
3. Support regional public transportation systems.

4. Ensure the Capital Road Budget receives sufficient funding to maintain and improve towns roads and bridges according to the five-year plan.

Section 11: Recreation and Open Space



INVENTORY (Maps 9 and 10)

Municipal parks and recreation areas

Harrison is fortunate to have a good system of parks. These include Crystal Lake Park, RADR, Mill Pond Park, and Long Lake Park. Crystal Lake Park has a baseball field, playground, and a public beach with picnic tables and grills. RADR (Field of Dreams) is a major sports complex with two baseball fields, soccer field, two tennis courts, a basketball court, and a playground. Mill Pond Park is a small park with picnic tables. Long Lake Park is also a small park with a gazebo and boat docks.

Harrison Elementary School also has a playground and outdoor basketball court, as well as an indoor gymnasium that is used for summer recreation programs, and winter volleyball and basketball community league play.

Other outdoor recreation and open space

Public and private

Harrison has access to much private land for hunting, fishing, hiking, horseback riding, cross-country skiing, and snowshoeing. An active local snowmobile club, partially funded by the town, maintains 40 miles of a comprehensive trail system. Harrison also has two privately owned campgrounds and two campgrounds open to the public.

Public access to water bodies

Harrison has had the foresight to have acquired three community beaches. The major town-owned beach is Crystal Lake Beach, which is adjacent to Crystal Lake Park.

Two other smaller beaches are Long Lake Beach at the head of Long Lake adjacent to the Bridgton Rd. (Rt. 117), and Zakelo Beach, also on Long Lake at the end of Zakelo Rd.

Three boat ramps provide access to area lakes. One ramp is located on Crystal Lake adjacent to the park. Another is located at the head of Long Lake, and the third is at Zakelo Beach.

ANALYSIS

In general, existing recreational facilities are adequate for the foreseeable future. However, the development of walking trails and cross-country ski trails on the unused land of the RADR complex would add to the already existing recreational facilities, but would require increased maintenance and preparation costs that need to be considered. The development of walking trails along the lakes would be a difficult process as the overwhelming majority of the land is privately owned, and the town would have to obtain easements from the property owners.

GOAL and POLICIES

Goal

To promote and protect the availability of outdoor and indoor recreation opportunities for all Harrison citizens, including access to surface water.

Policies

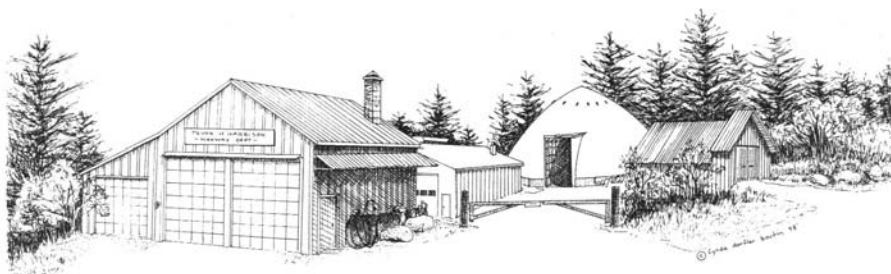
1. To promote annual funding for recreational facilities included in the inventory and analysis section.
2. Encourage the designation of “rural” areas in Harrison’s future land-use plan, including important tracts of open space that provide recreational opportunity as well as natural resource benefits.
3. Assure public access to all Harrison-owned waterfront property.
4. Encourage housing development closer to public recreational facilities to provide easier access for Harrison’s citizens.

IMPLEMENTATION

- 1 Explore a cost-benefit analysis of cross-country and walking trails at RADR.
- 2 Develop a land-use ordinance that designates rural areas.

Section 12: Public Facilities and Services

INVENTORY (Map 10)



Public Works

The Harrison Public Works Facility is located on the Edes Falls Rd. at the intersection with Carsley Rd. There is a Town Service Garage Building, a salt shed, a sand shed, a small building

housing storage tanks for gasoline and diesel, and storage shed for equipment. The Town Storage Shed is almost 60 years old and in need of major renovation or replacement. The buildings and the date of their construction are:

<u>Building</u>	<u>Date of Construction</u>
Service Garage	1966
Salt Shed	1997
Sand Shed	1994
Fuel Shed	1970
Storage Shed	1950

The Public Works Department, with one seasonal and five full-time employees, is responsible for the maintenance of 77 miles of roads, both gravel and hardtop.

The town owns 10 major pieces of equipment: six plow trucks, a pickup truck, a grader, a loader, and a backhoe, as well as other pieces of equipment. Other required equipment is rented as needed.

<u>Piece of Equipment</u>	<u>Date of Manufacture</u>
Hot Top Roller & Trailer	1974
Steamer & Trailer	1990
Hay Chopper & Trailer	2004
York Rake	1988
#9 Wheeler	2006
#7 Wheeler	1998
#1 Single Axle	2004
#3 Single Axle	2004
#2 1 Ton Dump	2004

#12 Pick Up	2002
#4 Single Axle	1983
Compactor	1990
Loader	1999
Back Hoe	1999
Back Hoe	1993
Grader	2007
Steam Cleaner	1996
Welder	2005
Saws (3)	1996
Pole Saws (2)	1998
Leaf Blowers (2)	2005
Paint Striper (1)	1997

The department has informal agreements with Waterford and Bridgton to share equipment and supplies.

Public sewer, water supply, drainage

Harrison has no public sewer and a very limited drainage system. However, the village is served public water by the Harrison Water District. The District is a quasi-municipal entity served by a Board of Trustees independent of town government. The District supplies 320 services in Harrison and North Bridgton. The source of the water is a small aquifer along the Bear River on Tolman Rd. The infrastructure of the system has been upgraded in the last 20 years to meet the latest drinking water standards of the Environmental Protection Agency (EPA). These include new ductile water mains throughout the service area, a reservoir expansion up to 400,000 gallons, and a new water pump station that treats the water to make it less corrosive to meet the lead and copper minimums set by the EPA. The system has experienced only a small amount of growth in the last 10 years, and this pattern is not expected to change.

Solid Waste

The Harrison Transfer Station is located off the Norway Road (Rt. 117) just before the Oxford County line. It comprises approximately 9 acres. The town works with ECO Maine for recycling and solid waste. The facility includes two buildings: one is a combined office and solid-waste disposal point, and the other is a metal pre-fabricated garage currently used as a "Second Chance" operation. In addition, a small wooden building is used for bottle and can donations to the Harrison Boosters. There is also a demolition ramp that with two 40 cubic yard waste containers (owned by Harrison). The solid-waste operation includes two compactors that have a \$50,000 replacement value. The transfer station also includes a single-sort recycling operation that is presently using one of the two compactors. The town has an agreement with Oxford County Solid Waste for the collection and disposal of universal waste, such as computers, television sets, and fluorescent light fixtures. The backhoe listed under the Public Works is also on site.

The staff consists of two full-time employees.

Law enforcement

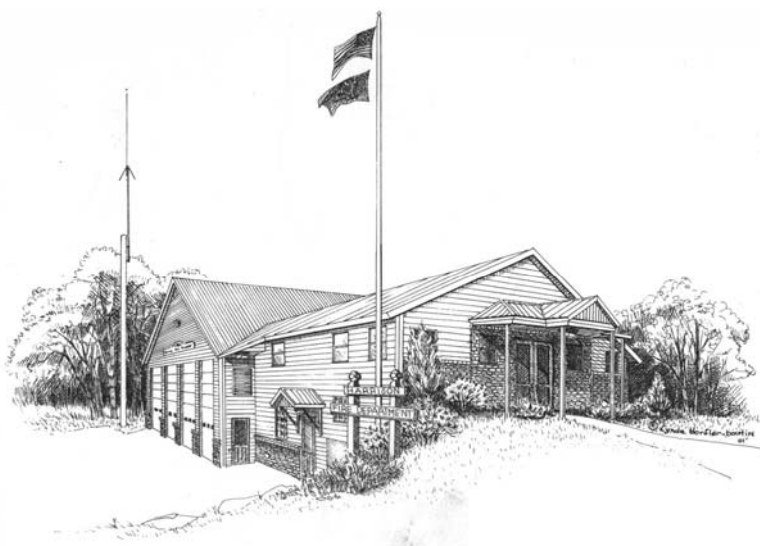
Harrison does not have its own law enforcement department. Hence, there is no facility associated with this function. Harrison contracts with Cumberland County Sheriff's Department for a Deputy Sheriff who works 40 hours per week exclusively for the town. The town pays his salary along with funding the purchase and maintenance of a police cruiser and its equipment. i.e., shot gun, radar, emergency lights, etc. The town also pays for all of the deputy's equipment to include a personal weapon, uniforms, and gear. Furthermore, the town employs a summer deputy for 40 hours per week from June through August. The rest of the time, the town has to rely on the Sheriff's Department Road Patrol.

Law enforcement coverage has not essentially changed in several years in Harrison. The resident deputy has not changed other than when his scheduled 40 hour shifts are worked. The summer deputy is critical due to the influx of seasonal residents and visitors. Crime statistics have not shown any particular change in crime rates or the severity of criminal activity.

Essentially, the town is only patrolled 40 hours per week (80 hours June through August). During the period of not having a dedicated patrol, police protection is provided by available Cumberland County Sheriff's units. Response times can vary depending on where the closest unit may be, which can be up to half an hour. If a serious need arises and the county cannot respond quickly, the Bridgton Police department will respond.

Schools

Harrison belongs to Maine School Administrative District (MSAD) #17. Harrison has 412 students in the school system, of which 200 are in grades K-6 and 212 in grades 7-12. The student population has shown a steady decline over the last 10 years. The Harrison Elementary School, grades K-6, is located on Naples Rd. The facility was built in 1986-1987, and has a playground, outdoor basketball court, and playing field as well as a gymnasium. Harrison students in grades 7-12 attend the Oxford Hills Middle School and the Oxford Hills Comprehensive High School, both of which are in South Paris.



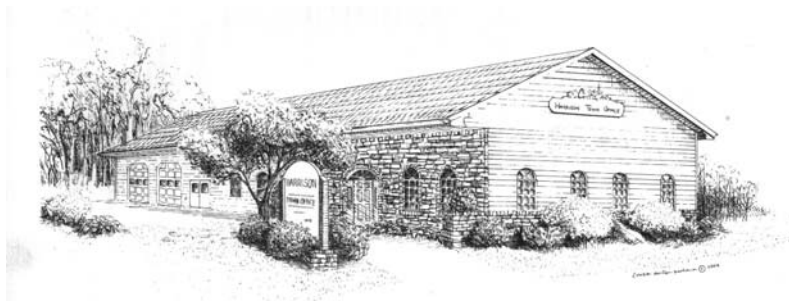
Fire and rescue

Harrison has a volunteer fire department with about 36 members. The town's fire station, built in 1991, is located on School St. At the same location there is a Fire Training Building, as well as a tower and siren. There is also a radio repeater and antenna located on Summit Hill. Mutual Aid agreements exist with the Town of Bridgton and other surrounding communities. Harrison currently contracts with Cumberland County Regional Communications Center Dispatch for dispatch services for the Fire Department.

