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Town of Sumner Maine Comprehensive Plan

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Sumner Comprehensive Plan



**Adopted at
Annual Town Meeting
August 14, 2006**

**Amended
Annual Town Meeting
August 9, 2014**

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Introduction

The purpose of the Comprehensive Plan (CPC) for the town of Sumner, Maine is to identify how best to plan for and manage inevitable changes so that the valued characteristics of the town are maintained or enhanced. One of the discoveries by the CPC is increased awareness of the importance of community to the townspeople. The potential exists for the people of Sumner to work together as caring, capable individuals who have skills and ideas to be implemented. It is clear that citizens who live in Sumner want to improve quality of life for the residents and to maintain the scenic landscape of the town with the least restrictive regulations.

How to handle change, or prevent it, is on everyone's mind. The issue of planned change is one primary concern facing the CPC. The worry over loss of freedom and regulations may be offset by the concern that random and unguided development could and probably would, have a negative effect on life in Sumner. The Comprehensive Plan is not a zoning ordinance and the future land use map is not a zoning map. Information regarding the capital needs and spending priorities are intended as general guidelines, not specific proposals.

This Comprehensive Plan is the result of the persistent and continuing efforts of the Sumner Comprehensive Plan Committee over several years. Many meetings, the citizen survey and input from concerned citizens at public forums have identified various issues that deserve consideration in the comprehensive plan.

The Town Survey

A citizen survey was done early on in the process in order to get input. People expressed in the survey that they like living in Sumner, whether a life long resident, from away, or a summer resident. There is an old fashioned quality which is appreciated. Sumner is small enough and has space enough for people "to live and let live." While some want to be left alone, there is also a caring atmosphere amongst neighbors. Sumner has a rich diversity, some feisty individuals, and down to earth souls.

Several persons articulated

- wanting the appearance of the town to be more attractive including housing, fewer abandoned cars, and better roads and road side care;
- a greater degree of friendliness, fairness and equity
- that help is always available as illustrated by the 1998 ice storm.
- Appreciation to the Volunteer Fire Department for checking with every resident during the ice storm
- Appreciation for the social and community activities around the Bicentennial celebration in the summer of 1998.

Vision Statement

In order to unify the thinking of the committee the following vision statement was affirmed at the outset of writing the final drafts of the documents:

This Comprehensive Plan establishes a vision for Sumner taking into consideration many divergent views. In the broadest sense, the Comprehensive Plan's vision for Sumner is to be

- ~ A community with rural "character" having villages offering a friendly and caring community spirit.
- ~ A community that seeks ways to honor and preserve its history and heritage.
- ~ A community that maintains and promotes safe clean air and water, and stewardship of the land and woods.
- ~ A community that provides adequate public facilities and services at a reasonable tax rate.
- ~ A community where all types of families can reside, raise their children and enjoy retirement.
- ~ A community that encourages the involvement of as many residents as possible in the process of making decisions, planning and implementing changes.
- ~ A community in which opportunities for education and information exchange are available for promoting environmentally and economically sound decisions regarding future development (cooperation not regulation).

The Comprehensive Plan for the town is consistent with the recommendations outlined in the Comprehensive Planning Manual: A Manual for Maine Communities, available from the Maine Planning Office in October, 2005. Each planning element includes the state goal, the town goal, historical data and trends, inventory and analysis, policies, and implementation strategies. It will be important to identify estimated costs and the source of funds for those strategies that require it.

Plan Implementation Committee

The value and success of this Comprehensive Plan depend on community involvement for its implementation. To begin the process it is recommended that interested citizens form a Plan Implementation Committee (PIC) which is responsible for overseeing implementation of the plan. A variety of groups will be responsible for implementing the various strategies. When appropriate this may be delegated to a Task Force of volunteer residents of the town who are committed to completion of a specific part of the plan.

Overview of the Plan

The comprehensive planning process is based on a thorough and complete understanding of the community to the greatest extent possible. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee collected, organized, and analyzed information about Sumner. Areas considered in the inventory and analysis elements related to population, agriculture and forestry, economy, housing, transportation, natural resources, historical and archaeological resources, land use patterns, recreation and open space, public facilities, fiscal capacity and hazard mitigation.

The information to prepare the inventory and analysis came from a number of sources. The Androscoggin Valley Council of Governments (AVCOG) provided resources and guidance for the process. Individual committee members collected information only available in Sumner including scenic locations, home sale prices and recent development trends. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes, traffic accidents and lake and pond phosphorous loads. Most of the characteristics of the Sumner's population were from the 1990 and 2000 Censuses.

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

The inventory and analysis is intended to be a snapshot of Sumner based on the best information available in 2005-2006. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at the time of the adoption of the plan or five years from adoption. However, it presents a reliable picture of Sumner and provides direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

Each planning element concludes with a table including statements of identified issues derived from the inventory and analysis, town policies, implementation strategies, the group responsible for implementation, and expected time frames for implementation.

Time frames for implementing each portion of the plan have been identified as short-, mid- or long-term. The short-term actions are projected to occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term, six to ten years from plan adoption. This Comprehensive Plan outlines desirable courses of action given the information available at the time, and recognizes that specific details will require further efforts.

As each part of the plan was drafted it was sent for review to 3-6 citizens, the Selectmen and the members of the Planning Board. These individuals were asked to respond in writing with feedback about the readability, accuracy, and completeness of that portion of the plan. Written comments were reviewed by the committee and incorporated as appropriate.

In addition the official drafts are posted on the web at

http://sumnermaine.us/comprehensive_plan_committee.htm

and have been made available at the town office with forms available for feedback.

Natural Resources

State Goals

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

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

Town Goal

To preserve and protect all natural resources and scenic views in Sumner as well as those it shares with neighboring communities. Natural resources include: soils, lakes, streams, riparian buffers, wetlands, forests, agricultural lands, surface and ground waters, sand and gravel aquifers, wildlife habitats, and rare and endangered plants and animals. These resources are community assets which enrich the lives of our residents and visitors.

Historical Data/Trends

The landscape of the town of Sumner was once dotted with traditional small farms, many of them sheep and dairy farms as evidenced by farmhouses, barns and stone walls that once surrounded open fields. The soil is rocky and the landscape rolling. Aerial maps of Sumner show that many landowners have kept fields and pastures open.

Inventory

Topography

Topography refers to the lay of the land; its slopes, hills, valleys and plains. Water falling to earth either evaporates, infiltrates soil or flows to a body of water. The land area that drains precipitation into a particular body of water is called a watershed, which would look like a huge basin, the body of water at the lowest point.

Slope is the amount of rise or fall over a given horizontal distance expressed as percent. Very steep slopes, defined as 25% or greater, typically are too steep for development. In Maine, septic systems cannot be installed on slopes of 20% or greater. Slopes that are very flat, less than 1%, also can be problems as they are so flat that water does not readily drain.