The town has no rescue department, but contracts with PACE Ambulance. In addition, there are paramedic-trained personnel who live in Harrison and can respond as first responders.

Fire Department apparatus:

- 1981 Army Surplus 6x6 Forestry Truck
- 1993 Freightliner Fire Truck – 1000 Gallon Pumper
- 2000 Freightliner Fire Truck
- 2005 Freightliner Fire Truck M2 – 3000 Gallon Poly Tanker
- 2005 Ford F-550 – Mini Pumper
- 2008 Ford F550 – Squad Truck



Town government

Harrison has a Town Manager form of government. The five-member Board of Selectmen is elected. They in turn hire and supervise the Town Manager, who is responsible for the day-to-day operations of the town. The Selectmen

appoint the Town Clerk, who is also the Registrar of Voters. Supervision of the Town Clerk is provided by the Town Manager. The Town Manager is the Road Commissioner, and he supervises the Road Foreman. The Town Manager hires all other Town employees, with the approval of the Board of Selectmen, and supervises them. The Board of Selectmen also makes all committee appointments. There is a Code Enforcement Officer who also serves as the Assessing Agent. There is an elected five-member Planning Board and a five-member Board of Appeals.

Harrison’s Town Office is located on Front St. The building was occupied in 2003 following renovation, and contains all municipal government facilities with the exception of the Public Works Department, which is located at the Town Garage. All Board meetings are conducted in the meeting room at the Town Office, which also is the town’s polling location for voting. In addition, there is a small community room at the Fire Station that is used for meetings. The old Town Office was converted to the Harrison Village Library in 2003.

Libraries

There are two libraries located in the town of Harrison. The Harrison Village Library is located on Front St. at the intersection of Rtes. 35 and 117. The building was the old town office, which was renovated and occupied in 2004. The Bolsters Mills Library is located on the Bolsters Mill Rd.

ANALYSIS

Transfer Station

The current size and configuration of the Transfer Station appears to be inadequate for future needs. There has been a dramatic increase in the amount of demolition material, particularly from contactors, and the amount of household waste and recyclables, particularly in the summer months, has increased. The limited size and capacity of the facility has resulted in

more frequent transportation requirements, which in turn has resulted in increased costs because of rising fuel costs and tipping fees. Expansion is difficult because of the physical land area available for the facility. Some modification of the current layout of the facility is possible, and this could contribute to a limited increase in capacity. Long term, the separation of demolition should be considered, in particular, resalable clean wood. The "Second Chance" operation could also produce some funds for the town if it were operated similar to a flea market. As the population grows, so will the use of the Transfer Station. The key will be to manage the station responsibly and continue to consider innovative options to increase efficiency.

Public Works

The Public Works' service garage and storage shed can only house a limited number of the department's equipment. As a result, much of the equipment is exposed to the elements throughout the year, as well as damage from other sources. The town needs a building in which to house all of its Public Works vehicles and equipment. The State of Maine indicates that one individual in a truck can only take care of 9 miles of road and do a good job. The highway department has 77 miles of road to maintain. At least one additional employee is needed for winter plowing and increased summer work. The age of some of the equipment is also of concern. A detailed equipment replacement program should be developed.

Many new driveways and access roads, particular those that go up hill from a town road, have been constructed in a straight line. This has resulted in these driveways and access roads becoming rivers and streams in rainy weather and during the snow melt, with the adverse effect of damaging the town roads and increasing road maintenance. Current ordinances need to be amended to require new private roads and driveways to use turns in their construction in order to reduce damage to town roads. The limited number of Public Work's employees is a major constraint on accepting new town roads.

Law enforcement

Law enforcement is inadequate to meet the law enforcement needs of the county. Growth will obviously impact the infrastructure to include the need for public safety. It is commonly known that there are long periods of non-patrol coverage in the town during the week. This can have an impact on crime deterrence, and as the population increases this may be exacerbated. The town needs to examine all possible avenues for providing increased law enforcement coverage.

Fire department

The aging of fire department personnel is of particular concern. During any given workday, the personnel available to respond to a call are all over 60 years of age. Few young people are volunteering for the fire service. This is the result of ever-increasing time commitments for training and maintenance. The town needs to examine ways to attract more people to the fire service. This effort needs to be coordinated with state officials to provide a comprehensive approach to a state-wide problem.

Replacement costs for fire department equipment are ever-increasing. The town needs to develop a comprehensive approach for the purchase and proper maintenance of the equipment. This may include creating capital reserve accounts into which money is provided each year in order to reduce the budgetary impact of large, one-time purchases of equipment.

The town currently contracts with Cumberland County Regional Communications Center for dispatching services for the fire department, or approximately 40 calls per year.

The physical facilities of the department appear to be adequate for the foreseeable future, however, it is important to provide the necessary funds to adequately maintain these facilities.

GOAL and POLICIES

Goal

To plan for Harrison's finances and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies

1. To analyze the current public facilities, their condition, and the adequacy for future growth. Develop priorities for improvement or replacement to meet the needs of municipal departments based on projected growth.
2. Analyze the capacity and location of municipal departments to meet the needs of projected future growth.
3. Analyze the financial responsibility of the municipality versus developers on the municipal infrastructure.

IMPLEMENTATION

1. Develop a comprehensive equipment replacement program for each department
2. Develop a management, maintenance, and replacement program for buildings and grounds
3. Study the options to manage the fire department to resolve the problem of low volunteerism.
4. Investigate all possibilities for providing adequate law enforcement for the town.
5. Consider the use of impact fees on developers to offset the extra burden on public facilities and services.

Section 13: Fiscal capacity

INVENTORY

The fiscal state of the Town of Harrison is good. With the town's infrastructure in satisfactory condition, an Undesignated Fund Balance in excess of \$1.7million and no outstanding long term debt, the town is in a financial position to finance future capital expenditures with little or no long-term borrowing.

The town is an owner/member of Ecomaine, a nonprofit waste-management company that is currently carrying a debt of \$10,160,000. There are 21 member towns of Ecomaine, and Harrison's share of the debt is 1.54%. Harrison's contractual commitment to Ecomaine has resulted in the town paying more than double the average rate for trash disposal. The Selectmen are considering this situation.

With the stability of the financial picture of Harrison, the tax rate has remained remarkably stable over the years, and is average to below average for the Cumberland County region. Over the past 10 years (1997-98 through 2007-08), the tax rate has varied between \$13.35 and \$17.40, with an average of \$15.40. Over that same time period, the municipality assessed value has increased from \$173,939,719 to \$305,077,154. The corresponding municipal budget over the same time period has gone from \$1,365,581 to \$2,054,254.

Property Tax Data

Year	Assessed Value	Increase from Prior Year	Municipal Budget	Increase from Prior Year	Tax Rate
1997-98	\$173,939,719.00		\$ 1,365,581.00		14.55
1998-99	176,675,320.00	1.6%	1,328,457.00	-2%	15.35
1999-2000	184,475,800.00	4.2%	1,435,867.00	7.5%	15.10
2000-01	187,878,600.00	1.9%	1,575,050.00	8.9%	16.00
2001-02	193,035,800.00	2.7%	1,653,645.00	4.8%	16.60
2002-03	198,946,200.00	.3%	1,790,590.00	7.7%	17.40
*2003-04	276,480,900.00	28.1%	1,851,900.00	3.4%	*13.35
2004-05	286,742,080.00	3.6%	1,959,379.00	5.5%	13.92
2005-06	287,598,586.00	.3%	1,965,379.00	.3%	15.65
2006-07	296,851,400.00	3.2%	1,963,471.00	-.09%	15.80
2007-08	305,077,154.00	2.7%	2,054,254.00	4.4%	15.70

*The town refactored all property values that year.

ANALYSIS

During this same 10-year period, municipal revenues saw a steady increase. Since revenues can be used to reduce the amount of the budget that must be paid through taxes, the gross budget gets reduced by the amount of revenue that is generated by the town.

Revenue Summary

Year	Excise Tax	Revenue Sharing	Other Revenue	Total
1997-98	\$ 240,186.00	\$ 106,031.00	\$ 160,753.00	\$ 506,970.00
1998-99	263,199.00	127,544.00	167,648.00	558,391.00
1999-2000	290,128.00	156,213.00	149,622.00	595,963.00
2000-01	299,892.00	152,130.00	151,631.00	603,653.00
2001-02	339,640.00	152,021.00	147,750.00	639,411.00
2002-03	375,105.00	174,196.00	159,078.00	681,379.00
2003-04	384,488.00	185,865.00	137,516.00	680,869.00
2004-05	397,156.00	162,213.00	139,241.00	698,610.00
2005-06	424,170.00	150,755.00	160,758.00	735,683.00
2006-07	417,082.00	159,473.00	269,755.00	846,310.00

Harrison is a small rural town whose tax base is made up largely of residential land and buildings. With the exception of a few large commercial accounts, such as Portland Pipeline Corporation, Portland Natural Gas Transmission System, and Central Maine Power Company, the Harrison tax base is made of residential year round and seasonal property. Harrison has a significant amount of seasonal properties with shore frontage, and nearly 50 percent of the tax base is owned by seasonal residents and retirees. This group doesn't impact our school system, which comprises 60% of our budget.

CAPITAL IMPROVEMENT PROGRAM

A Capital Improvement Program (CIP) can facilitate the planning for the expenditure of tax funds for the future and long-term financial stability of the town. The CIP examines the future needs of the separate town departments, and plans for the expenditures necessary to keep the town from falling behind in the upkeep of its infrastructure. At a minimum, the CIP should address the future needs of the Fire Department, Public Works Department, Solid Waste, Recreation, and Municipal Offices and Buildings. The Town Manager has been tasked with developing a comprehensive five-year CIP to be completed by June 30, 2009.

For the Town of Harrison, a comprehensive CIP would include the following projects. Extensive work also needs to be conducted to improve drainage.