The highest elevation in Sumner is Black Mountain at the northern most corner of town at an elevation of 2020 feet. The lowest elevation is 370 feet above sea level located R7/3. Therefore, local relief is some 1650 feet. Other significant high elevations include

Mount Tom at 1700 feet. Slopes greater than 20% are generally inappropriate for septic tanks and make road development difficult.

Soils (See Soils Map)

Based on soil characteristics about 85% of the land area of the town is sited to low density or very low for residential development.

The predominant soil type, (over 50%) is Colonel-Brayton-Skerry, which is a map unit in the midsection of the town west of East Sumner Village and north from the West Sumner Village. These soils are deep nearly level to moderately steep, moderately well drained or poorly drained soils and mainly woodland. Limitations to development are seasonal high water table, surface stones and a compact substratum.

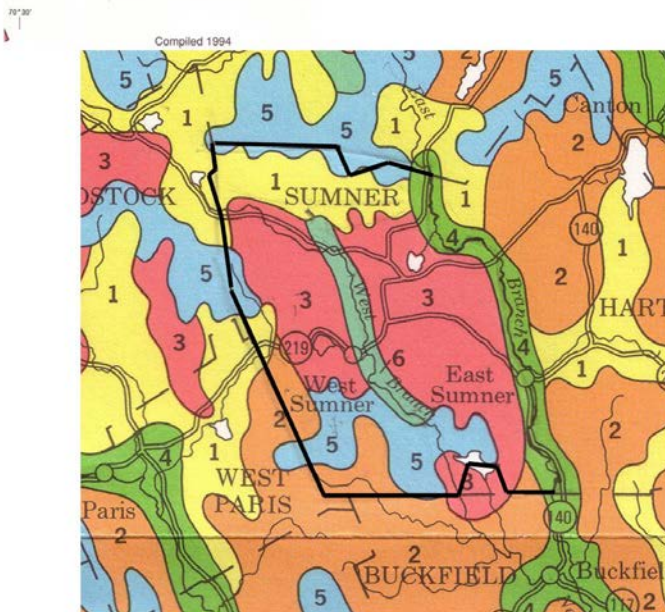
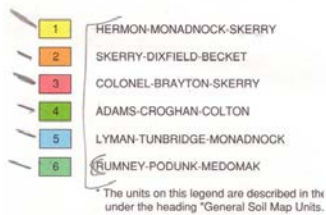
Adams-Croghan-Colton soil type is present along the east branch of the Nezinscot River (along the east border of the town) where the soil type is very deep well drained soils with sand and gravel. Development in this area raises potential risks. Rapid permeability in the subsoil and beneath is a major limitation affecting onsite waste disposal. Along the west branch of the Nezinscot River is Rumney- Podunk-Medomak soil type.

The northern most section of town is Hermon-Monadnock-Skerry soil type, which is very deep somewhat well drained soils, mainly woodland with limitations of surface stones, boulders, and slope.

There is a small section of Skerry-Dixfield-Becket in the southwest corner of the town and a small area south of the villages that is Lyman-Turnbridge-Monadnock soil type.

Summer Soils Map

SOIL LEGEND*



North Pond Watershed

The northern half of North Pond is in Sumner, and since North Pond is the Reservoir/water supply for the Town of Buckfield, an environmentally sound approach must be taken along the watershed surrounding North Pond. The parcels affected are R2/1, R2/2, R2/12, R6/16, R7/30, R7/29 and R7/28 (which has a summer camp).

The water quality in North Pond could be threatened primarily by storm water runoff if new development occurs in the watershed. The Department of Environmental Protection estimates that without control of contaminants, especially phosphorus, that are carried in the runoff, the quality of the reservoir may decline.

Ponds

Good water quality is a vital and valued resource of both year-round and seasonal residents of Sumner. There are 8 ponds in Sumner. We are part of the watershed for Moose Pond in West Paris.

Pond Name	Summary	Water Quality ¹	Drainage Area in acres	Phosphorus load (ppb) ²
	information in Appendix A**			
Abbott Pond	*	Mod-sensitive	190	.056
Cushman Pond	*	Mod-sensitive	86	.064
Half Moon Pond				
Labrador	*	Mod-sensitive	2159	.041
Little Labrador	*	Mod-sensitive	931	.036
Moose Pond		Mod-sensitive	2018	.042
North Pond	*	Good	951	.060
Pleasant Pond	*	Mod-sensitive	956	.104
Washburn Pond	*	Mod-sensitive	66	.055

¹ Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.

Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.

Poor/Restorable- Lake supports algal bloom-restorable

² Lake Watershed Load represents allowable pounds (lbs) per acre parts per billion (ppb).

**Summary Water Quality Data Sheets from Maine DEP. www.maine.gov/dep/blwq/lake.htm

Name	Size/Acres	Maximum Depth	Fishing ¹	Boat ramp	Walk in
				Access	Access
Abbott Pond	32	50 feet	cold water		X (private)
Cushman Pond	15	21 feet	cold water		X
Half Moon Pond					X
Labrador	103.8	13 feet	warm water		X
Little Labrador	15	17 feet	warm & cold		X
North Pond	164	50 feet	warm & cold		X via gated roads
Pleasant Pond	118	14 feet	warm	Yes (private)	X
Washburn Pond	11	18 feet	cold		X (private)

¹ Cold water fish include brook & brown trout. Warm water species include bass, smallmouth bass, yellow perch, chain pickerel, sunfish, hornpout and eel.

Brook Trout habitat is vulnerable to a host of land-based activities, which often leads to a loss of riparian habitat. Suggest a 100 foot undisturbed buffer along both sides of any stream or stream-associated wetlands.

Fishing on Labrador Pond, Pleasant Pond, Washburn and Abbott's Pond in the summer, ice fishing in the winter and angling on brooks and streams are important food resources and recreational assets to the Town.

Threats to Water Quality

Increased nutrient content, particularly phosphorus, is the major cause of decreased water quality in the lakes and ponds of Maine. Phosphorus is the key nutrient in algae growth. As algae growth increases, oxygen levels decrease, posing a very serious threat. Oxygen is necessary to sustain cold water fisheries such as trout. Serious algae blooms can occur with very little warning. Once the damage has been done, it is a very costly and expensive process to reclaim the lake if at all possible. The end result can be a decrease in property values and loss of recreational uses as well as visual aesthetics.

The quality of water in a lake or pond depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus. Using monitoring data, The Maine Department of Environmental Protection has calculated the amount of additional phosphorus that would produce a 1 part per billion (1 ppb) increase in each pond's/lake's phosphorous concentration.

While there is currently no documented invasive plant species in Sumner's ponds, Variable Milfoil (invasive plant species) is present in two ponds in the adjacent town of Woodstock and the potential for introduction to ponds in Sumner is possible. Enhancing public awareness about invasive plants and their transport from lake to lake is critical.

Brooks, Streams and Rivers

Russell Brook and many other streams feed our rivers (the Nezinscot, East and West Branches). The Nezinscot River and its tributaries are Classified as Class A.