Capital Improvement Program

DEPARTMENT	CAPITAL IMPROVEMENT	COST	YEAR ACCOMPLISHED
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Fire Dept.	<i>Portable Generator</i>	\$ 5,000.00	2009
Fire Dept.	<i>Turn Out Gear</i>	20,000.00	2010
Fire Dept.	<i>SCUBA</i>	45,000.00	2010
Fire Dept.	<i>Radio System</i>	20,000.00	2011
Fire Dept.	<i>Fire Station Roof</i>	30,000.00	2012
Fire Dept.	<i>Forestry Truck #7</i>	200,000.00	2012
Fire Dept.	<i>Cascade Bottles</i>	10,000.00	2013
Fire Dept.	<i>Engine #3</i>	300,000.00	2017
Public Works	<i>Public Works Garage</i>	250,000.00	2009
Public Works	<i>Plow Truck – Single Axle</i>	120,000.00	2010
Public Works	<i>Pick-Up Truck</i>	20,000.00	2010
Public Works	<i>Culvert Steamer</i>	10,000.00	2011
Public Works	<i>Plow Truck – Wheeler</i>	180,000.00	2012
Public Works	<i>Sidewalk Plow</i>	50,000.00	2013
Public Works	<i>Loader</i>	150,000.00	2014
Public Works	<i>Scribner's Mill Bridge</i>	50,000.00	2009
Public Works	<i>Backhoe</i>	100,000.00	2015
Public Works	<i>Washer</i>	10,000.00	2016
Solid Waste	<i>Attendant Building</i>	10,000.00	2010
Solid Waste	<i>Replace Compactors</i>	20,000.00	2009
Solid Waste	<i>Recycling Compactor</i>	25,000.00	2010
DEPARTMENT	CAPITAL PROJECT	COST	YEAR ACCOMPLISHED
Recreation	<i>Basket Ball Court-Crystal Lake Park</i>	20,000.00	2009
Recreation	<i>Skateboard Surface-Crystal Lake Park</i>	15,000.00	2009
Recreation	<i>Rebuild Swim/Maintenance Building-Crystal Lake Park</i>	30,000.00	2010
Municipal Buildings	<i>Refurbish Community Room</i>	15,000.00	2009

Infrastructure improvements to the local road system are not included in the CIP, because it is a part of the yearly operations budget. Within the annual budget, there is a long-standing road CIP. The town annually appropriates \$250,000 for this ongoing project. In the fiscal year 2008-09, it is anticipated to increase this account to \$300,000.

The Town is awaiting the re-release of a software package from DOT, which will allow us to maintain a complete inventory of all roads. Further, it will allow the town to rate the condition of the roads and prioritize the Road Improvement Program. It is estimated that approximately \$5 million dollars would be required to get all the Harrison roads up to minimum standard.

GOAL, POLICIES

Goal

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

Policies

1. To get the most bang for the buck.
2. To maintain Harrison's current financial stability.

IMPLEMENTATION

1. To develop a five-year capital improvement plan that will maintain and improve current facilities and services and accommodate future growth.
2. Explore the possibility of employing a professional grant writer.

Sources for all sections: Harrison Comprehensive Plan Draft 1992, Harrison Comprehensive Plan 1987, Otisfield Comprehensive Plan Update May 2003, Waterford Comprehensive Plan, Bridgton Comprehensive Plan, Harrison's Bear River Aquifer Protection Ordinance, Beginning with Habitat from Maine Inland Fisheries and Wildlife, Comprehensive Planning: A Manual for Maine Communities, 2000 Census and updates, Shoreland Zoning Ordinance, Sub Division Ordinance, Site Plan Review, Lakes Environmental Association, Harrison Town Reports 2001-2007, Harrison Town Assessors'

Addendum

4358. Regulation of manufactured housing

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Manufactured housing" means a structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. The term includes any type of building that is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. For purposes of this section, two types of manufactured housing are included. Those two types are:

(1) Those units constructed after June 15, 1976, commonly called "newer mobile homes," that the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures transportable in one or more sections, that in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and that are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities including the plumbing, heating, air conditioning or electrical systems contained in the unit.

(a) This term also includes any structure that meets all the requirements of this subparagraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401, et seq.; and

(2) Those units commonly called "modular homes" that the manufacturer certifies are constructed in compliance with Title 10, chapter 951, and rules adopted under that chapter, meaning structures, transportable in one or more sections, that are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning or electrical systems contained in the unit. [1995, c. 625, Pt. A, §35 (AMD).]

B. "Mobile home park" means a parcel of land under unified ownership approved by the municipality for the placement of three or more manufactured homes. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW); 1989, c. 506, §1 (AMD).]

B-1. "Mobile home park lot" means the area of land on which an individual home is situated within a mobile home park and which is reserved for use by the occupants of that home. A municipality may require a lot to be designated on a mobile home park plan. [1989, c. 506, §2 (NEW).]

C. "Mobile home subdivision or development" means a parcel of land approved by the municipal reviewing authority under subchapter IV for the placement of manufactured houses on individually owned lots. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

D. "Permanent foundation" means:

(1) For "newer mobile homes," as defined in paragraph A, subparagraph (1), a foundation that conforms to the installation standards established by the Manufactured Housing Board; or

(2) For "modular homes," as defined in paragraph A, subparagraph (2), a foundation that conforms to the municipal building code or, in the absence of a municipal building code, a foundation that conforms to the Building Officials and Code Administrators National Code (1990). [1993, c. 487, §1 (RPR).]

E. "Pitched, shingled roof" means a roof with a pitch of 2 or more vertical units for every 12 horizontal units of measurement and which is covered with asphalt or fiberglass composition shingles or other materials, but specifically excludes corrugated metal roofing material. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

[1995, c. 625, Pt. A, §35 (AMD) .]

2. Location of manufactured housing. Municipalities shall permit manufactured housing to be placed or erected on individual house lots in a number of locations on undeveloped lots where single-family dwellings are allowed, subject to the same requirements as single-family dwellings, except as otherwise provided in this section.

A. For the locations required by this section, municipal ordinances may not require that manufactured housing on individual lots be greater than 14 feet in width, although municipalities may establish design criteria, including, but not limited to, a pitched, shingled roof; a permanent foundation; and exterior siding that is residential in appearance, provided that:

(1) The requirements do not have the effect of circumventing the purposes of this section; and

(2) The design requirements may not be used to prevent the relocation of any manufactured housing, regardless of its date of manufacture, that is legally sited within the municipality as of August 4, 1988. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

B. Providing one or more zones or locations where mobile home parks or mobile home subdivisions or developments are allowed does not constitute compliance with this section. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

C. This section does not prohibit municipalities from establishing controls on manufactured housing which are less restrictive than are permitted by this section. [1989, c.

104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

D. Municipalities may not prohibit manufactured housing, regardless of its date of manufacture, solely on the basis of a date of manufacture before June 14, 1976, or the failure of a unit to have been manufactured in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70. Municipalities may apply the design standards permitted by this section to all manufactured housing, regardless of its date of manufacture, and may apply reasonable safety standards to manufactured housing built before June 15, 1976, or not built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70. [RR 1993, c. 1, §75 (COR).]

E. Notwithstanding any other provision of law, any modular home that meets construction standards for state-certified manufactured homes adopted pursuant to Title 10, section 9042 must be allowed in all zones where other single-family homes are allowed. [1995, c. 199, §1 (AMD).]

[1995, c. 199, §1 (AMD) .]

3. Regulation of mobile home parks. This subsection governs a municipality's regulation of mobile home parks.

A. Except as required under Title 38, or an ordinance adopted pursuant to Title 38, a municipality shall not require:

(1) The size of any mobile home park lot served by a public sewer system to be larger than the smaller of:

(a) Six thousand five hundred square feet; or

(b) The area of the smallest residential lot permitted in the municipality;

(2) The size of any mobile home park lot with on-site subsurface waste water disposal to be larger than 20,000 square feet; or

(3) The size of any mobile home park lot served by a central on-site subsurface waste water disposal system approved by the Department of Health and Human Services to be larger than 12,000 square feet, provided that a municipality may require that the overall density of the mobile home park be no more than one home for every 20,000 square feet. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW); 1989, c. 506, §3 (RPR); 2003, c. 689, Pt. B, §6 (REV).]

B. A municipality shall not require the overall area of a mobile home park to be greater than the combined area of its mobile home park lots plus:

(1) The area required for road rights-of-way;

(2) The area required for buffer strips, if any; and

(3) For mobile home parks served by a public sewer, an additional area for open space, storage or recreation, as those terms are defined by local ordinances applicable to all residential

developments. A municipality shall not require this additional area to be greater than 10% of the combined area of the individual lots within a mobile home park; and

(4) The area of any setbacks required under Title 38 or an ordinance adopted pursuant to Title 38. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW); 1989, c. 506, §3 (RPR).]

C. Except as required under Title 38 or an ordinance adopted pursuant to Title 38, a municipality shall not require setbacks that have the effect of requiring lots larger than those permitted under paragraph A. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW); 1989, c. 506, §3 (RPR).]

D. Notwithstanding paragraph C, a municipality may require that mobile homes on lots adjacent to a public road be set back from the public road according to requirements applicable to other residential developments. [RR 1993, c. 1, §76 (COR).]

E. A municipality shall not require road frontage on individual lots within a mobile home park that has the effect of requiring a manufactured home on the lot to be placed parallel to an adjacent private or public roadway. [1989, c. 506, §3 (NEW).]

F. Except as provided by paragraph G, municipal road standards shall not apply to private roads within a mobile home park unless the developer intends to offer the roads to the municipality for acceptance as town ways. [1989, c. 506, §3 (NEW).]

G. A municipality may require by ordinance or rule that privately owned roads within a mobile home park:

(1) Be built according to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board;

(2) Have a right-of-way up to 23 feet in width, 20 feet of which the municipality may require to be paved; and

(3) Conform to reasonable safety standards applicable to intersections with public ways adjacent to the mobile home park. [1989, c. 506, §3 (NEW).]

H. The Manufactured Housing Board shall develop standards for construction of roads within a mobile home park no later than January 1, 1990. The board shall submit these standards to the joint standing committee of the Legislature having jurisdiction over legal affairs matters for that committee's review. [1989, c. 506, §3 (NEW).]

I. A municipality may require buffer strips, not to exceed 50 feet, including individual lot setbacks, along any mobile home park boundary which abuts land used for residential use if the per-acre density of homes within the mobile home park is at least 2 times greater than:

(1) The density of residential development on immediately adjacent parcels of land; or

(2) If the immediately adjacent parcels of land are undeveloped, the maximum net residential density permitted by applicable municipal ordinances or state law.

No structures, streets or utilities may be placed in the buffer strip, except that utilities may cross a buffer strip to provide services to a mobile home park. Municipalities may impose

reasonable natural screening requirements within the first 25 feet of the buffer strip as measured from the exterior boundaries of the mobile home park if the requirements are no greater than those for other residential developments. [1989, c. 506, §3 (NEW).]

J. A municipality shall not require electrical utilities and telephone lines to be located underground within a mobile home park. A municipality shall allow a developer to install utilities anywhere within the mobile home park. [1989, c. 506, §3 (NEW).]

K. Except as required under Title 38, or an ordinance adopted pursuant to Title 38, a municipality may not enact or enforce land use regulations or ordinances, including, but not limited to, subdivision regulations or ordinances, which limit the number of lots in a mobile home park, which circumvent the intent of this section or which conflict with the provisions of this section. [1989, c. 506, §3 (NEW).]

L. Notwithstanding any provision in this subsection, a person developing or expanding a mobile home park has the burden of proving that development will not pollute a public water supply or aquifer or violate any state law relating to land development, subdivision or use. [1989, c. 506, §3 (NEW).]