The Maine Classification system establishes water quality goals for the state. The classification standards establish designated uses (Aquatic Life; Drinking Water; Fishing; Recreation; Navigation, Hydropower; Industrial Discharge), related characteristics of those uses, and criteria necessary to protect the uses, and establish specific conditions for certain activities such as the discharge of wastewater. The classification system should be viewed as a hierarchy of risk, more than one of use or quality, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery. Class A waters allow impoundments and very restricted discharges, so the risk of degradation while quite small, does increase since there is some small human intervention in the maintenance of the ecosystem.

Streams are defined under 38 M.R.S.A. Sec 436-A **Stream**. “Stream” means a free-flowing body of water from the outlet of a great pond or the point of confluence of 2 perennial streams as depicted by a solid blue line on the most recent edition of a US Geological Survey 7.5 minute series topographic map, to the point where the body of water becomes a river or flows to another body of water or wetland within a Shoreland area. These smaller streams are important to protect as they are more susceptible to nonpoint source pollution. Also, siltation in small streams reduces habitat required for fish spawning, and available for other aquatic life. Additional information about streams is available at www.maine.gov/dep/blwq/docstream/team.htm.

Insert a table of miles of streams (and their known fish species) in Sumner provided by Maine DIFW, November 2006

Public Water Supply Information

The Maine Source Water assessment program has reported 2 public water systems in Sumner. They are at MSAD 39 Elementary School and Litchfield General Store. Assessment includes risk for contamination. Because the land for 300 feet around the well is not owned, there is risk for future acute and chronic contamination. This will be routinely monitored by the Maine Drinking Water Program (DWP).

Sand and Gravel Aquifers

There are 3 significant sand and gravel aquifers in Sumner (See map). Mapping by the Maine Geologic Survey indicates significant gravel aquifers in Sumner. One is located along the east branch of the Nezinscot River beginning near the intersection of the river with Gammon Road at the Hartford Sumner border and continues south the full length of the river to the southern border of Hartford, Sumner and Buckfield. The other is located on the west branch of the Nezinscot River the north border is where Redding Rd. crosses the west branch of the river and extends approximately 1 ¼ miles south. The 3rd is smaller, located west of the intersection of Tuell Hill Road and Redding Rd. approximately ½ mile north-westward along the west branch of the Nezinscot River.

For information about Floodplains see Hazard Mitigation section.

Watersheds

(Refer to the map of the Ponds, streams, brooks, rivers and their Watershed Boundaries and related pond information (provided by AVCOG)

Watersheds include all the surrounding land from which water enters the lake or pond through streams, runoff, and ground water seepage. Activities in a watershed, despite the fact that they may be well removed from the lake or pond itself, may have profound, long-term consequences for the body of water. The watersheds for Abbott Pond, Cushman Pond, Half Moon, , Labrador and Little Labrador Ponds, North Pond, Pleasant Pond and Shagg Pond are in Sumner. Sumner shares the watershed for Moose Pond with West Paris and for Washburn Pond with Woodstock. Sumner shares the Nezinscot River East Branch Watershed with Hartford. Roads, septic systems, and development are a caution. The town of Sumner is within the Lower Androscoggin Watershed. North Pond is a water supply for Buckfield.

Both Pleasant Pond and Labrador Pond have seasonal cottages and year round residential homes.

North Pond Watershed

North Pond is in Sumner, and since North Pond is the Reservoir/water supply for the Town of Buckfield, an environmentally sound approach must be taken along the watershed surrounding North Pond. The parcels affected are R2/1, R2/2, R2/12, R6/16, R7/30, R7/29 and R7/28 (which has a summer camp).

The water quality in North Pond could be threatened primarily by storm water runoff if new development occurs in the watershed. The Department of Environmental Protection estimates that without control of contaminants, especially phosphorus, that are carried in the runoff, the quality of the reservoir may decline.

Floodplains

A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. The 100-year floodplain means the area having a 1 percent chance of being flooded in any given year. During a flood, water depths in the floodplain may range from less than a foot in some areas to more than 10 feet in others. However, regardless of the depth of flooding, all areas of the floodplain are subject to the requirements of the Flood Insurance Program. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks. Detailed floodplain mapping and studies have been prepared by the Federal Emergency Management Agency for Sumner.

Flooding problems in Sumner occur primarily at the flats along Rte 219. Flooding generally occurs in the winter and early spring as the result of heavy rainfall on snow covered or frozen ground. Ice jams may compound flooding problems. Floods have damaged homes, farms, utilities, roads and bridges. Sumner participates in the National Flood Insurance Program which allows property owners that are located in the 100-year floodplain to purchase flood insurance.

Wetlands

Wetlands serve as “natural sponges” that control water runoff by providing a buffer for excess water while allowing a steady, even, release of that excess to both the surface and ground water. Some wetlands serve as recharge areas for aquifers. Wetlands also perform a cleansing function by absorbing some physical and chemical pollutants from the runoff.

Wetlands are also important wildlife habitats. The pattern of water cover and vegetation accounts for the differing types of wetlands and the differing types of wildlife use. The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. Under the Mandatory Shoreland Zoning Law, Sumner regulates land use activities adjacent to non forested wetlands of 10 or more acres in size.

Wildlife and Fisheries

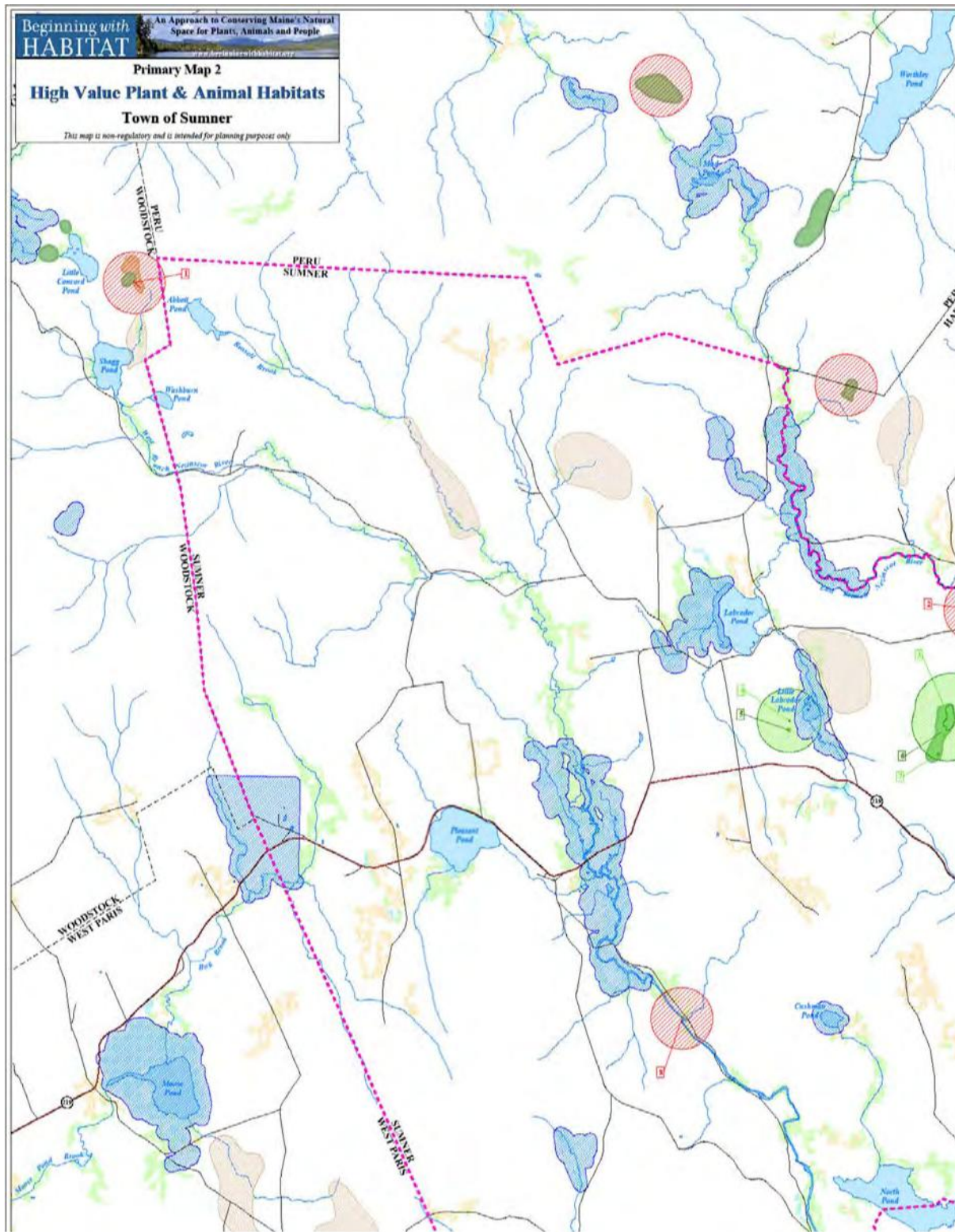
Wildlife is as much a natural resource of the Town as are surface waters, forestland and picturesque viewpoints. Through thoughtful land-use planning, maintaining adequate habitat and managing areas of critical concern, wildlife can continue to be an important viable resource. It is critical to limit forest fragmentation, riparian destruction and loss of open space.

U.S. Fish and Wildlife Service (USFWS) has identified high value habitat areas of five acres or more in Sumner where endangered, breeding populations and species of special concern reside. The Creeper, a freshwater clam of “special concern”, has been found in the forested wetlands along the East Branch of the Nezinscot Rivers in the areas of Valley & Gammon road, Route 140 and along the West Branch of the Nezinscot River, along River Road.

The Peregrine Falcon, labeled endangered, breeding population by the USFWS, has been located northwest of Abbott Pond, just over the town line in Woodstock. In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable.

The Maine Department of Inland Fisheries and Wildlife has identified 13 inland wading bird and waterfowl habitats to be incorporated into Significant Wildlife Habitat

protection status. See **Primary Map 2: High Value Plant & Animal Habitats** (www.beginningwithhabitat.org).



Sumner has 650 acres of deer wintering area. These four areas are identified on “Primary Map 2: High Value Plant & Wildlife Habitats”.

www.beginningwithhabitat.org) While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. Wintering areas provide the food and cover necessary to sustain deer during the critical winter months. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year.

Two rare and unusual natural community types (birch-oak talus woodland and enriched northern hardwood forest) are found in Sumner. Additionally, rare plant occurrences of Goldie’s wood fern, American Ginseng, and wild leek are known from the town. These are elements of our town’s natural heritage and need long-term efforts to protect and conserve them.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.

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

Abbott Pond, Cushman Pond, and Washburn Pond offer cold water sport fishing. Both Brook and Brown Trout are found in the Nezinscot River. The tributaries and smaller streams in Sumner also provide fish habitat for Brook Trout. The Maine Department of Inland Fisheries and Wildlife stocks several ponds and the Nezinscot River system. Threats to maintaining cold water fisheries include the siltation of water and increased water temperature.

Endangered Species

There are at least 3 locations in Sumner that have an endangered species. They are a fresh water mussel known by the name Creeper or Squawfoot. These locations are shown on the AVCOG map titled Wildlife Habitat. The locations are the outlet to Labrador Pond and along the East Branch near the town line with Hartford, and along River Rd. on the West Branch.

Scenic Vistas

Route 219 which travels through the middle of Sumner, east and west, is listed as a scenic route. Upper Sumner Hill Road offers scenic views of the Presidential Range in New Hampshire, Black Mountain, and East Sumner Village. Morrill Farm Road, Heath Hill Road, and Tuell Hill Road also offer pleasant views.

Natural Resources Recommendations

Issues	Policies	Strategies	Responsible Group/By when
Development may occur in the watershed of North Pond that is a source of drinking water for the town of Buckfield.	Ensure that development maintains a safe quality of water, wildlife habitats, wetlands, and scenic vistas.	<p>Promote collaboration with the town of Buckfield regarding the North Pond Watershed.</p> <p>Potential developers need to show use of buffer strips, or other means to control storm water run off and maintain current water quality standards.</p>	<p>Regionalization Group</p> <p>Mid: 3-5 years</p>
Development could have an adverse effect on the scenic or natural beauty of the area, or rare natural resources.	Local Conservation Planning needs to be developed so that roads and growth areas will not extend into large undeveloped blocks of wildlife habitat.	<p>Form a Town Conservation committee to plan and implement education for increased awareness of wildlife habitats in Sumner.</p> <p>Share the most up to date Beginning with Habitat resources with citizens to increase understanding of our town's natural resources and to assist future planning endeavors.</p> <p>Encourage a combination of very low density for high value habitat areas and cluster development.</p>	<p>Comprehensive Plan Implementation Committee</p> <p>Mid: 3-5 years</p>
Potential development could negatively impact wildlife and their habitats.	Increased awareness of the extent and species of wildlife and their habitats in Sumner.	<p>Engage in an inventory of wildlife beginning with wildlife habitat and species.</p> <p>Make Habitat maps and documentation readily available to the public so they can be familiar with the information.</p> <p>Explore creating trail corridors that serve wildlife needs.</p> <p>Encourage conservation easements.</p>	<p>Town Conservation Committee</p> <p>Long: 6-10 years</p>