M. A municipality shall permit mobile home parks to expand and to be developed in a number of environmentally suitable locations in the municipality with reasonable consideration being given to permit existing mobile home parks to expand in their existing locations. A municipality may not select a location for a mobile home park development which is not reasonably suitable because of:

- (1) Prior lot division;
- (2) Locational setting within the municipality;
- (3) Natural features; or
- (4) Other similar factors.

This paragraph is effective January 1, 1990. [1989, c. 506, §3 (NEW).]

[RR 1993, c. 1, §76 (COR); 2003, c. 689, Pt. B, §6 (REV) .]

4. Certification of payment of sales tax. No municipality may allow the construction or location of any new manufactured housing within the municipality by any person other than a dealer licensed by the State with a sales tax certificate, without:

A. A bill of sale indicating the name, address, dealer registration number and sales tax certificate number of the person who sold or provided the manufactured housing to the buyer locating the housing in the municipality; or [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

B. If no such bill of sale is presented, evidence of certification of payment of the sales tax in accordance with Title 36, section 1760, subsection 40, and Title 36, section 1952-B. [1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW).]

In municipalities which require any type of permit for manufactured housing, the permit is

deemed to be not approved or valid until payment of the sales tax has been certified.

[1989, c. 104, Pt. A, §45 (NEW); 1989, c. 104, Pt. C, §10 (NEW) .]

SECTION HISTORY

1989, c. 104, §§A45,C10 (NEW). 1989, c. 506, §§1-3 (AMD). 1993, c. 299, §1 (AMD). 1993, c. 487, §1 (AMD). RR 1993, c. 1, §§75,76 (COR). 1995, c. 199, §1 (AMD). 1995, c. 625, §A35 (AMD). 2003, c. 689, §B6 (REV).

Data for this page extracted on 02/12/2008 09:41:16.

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public.

If you need legal advice, please consult a qualified attorney.

[Office of the Revisor of Statutes](#)

**7 State House Station
State House Room 108**

-END-

Comprehensive Plan
Public Forum Topics & Comments from March 2007

1. Where should residential development be encouraged
*not in Harrison, 50 permits a year with half for new houses, 4 sub divisions a year.
More woods the better, old houses going to waste, where least impact on roads*
2. Where should residential development be discouraged
*deer hill, temple hill. 1 acre lot with half acre for green space, near any state rd
ordinances approved by majority of townspeople at meeting*
3. What areas should have commercial development?
117 towards Norway, small business, access roads,
4. Is Town infrastructure adequate and if not what should be changed
Town offices - *adequate*
Highway garage and equipment – *need scheduled maintenance*
Fire Dept. – *too big, well equipped dept., training required,*
Highways – *town rd and plains rd, increased traffic*
Bridges – *need to be inspected*
Ambulance service – *not town funded, good*
Schools – *2 trailers, lack of space, adequate, teachers increase in salary*
Street lighting – *need more in intersection*
Water system - *expensive, aquifers protected*
5. Should the Town have a budget committee?
most certainly, all other towns have one. Why did we not keep ours?
6. Are our lakes, rivers and streams adequately protected?
no, boat washing system, LEA taking care of lakes
7. How would you define rural character and how important is it?
*very important, dirt roads, trees, woods, green areas, open land, untouched, farms, Land trusts need
to be described better, not easy to get*
8. Are Town services adequate?
yes, sheriff more visible, all year rec dept., could use field of dreams more,
9. Is there adequate public access to private lands?
less and less, nice to have more,
10. Where and how much affordable housing does Harrison need
*a lot more, elderly can't afford, starting pay can't afford, elderly development, subsidized housing,
apartments*

where: *low income anywhere, elderly along major rd (Shoreland restaurant)*

11. Is the present Town government system meeting the Town's needs?

Meetings more open, information the meeting is based on, don't have anything other to go by other than town manager type of gov.

Comments:

Town needs something to encourage young people to stay

Need a sign, send out another survey, control growth, put a moratorium on historical buildings until Comp Plan passes. Who owns shoreline, it's another waiting game.

22 citizens attended and 6 committee members. 1 town selectman and no town manager.

Comprehensive Plan **Public Forum Topics & Comments from July 11 2008**

7/11/07

1. Should Town funds be used to Acquire or protect scenic areas, access to lakes and streams, open space or a system of trails.

Does not want land owned by town (reduction in tax \$ for town).

Cross country ski trail, walking paths, walkway around crystal lake

2. How should the Town address the need for affordable housing? Mobile home parks; apartments; assisted living centers; starter homes; other?

Encourage to allow it,

Retirement village-12 acre lot not available close to town. Something to be done so elder residents can stay in Harrison

Cinder blocks on trailers not pad

Explore cluster housing w/green space

Mobile unit housing w/restrictions

Urban sprawl

Need sewer system

Change minimum lot size

All in favor of affordable housing

3. How should the Town direct residential development in subdivisions?

Large lots, 3 acres or more; small lots in clusters with common areas to make at least one acre per lot; the present 40,000 square foot lot; other?

Reduce lot size for multiple unit housing

Provisions to building permits

Keep lot size for single family homes

4. If zoning were to be enacted in Harrison, how should the Town be zoned?

Lots of laughing

Zoning is good if it's done right, can work if well planned, if started now we can avoid mistakes

Harrison should work on its subdivision bylaws. Need to be able to be changed

Need to look at water and septic

Look at other towns nearby with similar issues and how they handled it.

Copy what works

Poland has done good zoning work. If you don't have a plan, bad things happen

If you want to change zoning once it has passed, there should be a town meeting to vote and need to pass with a 2/3 majority

On Survey question about zoning 116 yes and 27 no.

Don't need to complete zoning now

Junkyard Law is being used for years but enforcement an issue

13 in favor and 2 against

Zones: Commercial multi-family residential, single-family residential, industrial

5. What can Harrison do to control both the cost and the quality of education? Change school districts; stay with SAD # 17; encourage the District to attract quality teachers; be sure the curriculum meets the needs of the students.

Harrison should have lower school taxation due to amount of kids going from town. Parent involvement. Per student not property value

6. What type of commercial development would you like to see in Harrison and where? Heavy manufacturing; shopping malls; light manufacturing; service businesses; Mom and Pop stores; recreational businesses; other.

Hardware, pharmacy

Community had to support

Small, low impact, clean industry. No heavy manufacturing, franchise. Encourage more

Economics dictates

Character of Town

Limiting size of business

Can we restrict what type? Not really

Zoning ordinance and low impact signage

7. Should the Town encourage public transportation, if so in what form?

Regional basis – bus routes

Elderly transportation

Volunteer driving program

Get community involved

Community concepts

8. What is your vision of Harrison in ten years, Rural; residential; commercial; same as it is; other?

Stay almost the same is now, which is pretty good

Fuel situation – volatile, total chaos if a real fuel shortage

Most people don't work within 5-10 miles of Harrison

Harrison will stay a bedroom community

Issues with volunteers and parents participating in school will remain

Harrison will change a lot in 10 years which is why we need zoning. If one wealthy person buys up a lot of land

About 100 subdivisions were approved in last couple years and most haven't sold

\$6 a gallon gas won't keep people from coming to the lake in the summer

Consensus: Harrison will probably stay the same unless there is an outside factor.

9. What can be done to get more participation in town government?

Need to be semi responsive to audience

Notice with tax bills

An outside sign by town office, like at school

10. Are public services meeting the needs of Harrison residents?

Police protection, fire protection, ambulance services, highway dept., and emergency response plan.

Police protection good

Fire Dept. best dept around

Ambulance – excellent – on standby every day

Highway – plowing is awesome. Less man power

Emergency Plan – not tested. Extreme need. (terrorist attack, bird flu etc.)

Need a good coordinator between agencies

11. Farmland

Community Preservation Act

Open space zoning

Group purchase development rights
Subdivision control law
Clusters
How can local gov. control for future use
Land trust preservation – private group

12. Recycling
how to lower cost
commercial haulers – need to recycle
educate & more action

Comprehensive Plan
Public Forum Topics & Comments from February 2009

Comments from 10 town residents in attendance 2 reporters (Bridgton News & Village Voice) and Lake Region TV (local cable).

Add Table of Contents

Was there particular sections that was more difficult?

Is there a Conservation Committee? Dan Schorr said 1 person left but not active.

Section 1 and 2: No comments

Section 3: *Should there be a Demolition Ordinance of Historic Buildings? Historic Buildings would need to be defined and inventoried*

Section 4: *How Many Farms in Harrison.*

Section 5: No Comments

Section 6: *Home Occupations, need to do something about internet, infrastructure to support Support local business, Is a Home Occupation Ordinance needed, Home Occupation has to do site plan review except for preexisting.*

Section 7: *cluster housing? direction of growth, zoning ordinance? Type of zoning*

Section 8 and 9: No Comments

Section 10: *why was this challenging, to work with other communities, Bridges? Scribners Mill Bridge needs to be fixed, will cost approx \$80,000 split with Otisfield. Maybe Federal Money*

Section 11: No Comments

Section 12: Page 42 add an s to finance in the Goal. *What are the impact fees? Fee to do a subdivision How about town owned lots, Comp plan before land use ordinance*

Section 13: No Comments

MAPS

1. Topographic & Contours
2. Shoreland Zoning
3. Harrison Flood Areas
4. Harrison Soils
5. Harrison's Water Resources
6. Harrison Public Water Supply Protection Areas
7. Harrison Wildlife Habitat
8. High Value Plant & Animal Habitats
9. Harrison Farms, Tree Growth, and Open Space and Conservation Easements
10. Harrison Recreational, Historical and Public Resources
11. Water Resources and Riparian Habitats