<p>There are no plans in place to monitor water quality and invasive aquatic plants.</p>	<p>The town must protect water resources through public education.</p>	<p>Consider posting signs educating users about invasive aquatic plant laws and risks at lake access points.</p> <p>Encourage and support activities of local resource groups such as lake associations and the local Soil and Water Conservation District to monitor water quality and carry out protection/restoration efforts through groups such as the Volunteer Lake Monitoring Program</p>	<p>Town Conservation Committee</p> <p>Short 1-2 years</p> <p>Mid 3-5 years</p>
<p>Current ordinances need to be revised to protect Sumner's natural resources</p>	<p>The town maintains appropriate ordinances to support the goals regarding natural resources.</p>	<p>Include a strategy to strictly administer and enforce local administered land use laws and ordinances including Shoreland Zoning, Subdivision, Site Plan Review, and Subsurface Wastewater Disposal.</p>	<p>Ordinance Committee</p> <p>Mid 3-5 years</p>
<p>Nearly all the town's ponds and streams are privately owned.</p>	<p>The town is responsible for providing adequate access to lakes and ponds.</p>	<p>Seek continued Landowner cooperation in providing access to ponds and streams.</p> <p>Develop an action plan and prioritize future public access needs based on a variety of factors including fisheries present, lake/stream size, proximity to population centers, land availability and cost, existing shore development and other related factors.</p>	<p>Conservation Commission</p> <p>Mid 3-5 years</p>

<p>Stream crossing guidelines are needed to ensure fish passage.</p>	<p>Road standards should include consideration of specific guidance for Stream Crossing structure, design, and installation.</p>	<p>Identify the need for and adopt stream-crossing practices which do not impede fish passage as required by the NRPA.</p>	<p>Road Committee/Road Commissioner</p> <p>Short 1-2 years</p>
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Historical and Archaeological Resources

State Goal

To preserve the State's historic and archaeological resources.

Town Goal

To highlight and conserve the historic and archaeological resources of Sumner, and identify how best to manage change so that the valued characteristics of the town's inheritance from the past are preserved and enhanced.



Introduction

The historic and archaeological resources were not covered in the previous Comprehensive Plan of 1989. Historic remnants of the past consist of houses, churches, cemeteries, farms, grange halls, mill sites, and two or three intact villages, all of which contribute to the rural New England character of the town. The history of families still prominent in the town is associated with older houses and farmsteads. The buildings, fields and stone walls of old farms are evocative of a way of life which has passed away. Two Grange Halls and the old churches buildings visibly recall life of the town in an older era. To some extent growth and change will inevitably efface the historical character of the town. The attractive scenic values and the historical sense of place are related and worth preserving.

Historical Data/Trends

(based on George Healey's essay in Sumner 200)

Early Settlement

The settlement of Sumner was first organized by proprietors mostly from southeastern Massachusetts who purchased two townships in 1787 which they named Butterfield Plantation. The land consisted largely of the watershed of the Nezinscot River and composed what is today the two towns of Hartford and Sumner. Eventually the West Butterfield portion was incorporated as the town Sumner in 1798, being separated from the eastern portion along the river.

The first permanent settler in Butterfield Plantation was Noah Bosworth, 1782. Already by 1790 the population was around 90 and had grown rapidly to 1,048 in 1820. Population peaked in 1840 at 1,269.

Early settlement was dispersed on farms on a network of roads more extensive than those today. Centers, or small villages, began to emerge first on Sumner Hill and Sumner Corner (on the Bonney Road) and East Sumner on the flats by the Nezinscot. In 1794, Increase Robinson, one of the original proprietors, settled a grist and sawmill on the river there and operated a store. Later another village grew around the activities utilizing the water power of the West Branch of the Nezinscot to become what is now West Sumner. The seasonally intermittent volume and limited flow of the river in Sumner restricted the growth of local industry dependent on waterpower compared to towns on larger rivers. In 1869 there were several working water power sites: the best was West Sumner where most of the wood products manufacturing was located. Other sites were Sumner Flat, the inlet and outlet of Labrador Pond, and Redding.

19th Century Changes

The advent of the railroad changed the nature of industry and agriculture in Sumner. Although the railroad along the Little Androscoggin bypassed the Nezinscot Valley, by mid 19th century the railroad reached East Sumner by way of Mechanic Falls and Buckfield, albeit with inadequate service. But a new railroad chartered from Auburn to Rumford Falls opened Sumner to the outside world in 1878. Rail encouraged the production of local sweet corn, cream and apples to be exported to distant markets. The great waterpower of Rumford developed for paper production created a demand for pulpwood harvested locally and shipped by rail out of E. Sumner.

Decline and Depression

Though population grew slightly from 1860-70 it was still less than in 1840, and after 1870 it declined sharply. In this Sumner was typical of most rural Maine towns. Opportunities opened in western lands and in the urban industrial development to the south. The forest was largely cut over, and the terrain is not suited to the kind of farming invested in large farm machinery. Much of the land is marginal for even subsistence farming.

The prosperity of the 20's did not extend to farms. The depression started early. Tariffs closed the British market for apples, and orchards expanded in Nova Scotia. Apple shipments from Sumner in 1921 were 60 trainloads, in 1927 there were 11, and in 1933 there were none. In the 30's fewer young people left Sumner because the opportunities outside were fewer. But people were poor. In 1940 the town was able to collect only 2/3 of assessed taxes. The dilapidation and abandonment of houses and farms intensified, fields went back to brush. And the war effort did little to revive rural Maine.

In 1952 the railroad discontinued service and took up the track. Even with the offer of exemption of taxes the town was unable to attract industry. In 1960 there were 481 residents. In 1963 there were fewer households than in the period of early settlement.

Regrowth

But by the 60's cities in New England, which had once attracted population by their economic opportunities, began losing people to the remote suburbs and rural communities. Automobiles and new roads opened Sumner to new uses and new people, not the descendants of the old families, but people seeking a rural "way of life." Cars made possible living in town but not having to depend on the markets and commercial services available locally. In the old days everyone worked in town, but now, 90% are employed elsewhere. The division of agricultural and forest land made land available and affordable—at first relatively cheap. At the same time mobile homes and modular housing appeared; the first mobile home in 1956. By 1990 half of full time residents lived in these kinds of structures.

By 1990 thirty percent of all homes were described as seasonal and recreational. Many had purchased forest and field land and old and abandoned farmsteads seeking a rural retreat and to share in the sense of the historic past. By 1960 it was no longer easy to find a quiet getaway on the coast or major lakes. Sumner doesn't offer North facing mountain slopes of sufficient size for a ski resort, or large lakes like Rangeley to attract recreational development. But the quiet natural beauty, forests, mountains, ponds and streams, and a country way of life are powerful attractions to those who choose to live in Sumner.

Inventory

Town records, tax maps, the annual reports of the town, records of births, deaths and marriages, and other documents of historical interest are kept at the Town Office.

The Increase Robinson House, the homestead of one of the first settlers and a proprietor of Sumner, and a center of early economic activity, is of great historical interest for the surviving structure itself, as well as for being the repository of a large collection of documents, photos, scrapbooks, artifacts, testimonials and recollections, family and genealogical records, and an extensive early library which was established for the education of citizens of the town. Access is only possible in the summer months because of the absence of light and central heating. It is privately preserved and managed by a

board of directors appointed from the towns of Hartford and Sumner, which were formed by the division of the original Butterfield Plantation. A publication of interest is The 200th Anniversary, Increase Robinson Home, 1784-1984.