Large maps are available at the Town Office

Map 1 Harrison Topographic Contours



Legend


 Streams


 Roads

 Waterbodies


Elevation

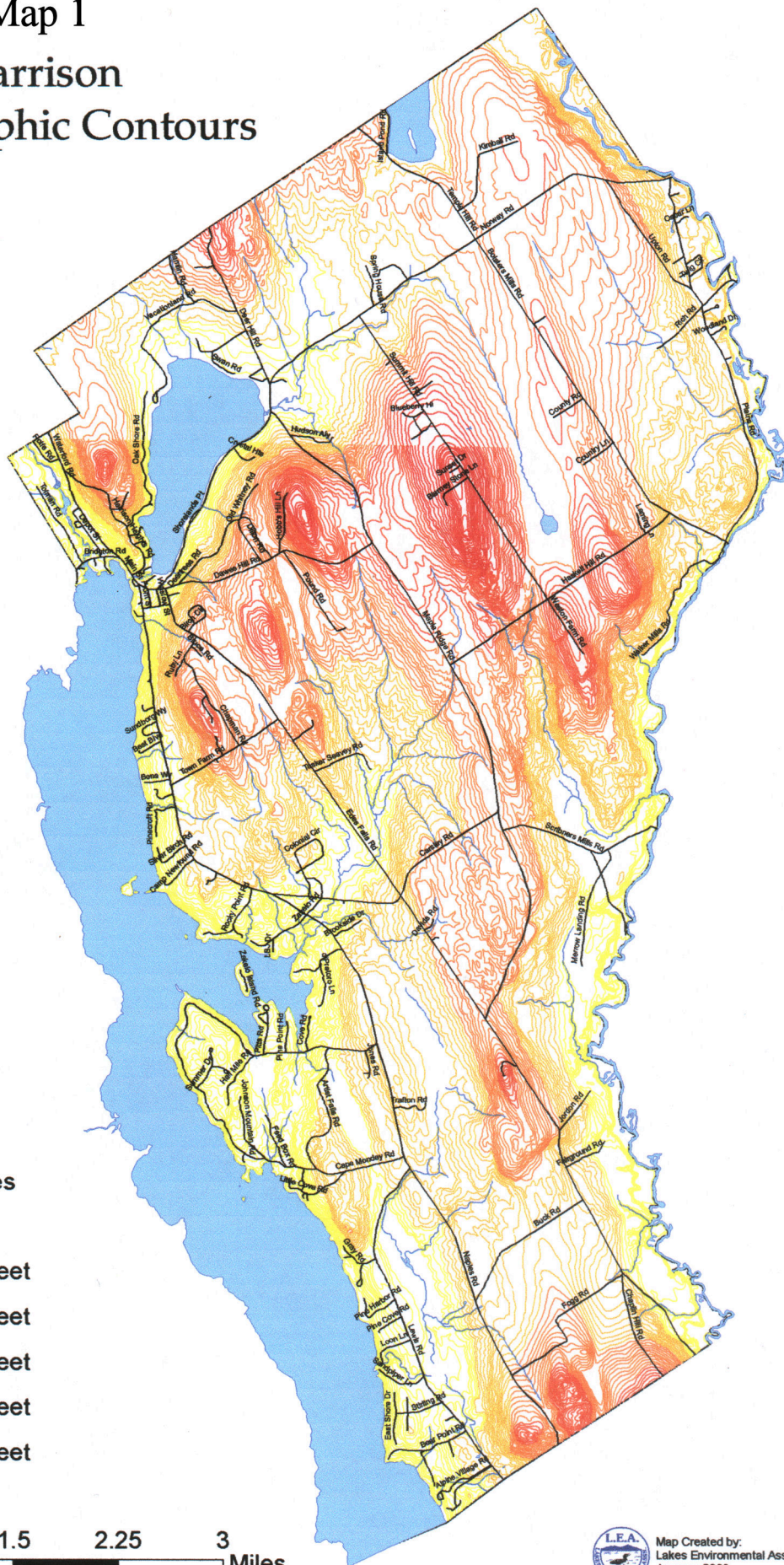
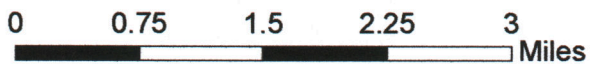
 270 - 380 feet

 381 - 490 feet

 491 - 600 feet

 601 - 720 feet

 721 - 900 feet



Map Created by:
Lakes Environmental Association
January, 2008

Map 2 Town of Harrison

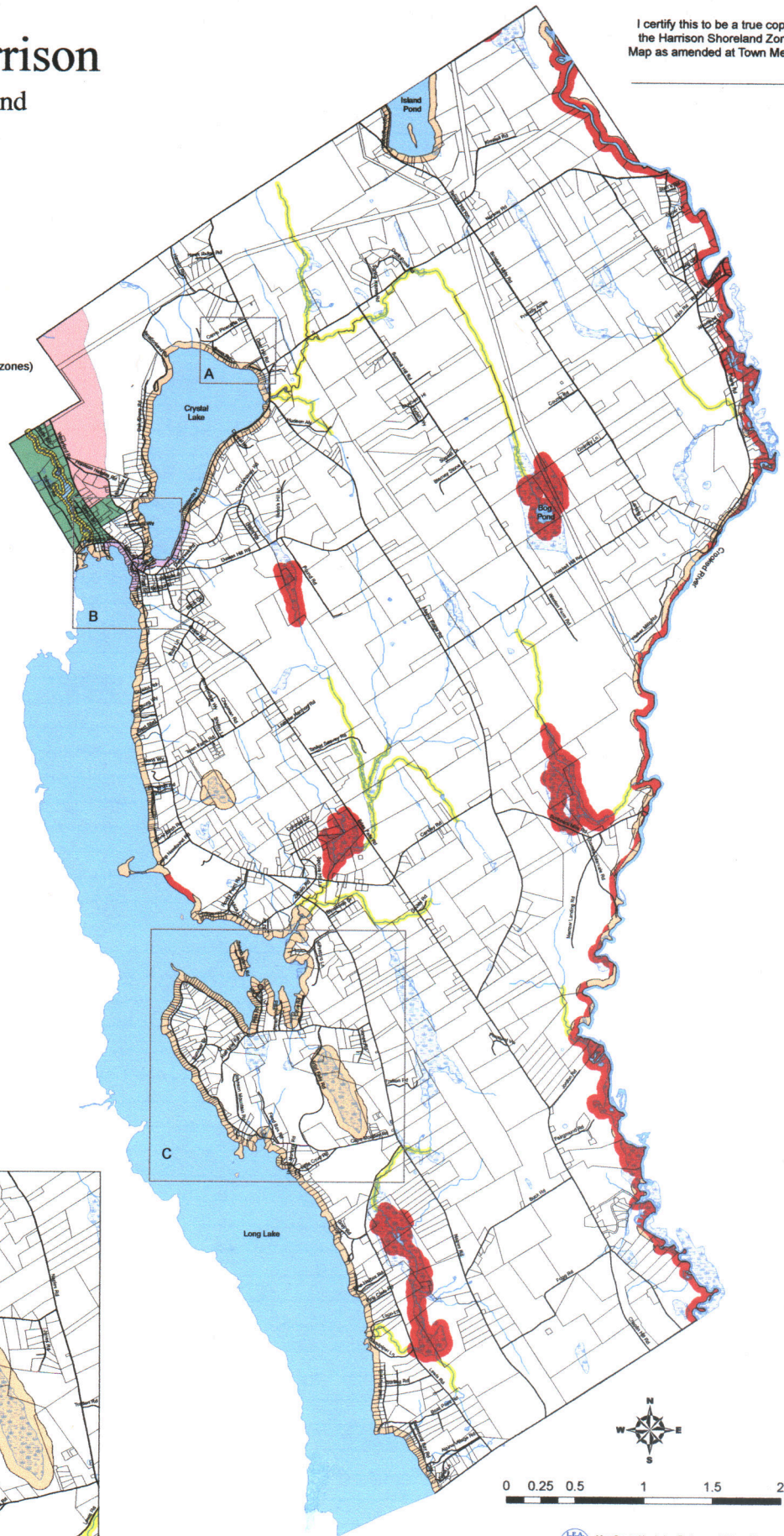
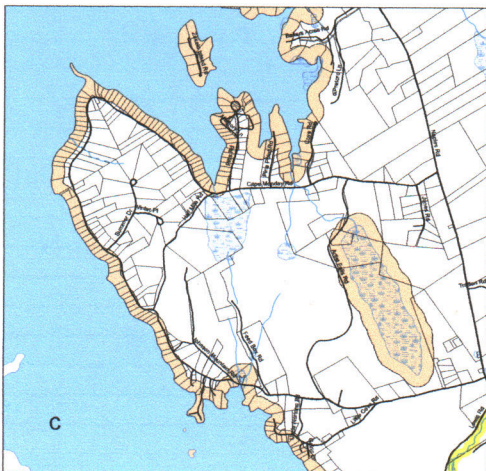
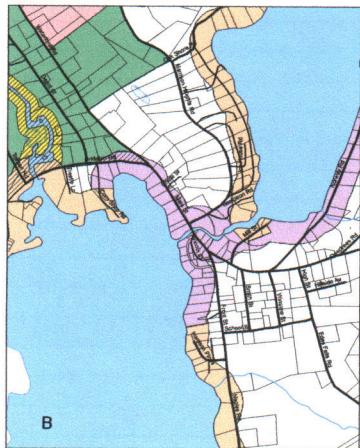
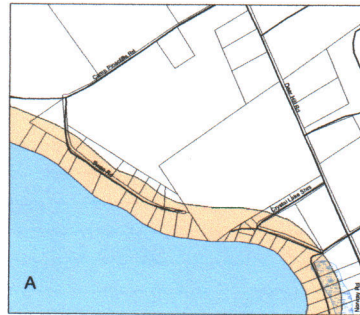
Official Shoreland Zoning Map

Adopted: 6/20/92
Amended: 6/19/93
Amended: 6/13/07

Legend

- Limited Commercial
- Limited Residential
- Resource Protection
- Stream Protection
- Bear River Aquifer: District A
- Bear River Aquifer: District B
- Bear River Aquifer: District A (overlay to show other zones)
- Wetlands

I certify this to be a true copy of
the Harrison Shoreland Zoning
Map as amended at Town Meeting