The Sumner Historical Society meets monthly April-November on the 4th Thursday of the month, with programs concerning local history, culture, and natural history. Many local families have pictures and other materials of earlier times.

Two histories of Sumner have been published: Centennial History of the Town of Sumner, Maine-1798-1898 and Sumner 200 1798-1998. The latter has a history of Sumner by George Healy, and interviews and pictures of residents by Mark Silber. In this it resembles the Centennial publication which has a history of the town and descriptions and pictures of citizens. Also, several articles have been written about the Sumner area and are archived with local newspapers: The Passing of Old Redding; Old Sumner's Jubilee, Her Loyal Sons and Daughters Flock Back to Do Her Honor; The Story of One Hundred Years.

At Morrill Farm a "Living History Experience" is offered for students to explore the identities and life experiences of Sumner residents of the 19th century, living and working under the conditions of the time. This program offers a stronger connection for studies of literature and history.

The Maine Historic Preservation Commission considers three classes of resources in relation to planning:

1. Prehistoric Archaeological Sites. No sites are known. No professional survey has been done, however the riverbanks of the East and West Branches of Nezinscot River and areas around ponds are archaeologically sensitive and need survey. Areas with water and outwash surficial deposits are especially sensitive (See attached map).

2. Historic Archeological Sites No professional survey has been done to date in Sumner. Such fieldwork could focus on agricultural, residential, and industrial sites of earliest Euro-American settlement beginning in the late 18th century.

3. Historic Buildings/Structures/Objects

The West Sumner Universalist Church, (1867), 1114 Main Street is listed in the National Registry of Historic Places.

A comprehensive survey of the town's historic above ground resources needs to be conducted. Other properties eligible for nomination to the National Register of Historic Places are:

The Increase Robinson Library.

The Increase Robinson Library located on Rte 219 in the East Sumner Village, it is one of the historical buildings in the town. Access is only possible in the summer months because of the absence of light and central heating. It is

privately preserved and managed by a board of directors appointed from the towns of Hartford and Sumner. There is a need to maintain a delicate balance between preservation of this valuable collection and providing access to individuals and groups who could potentially benefit from it.

Villages.

East and West Sumner Villages, clusters of houses at Sumner center, and Redding are historically evocative of 19th century settlement and contribute to the scenic quality of the town. Striking views of the surrounding landscape are seen from W. Sumner. In E. Sumner views of the Congregational church and historic houses characterize approaches to the village. East Sumner Congregational Church, 1883, West Sumner Baptist Church in West Sumner Village (now desanctified and privately owned), Pleasant Pond Grange Hall, 1921 and E. Sumner Union Grange, 1903.

Historic School Sites.

East Sumner, Morrill School, Kennard house-W. Sumner, Potash Hill school part of Farrar house are extant historic school buildings. 15 other sites described by Linwood Bonney including Pleasant Pond, Heath Hill, South Sumner, Redding, Black Mtn., Fields Hill, and Greenwood Road.

Traditional Homestead Architecture.

Early farms relate the development of Sumner and nature of agriculture when it flourished. Complexes of buildings, often houses with attached barns are dispersed throughout the town sited on prime useful land, contributing strongly to the scenic character of this area and the historical sense of place.

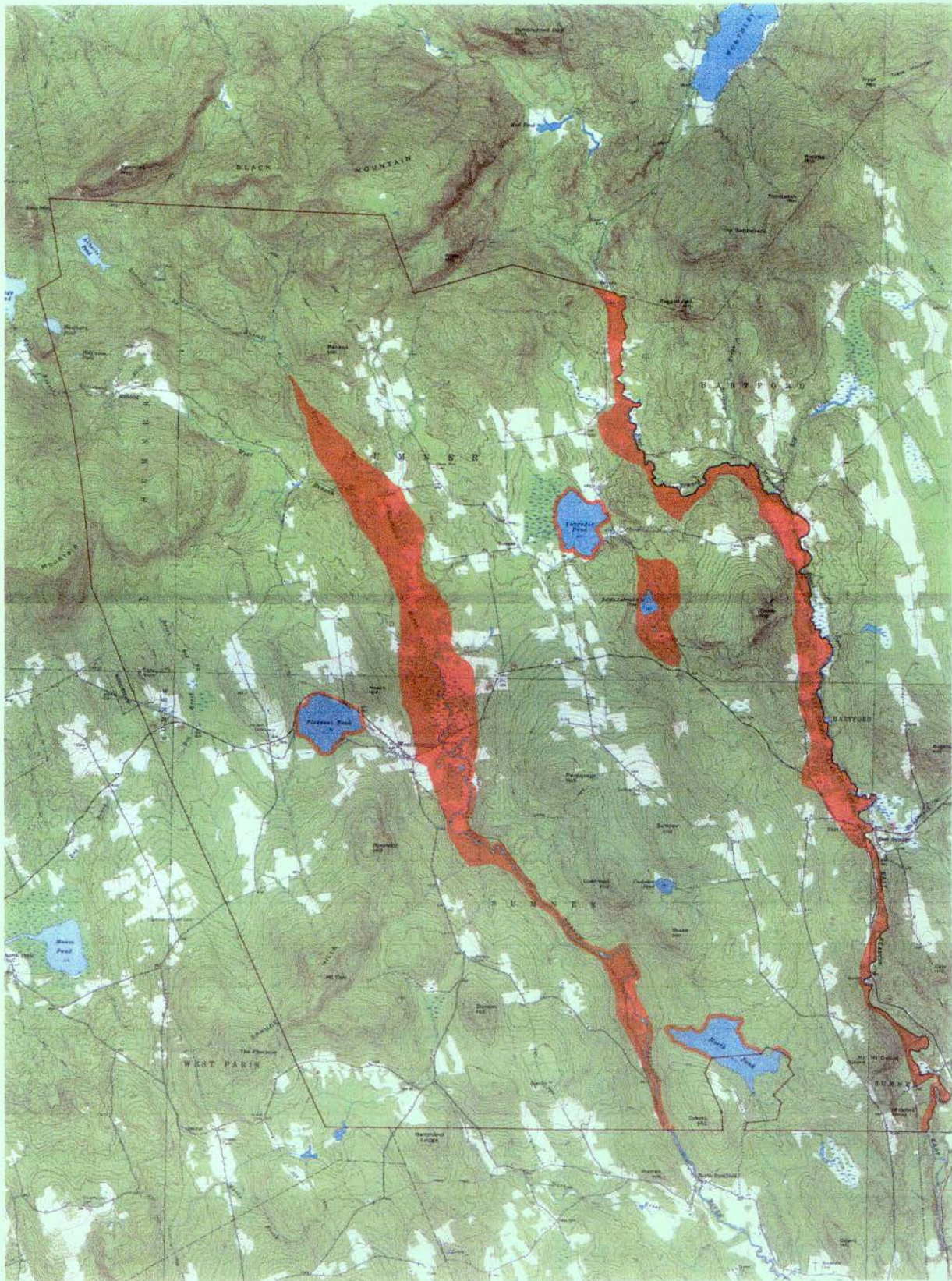
Areas Sensitive for Prehistoric Archaeology* in