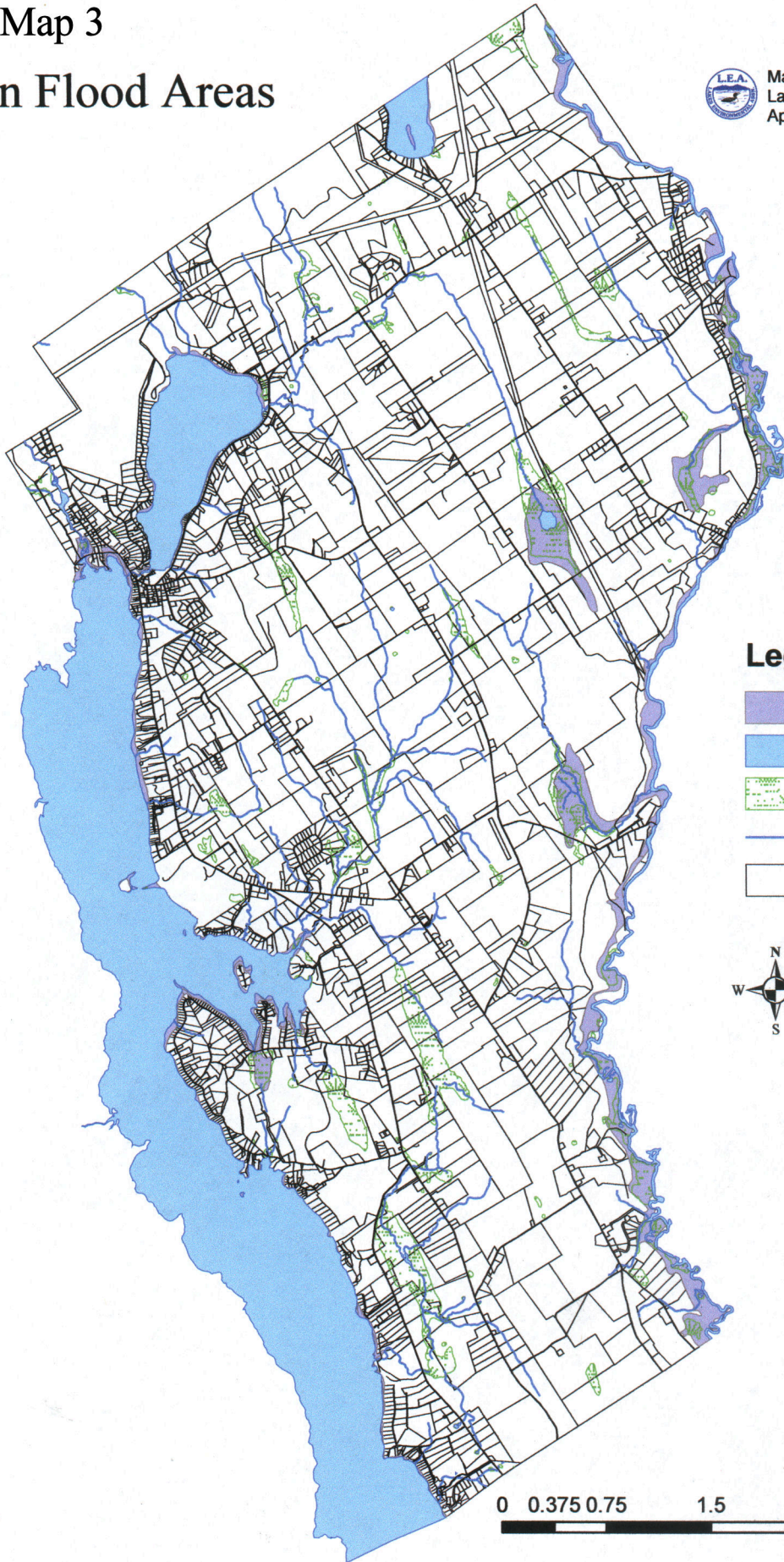
Map Created by: Lakes Environmental Association
June 2007

Map 3

Harrison Flood Areas



Map Created by:
Lakes Environmental Association
April 2009



Legend

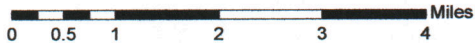
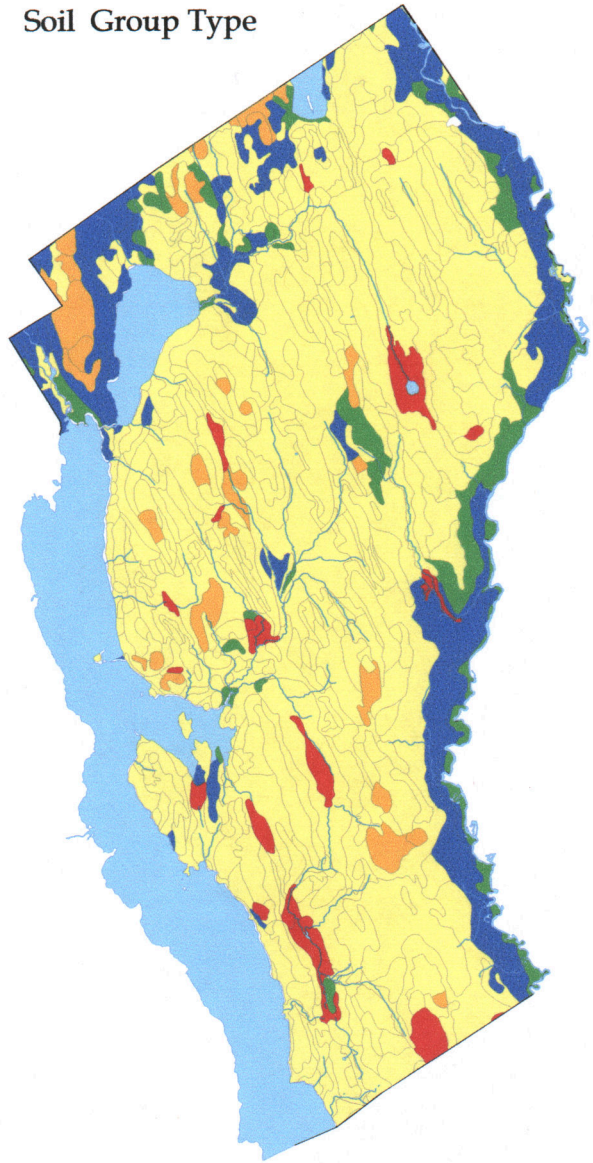
- FEMA Floodplain
- Waterbodies
- Wetlands
- Streams
- Parcels










0 0.375 0.75 1.5 2.25 3 Miles

Map 4 Harrison Soils

Soil Group Type

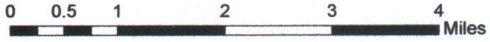
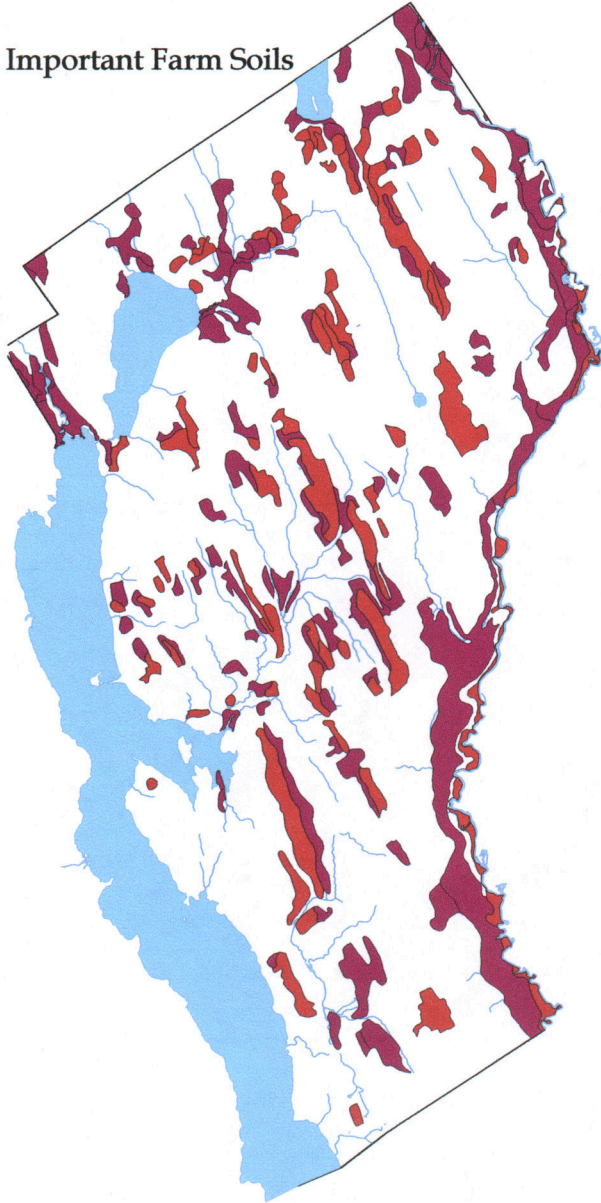


Legend





-  Streams
-  Waterbodies
- Soil Hydric Group**
-  A
-  B
-  C
-  C/D
-  D




Important Farm Soils



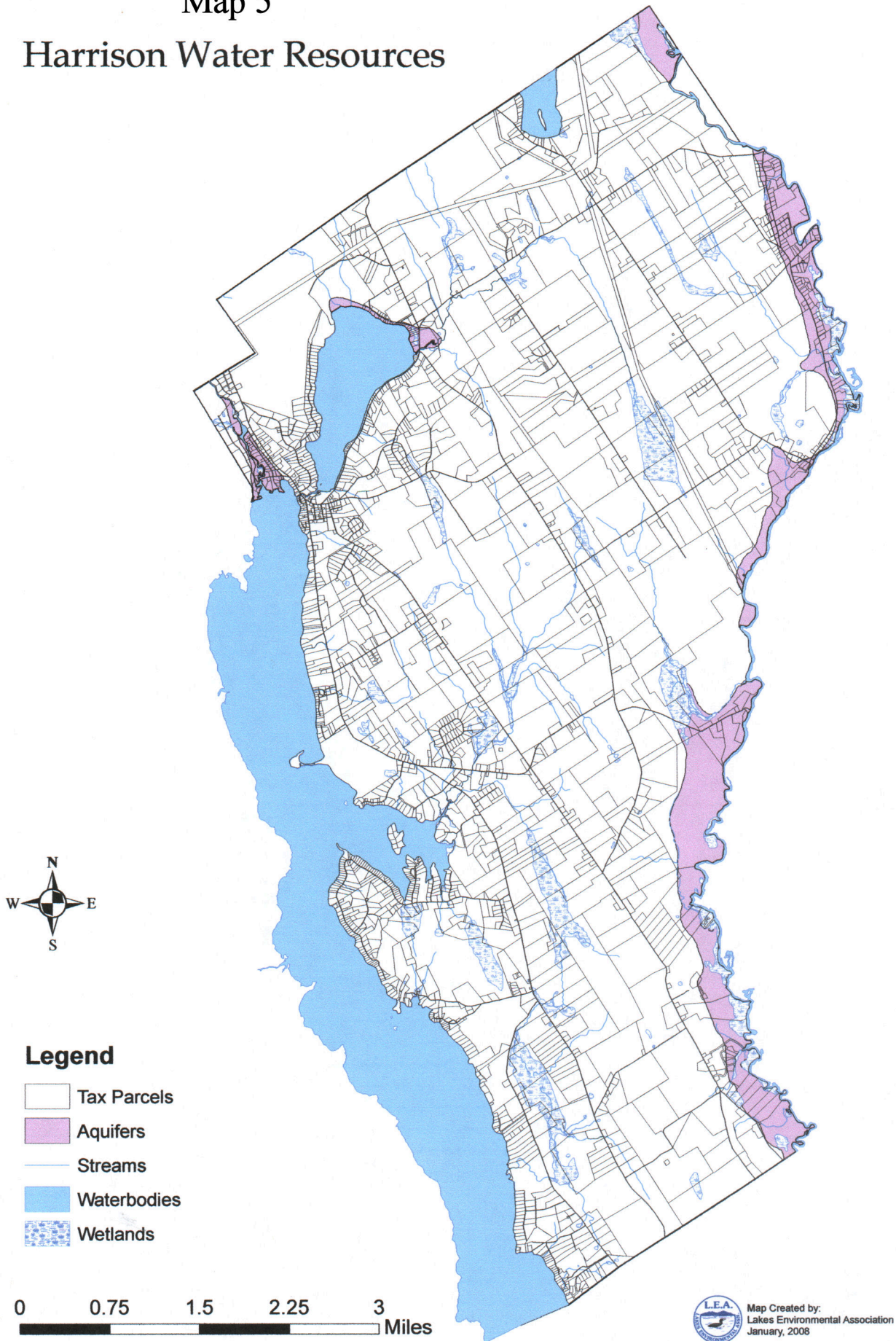
Legend

-  Streams
-  Waterbodies
- Farm Soils**
-  All areas are prime farmland
-  Farmland of statewide importance