Sumner

Information provided by
Maine Historic Preservation Commission
October 2005

*dated material subject to future revision
map 1/1

 Areas Sensitive for
Prehistoric Archaeology



Examples of farmhouses, buildings, and sites that offer a historical sense of place:

Abbott	Dyer/McPherson
Ackley House	Farrar
Andrews House	Foster (Hinshaw)
Augusta Eastman House	Gammon Farm Fecteau
Barrett (Lewis)	Gideonse
Bedard House	Healy
Bisbee (Charles) House (Navarro)	Hedgehog Hill Farm
Bisbee-McIntire House (Stup)	Keene House (Rudd)
Bonney Heath Farmstead (Batchelder Barans)	Litchfield's (Afleck)
Brigham	Marstaller
Decoster	Morrill Farm
Cobb House (Hampton)	Newton
Cole Farm	Pewitt
Corcoran	Richardson House
Corson (Ellery)	Robinson (Sharon) House (Peters)
Currier	Roland
Cumano	Stachaczinski
Cushing/ Davidson	Taylor

Sumner Hill (area)

Mill sites on Nezinscot, including Revolutionary War gunpowder mills, Foster Four Corners, Robinson site, E. Sumner, Ax Handle factory.

Sites related to the history of the railroad in Sumner.

Historic Cemeteries

There are 15 Public Cemeteries in Sumner that are maintained by the town. The town restores one cemetery per year. The cemeteries include:

Black Mountain	Redding
Butterfield – (R-12)	Robinson
Elmwood	Tuell Hill
Fields Hill	Sewall
Hersey	Upper Sumner Hill
Keene – (Valley Rd., Bradeen Rd., Jack Land)	Tuell Hill
Lower S. Hill	Pleasant Pond

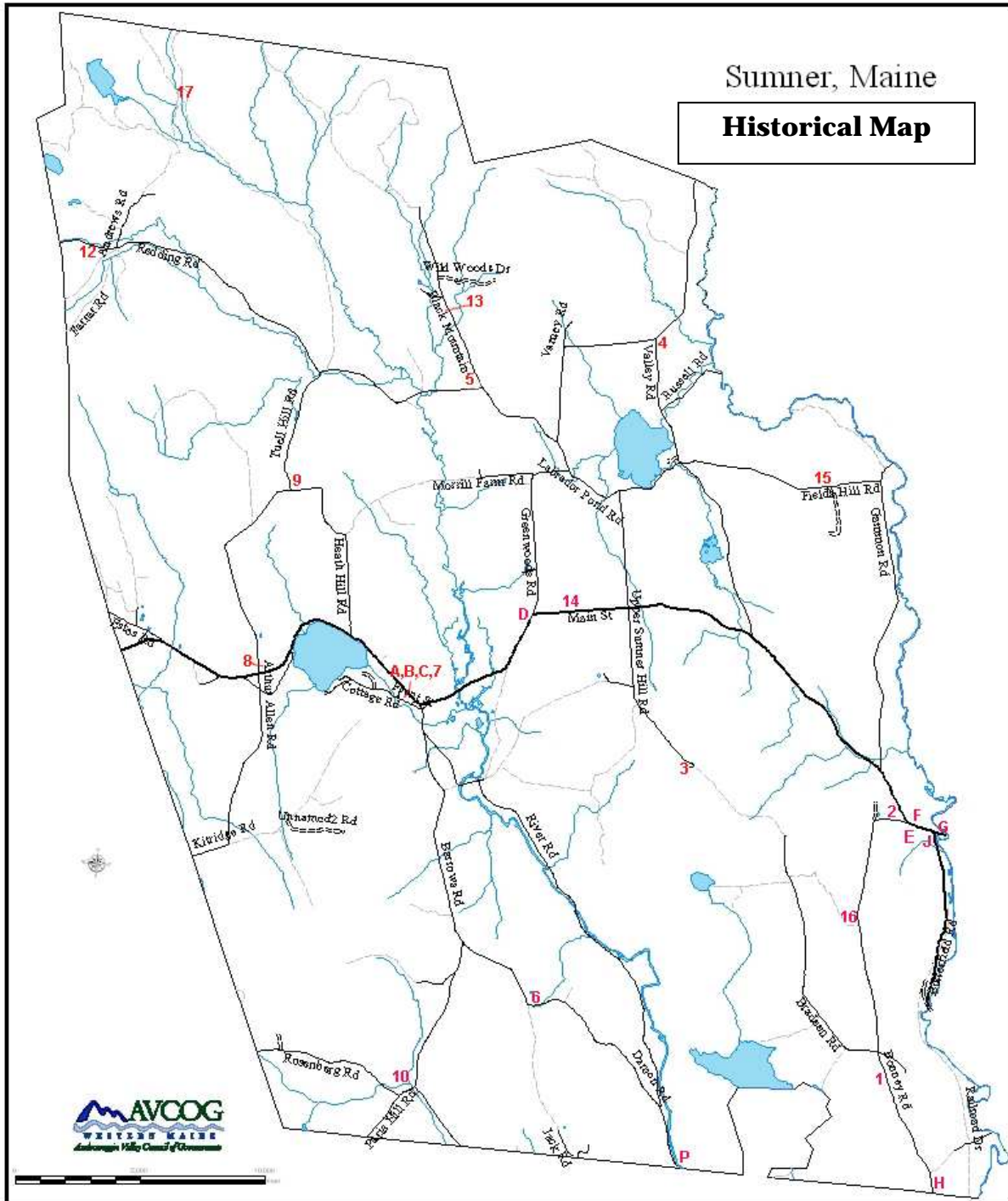
There are no empty lots available in town maintained cemeteries however there are several private cemeteries with available plots.

Key to the Historical Map

- A – Universalist Church, West Sumner
- B – “Pleasant Pond” Grange
- C – West Sumner Baptist Church
- D – Bonney-Heath farmstead (Batchelder-Barans)
- E – Congregational Church, East Sumner
- F – Sharon Robinson house (Peters)
- G – Increase Robinson house
- H – Charles Bisbee house (Navarro)
- J – Bisbee-McIntire house (Stup)

Schools:

- 1 – Bonney
- 2 – East Sumner
- 3 – Sumner Hill
- 4 – Alders
- 5 – Morrill
- 6 – Damon
- 7 – West Sumner
- 8 – Pleasant Pond
- 9 – Doble
- 10 – Chandler
- 11 – unlocated, near North Pond
- 12 – Redding
- 13 – Black Mountain
- 14 – Berry
- 15 – Fields Hill
- 16 – Stetson, or Cushman
- 17 – Speckled Mountain