 Maps Created by:
Lakes Environmental Association
January, 2008

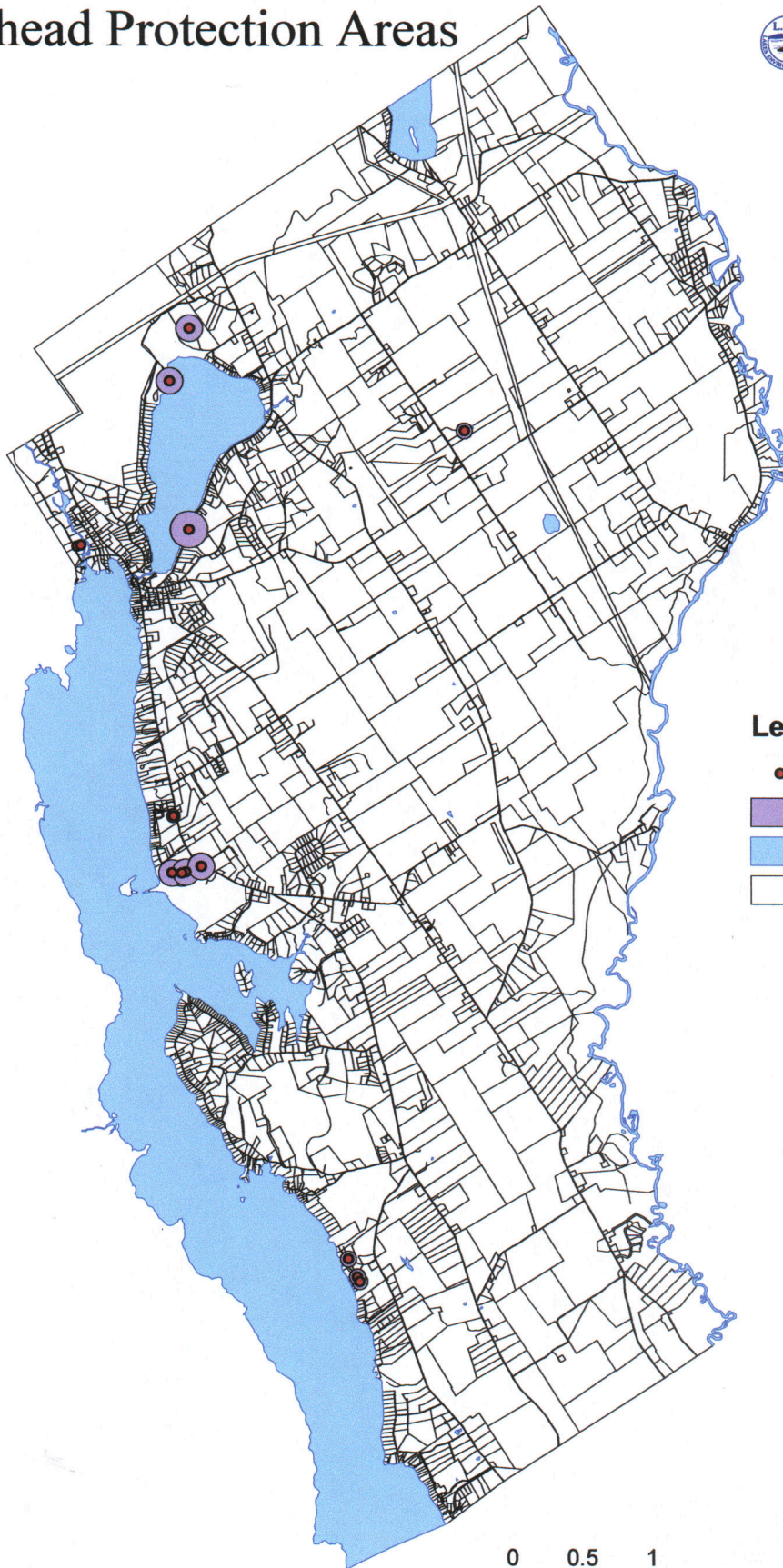
Map 5 Harrison Water Resources



Map 6 Public Water Supply Wells and Wellhead Protection Areas

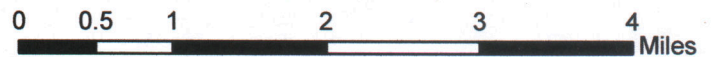


Map Created by:
Lakes Environmental Association
April 2009



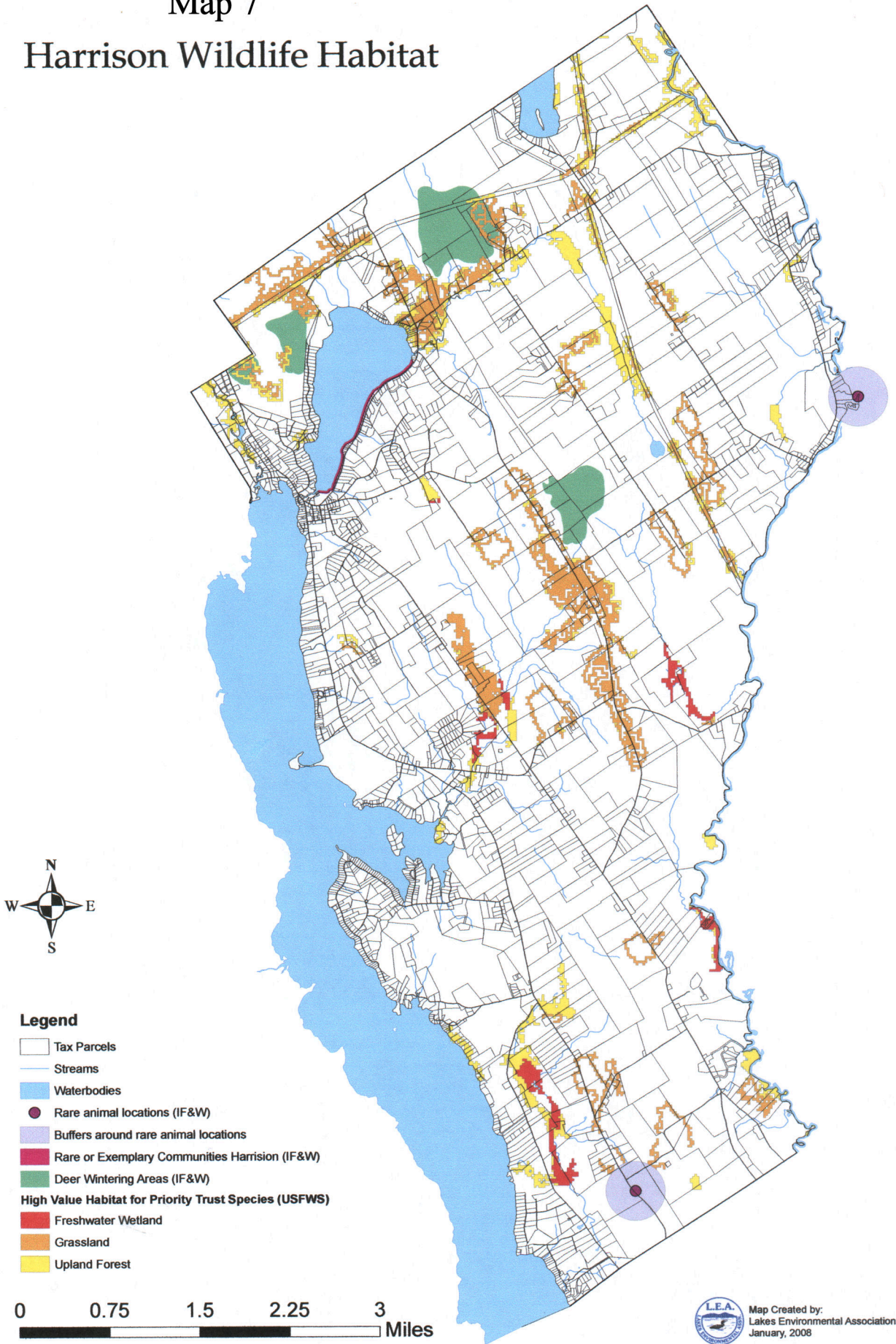
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- Public Water Supply Well
- State Wellhead Protection Area
- Waterbodies
- Parcels

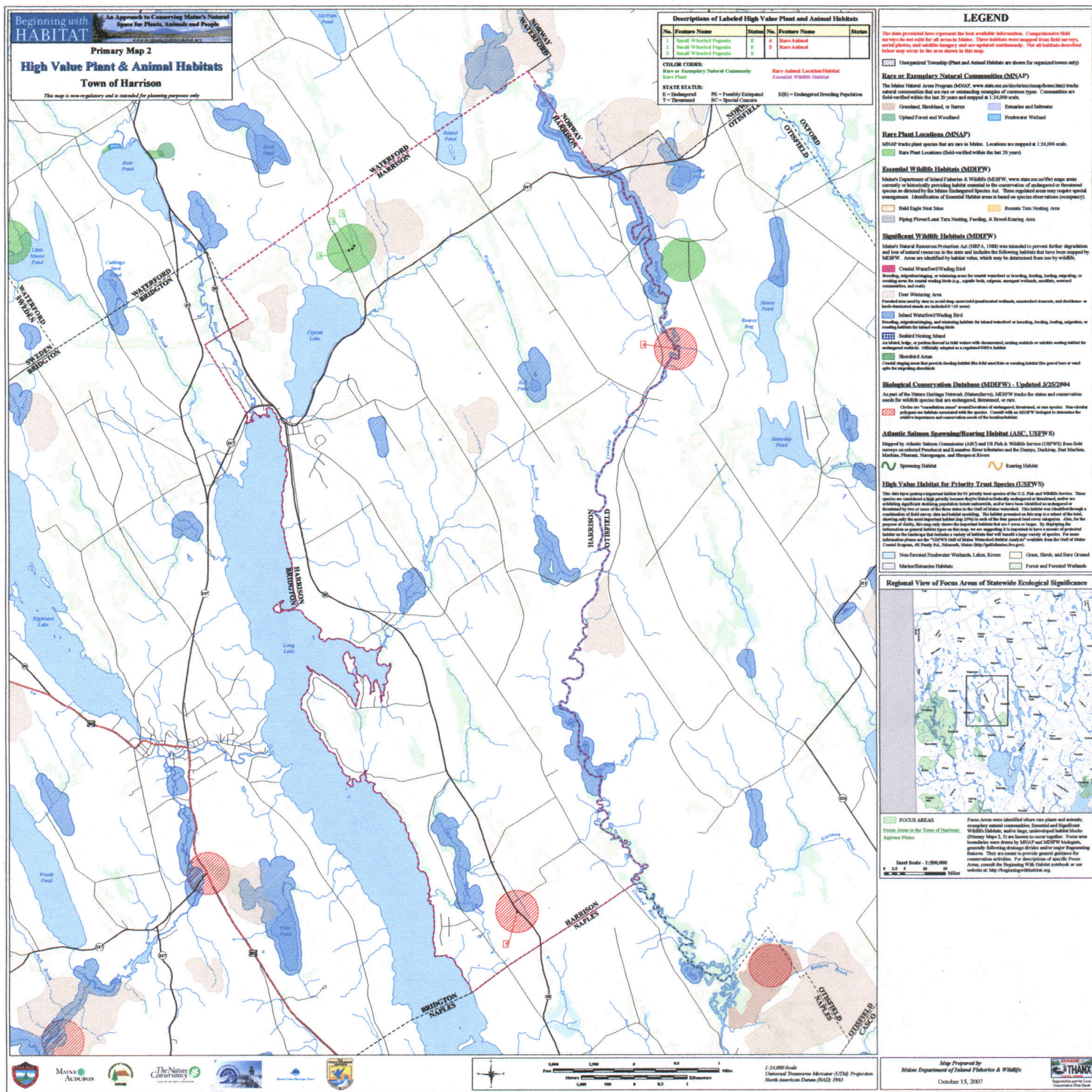


Map 6

Map 7 Harrison Wildlife Habitat



Map 8



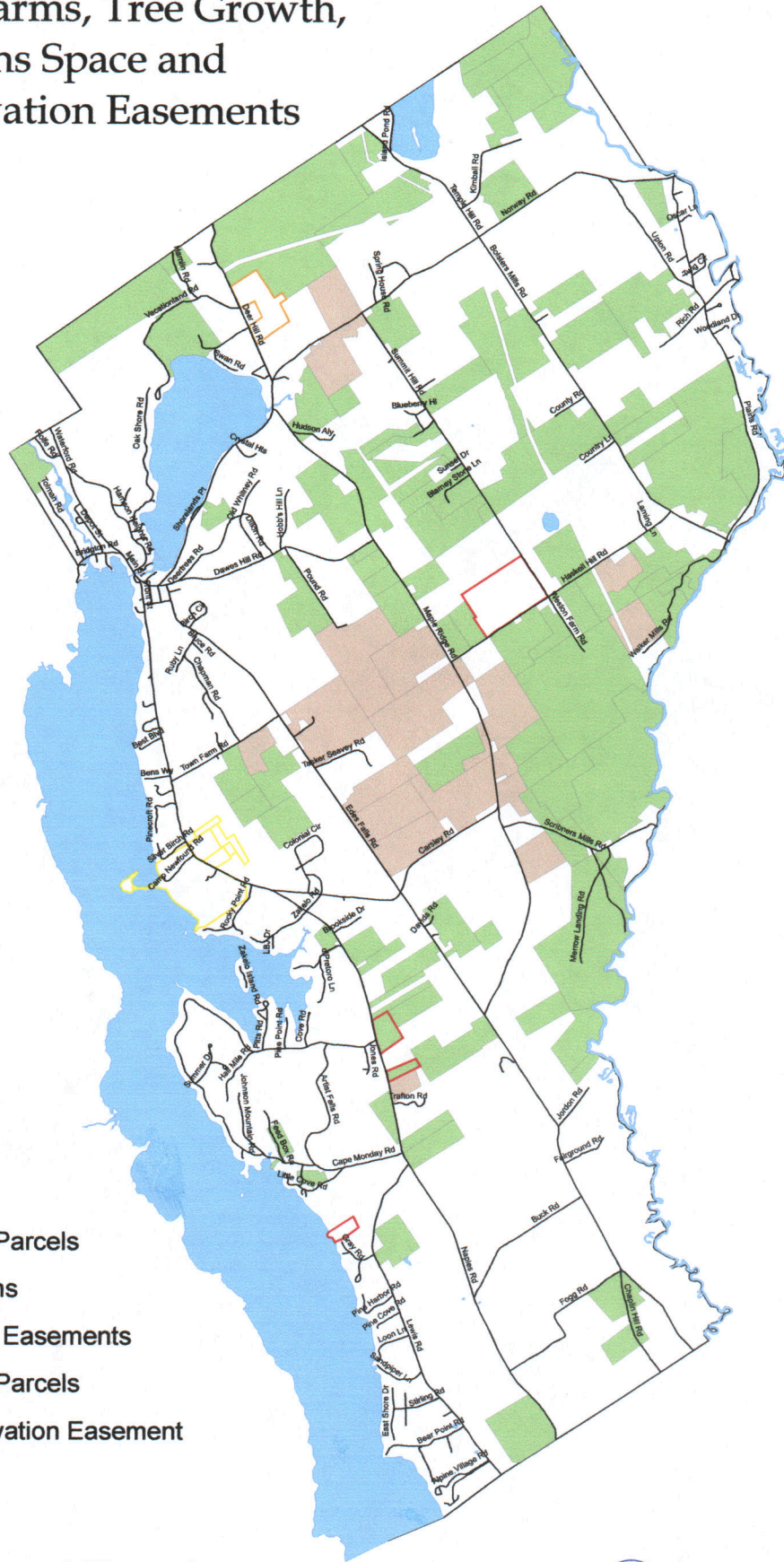
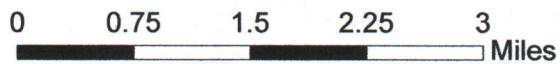
Map 9

Harrison Farms, Tree Growth, Opens Space and Conservation Easements



Legend

- Tree Growth Parcels
- Working Farms
- Conservation Easements
- Open Space Parcels
- Term Conservation Easement
- Roads



Map Created by:
Lakes Environmental Association
February, 2008

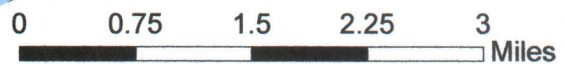
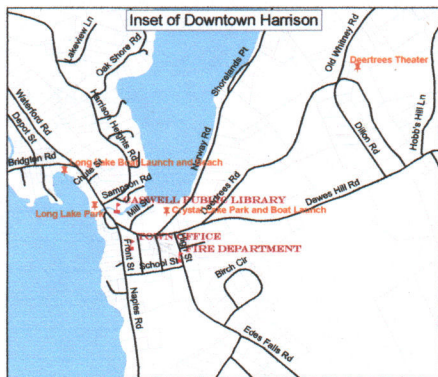
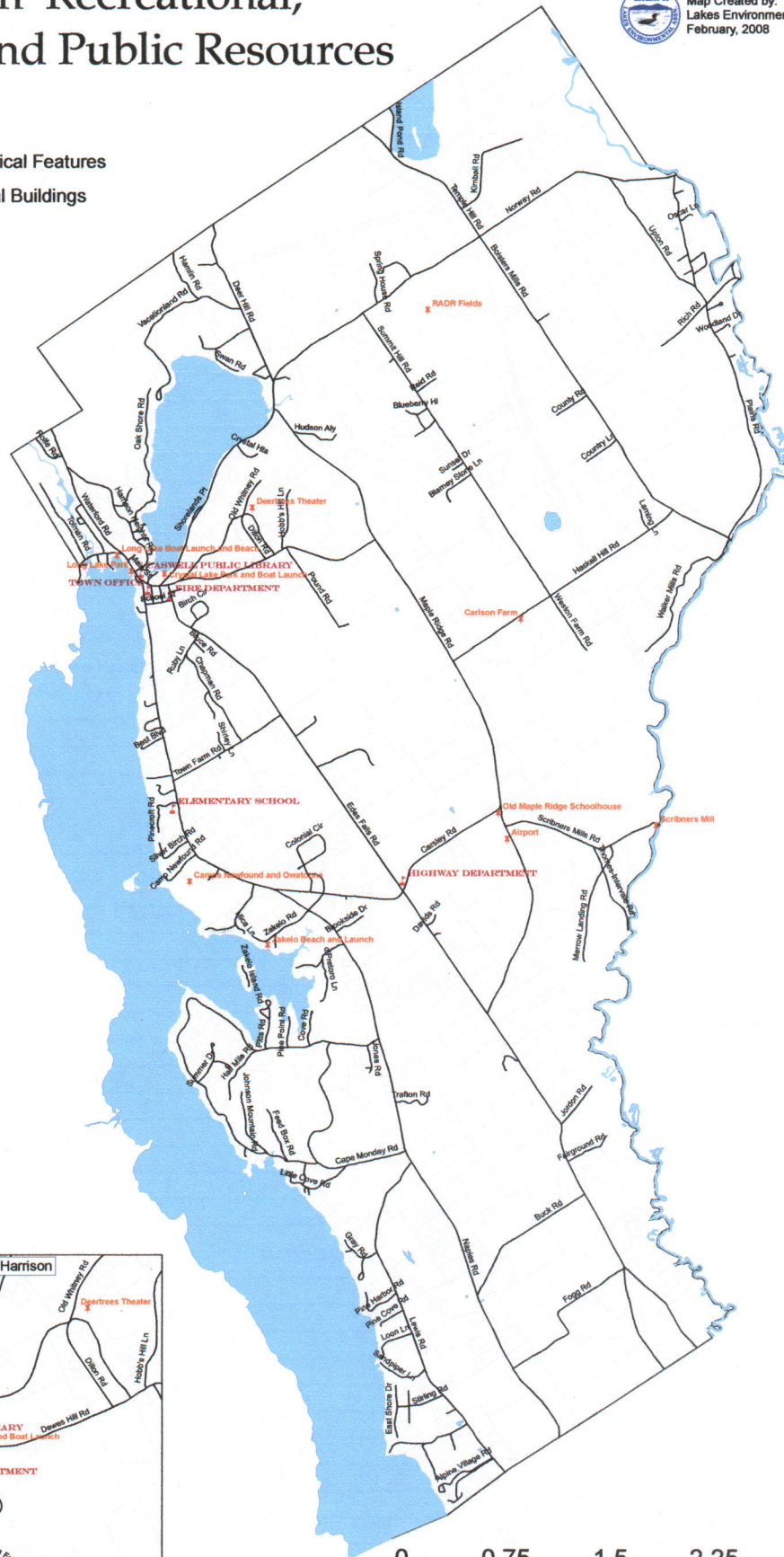
Map 10

Harrison Recreational, Historical and Public Resources

L.E.A. Map Created by:
Lakes Environmental Association
February, 2008

Legend

- * Recreation and Historical Features
- * Public and Institutional Buildings
- Roads
- ▭ Tax Parcels
- ▭ Waterbodies



Map 11