Historical and Archaeological Recommendations

Issues	Policies	Implementation Strategies	Responsible Group/ By When
The town does not have any program or standards by which to conserve historic resources.	Maintain the historic features, sites and structures	Create a historic preservation committee of Historical Society members, Increase Robinson Board members, and interested citizens.	Comprehensive Plan Committee Short: 1-2 years
Architecture, landscapes, and two intact villages are vulnerable to development patterns and in danger of dilapidation.	Historic buildings and archaeological sites are valued.	Seek Consultation with the Historic Preservation Commission regarding a comprehensive survey of historical and archeological resources. Explore options related to possible designation of the villages as historic areas with lot size variances and special incentives related to preservation.	Historic Preservation Committee and the Planning Board. Mid: 3-5 years
Historic documents and photographs are at risk due to inadequate storage facilities, insufficient space. Materials at the Increase Robinson house are more vulnerable.	Conservation of historic materials is essential.	Provide suitable space for Town, Historical Society and Robinson House records and materials.	Historic Preservation Committee Short: 1-2 years
Town lacks safeguards to assure that significant historic and archeological resources are not lost by development in locations other than those already protected by shoreland zoning.	Minimize the impact of development that could threaten historic and archaeological sites is recognized.	Explore grants and other means for the conducting of a professional survey of the historical and archaeological resources of the town. Develop/amend ordinance standards to require a survey by developers to identify and protect nearby historic and archeological structures/sites.	Historic Preservation Committee. Mid: 3-5 years Planning Board/ Ordinance Committee Mid 3-5 years

Issues	Policies	Implementation Strategies	Responsible Group/ By When
There is expressed concern about dwindling participation in historical society events and interest in local history.	Continuation of interest and education of local history among all residents, especially younger and new residents, is fostered.	Explore making historic photographs/documents including private local collections more accessible on the town website via the Maine Historical Society's Maine Memory Network as a resource for local schools and to increase the historical awareness of the town. Encourage collaboration between the schools and the local Living History program. Explore development of rotating shows of photos at the town office and town gatherings.	The Historical Society and Historic Preservation Committee
Some properties may be eligible for nomination to the National Register of Historic Places. Listing on the Register is important when federal funds are involved in projects that might affect listed structures.	The Town encourages maintaining the historic features, sites and structures	Explore possibility for listing the Increase Robinson House on National Registry of Historic Places to afford extra protection from the encroachment of highway.	Maine Historic Preservation Commission Mid: 3-5 years
The Increase Robinson Library and cemeteries are difficult or impossible to visit when cold and snow prevail.	The town fosters continuation of interest in genealogy and local history.	Develop and maintain a resource including digital photographs of historic tombstones maintained in a volume in the town office and Increase Robinson Library.	The Historical Society Short- 1-2 years

Agriculture and Forestry

State Goal

To safeguard the state's agricultural and forest resources from development that threatens those resources.

Town Goal

To preserve natural resources and maintain visual qualities with minimal adverse environmental impact to woodland, forests and agricultural land, in the form of pastureland, cropland, orchards and small diversified farms.

Historical Data/Trends

In Maine the farms of the 1860's were small, averaging about 100 acres with less than 50 acres cleared for tilled crops, orchards, and pastures. Horses and oxen were the primary sources of power and transportation. A typical farm had a few milk cows, a few cattle, 8-10 sheep, some chickens and geese, and a hog. Farmers grew wheat, beans, barley, potatoes, and apples.

The visual appeal of Sumner is rooted in the rural landscape of the town apparent as you travel through the mountains on winding roads bordered on both sides with stone walls, fields, and forest land. There are still farmhouses with the traditional big house, little house, back house and barn construction.

According to *Local Agriculture Task Force, 2004*,

“The western Maine region is rich in natural resources, including both forest and farmlands. The forest economy is still dominated by extraction for traditional forest products; however, global competition has placed enormous pressure on this industry. Forest preservation for outdoor recreation and tourism may supersede forest extraction in economic value over time. There is a decreasing amount of farmland in production. The region must work to stem this trend, recognizing that farmland offers agricultural products with economic value and also retains community character and open space for wildlife and nature-based tourism. Niche markets for commodity products and sales directly from farmer to consumer are positive efforts that may help retain a viable agricultural sector in the region.”

Historically there has been a strong demand and diverse market for wood products in Oxford County. Veneer logs, saw timber, boltwood for the wood turning industry, pulpwood firewood for residential use and wood chips for energy production are produced from timber in the county.

Inventory and Analysis

According to the US Census, 2000, 22 (5.2%) of the population of Sumner are employed in agriculture or forestry compared to 3% in Oxford County and 2.6% in the state of Maine. Agriculture and forestry ranks 4th highest area of employment in the town.

Farmland

There are 370 acres of prime farmland in Sumner. Prime farmland, as defined by Natural Resource Conservation Service (NRCS) is the best “farmland” nationwide. Criteria for designation as prime farmland are tied directly to soil quality and not land use. This can be land in cultivation, forest, pasture, or idle and it can be remote and inaccessible. The land in Sumner has predominantly rocky soils and slopes which contributed to stone walls when the land was prepared for tilling.

According to NRCS, Sumner contains 370 acres of prime farmland and 2,220 acres of farmland of statewide importance. Of this, **140** acres are enrolled in the Farmland and Open Space tax incentive program (see map “Prime Farmland and Farmland of Statewide Importance in Sumner, ME”).

There has been an addition of 5 or more diversified family farms in recent years and agriculture is a significant source of employment, second only to logging. There are 18 farms in Sumner as listed in the 2002 Census of Agriculture. Seven of these are small farms (1-49 acres), and the remaining are less than 1000 acres. Eight farms have women operators. The values of all agricultural products sold on each farm are less than \$50,000. Eleven farms report less than \$50,000 in all crops sold, including nursery and greenhouse sales. Twelve report woodlands managed and 7 report up to 49 acres in forage, hay, haylage, grass silage and green chop. Less than 4 report growing berries. Agricultural related services include agricultural education, living history, farrier, meat processing, and a farm bed and breakfast.

According to the Maine Department of Agriculture an agricultural operation is defined as a farm that produces over \$1000 of food, livestock or fiber product each year (includes greenhouses). In Maine over 2500 farm businesses produce under \$1000 gross and over 7,500 farms produce under \$10,000 gross.

Agricultural products produced in Sumner include apples, blueberries, raspberries, herbs, perennials, seedlings, hay, catnip, dairy milk, butter, goat cheese, honey, maple syrup, ginseng, eggs, wool fiber and meat (poultry, pork, lamb, beef, and goat). Livestock includes horses, cows, goats, sheep and chickens.

According to the Local Agriculture Task Force Final Report, 2004

“On the consumer side Maine households spend over \$3 billion on food products and services each year. Yet, Maine farmers receive less than 4% of the \$3 billion of food products and services purchased annually by Maine households. If the portion of food products and services bought each year by Mainers from Maine farms and producers was increased from 4% to just 10%, Maine farmers would receive an additional \$180 million annually – a 40% increase in farm income! Local agriculture indeed has the potential for significant growth in Maine.”

A thorough inventory of Agricultural land use and potential use will assist the town in promoting a local agricultural base in the future.

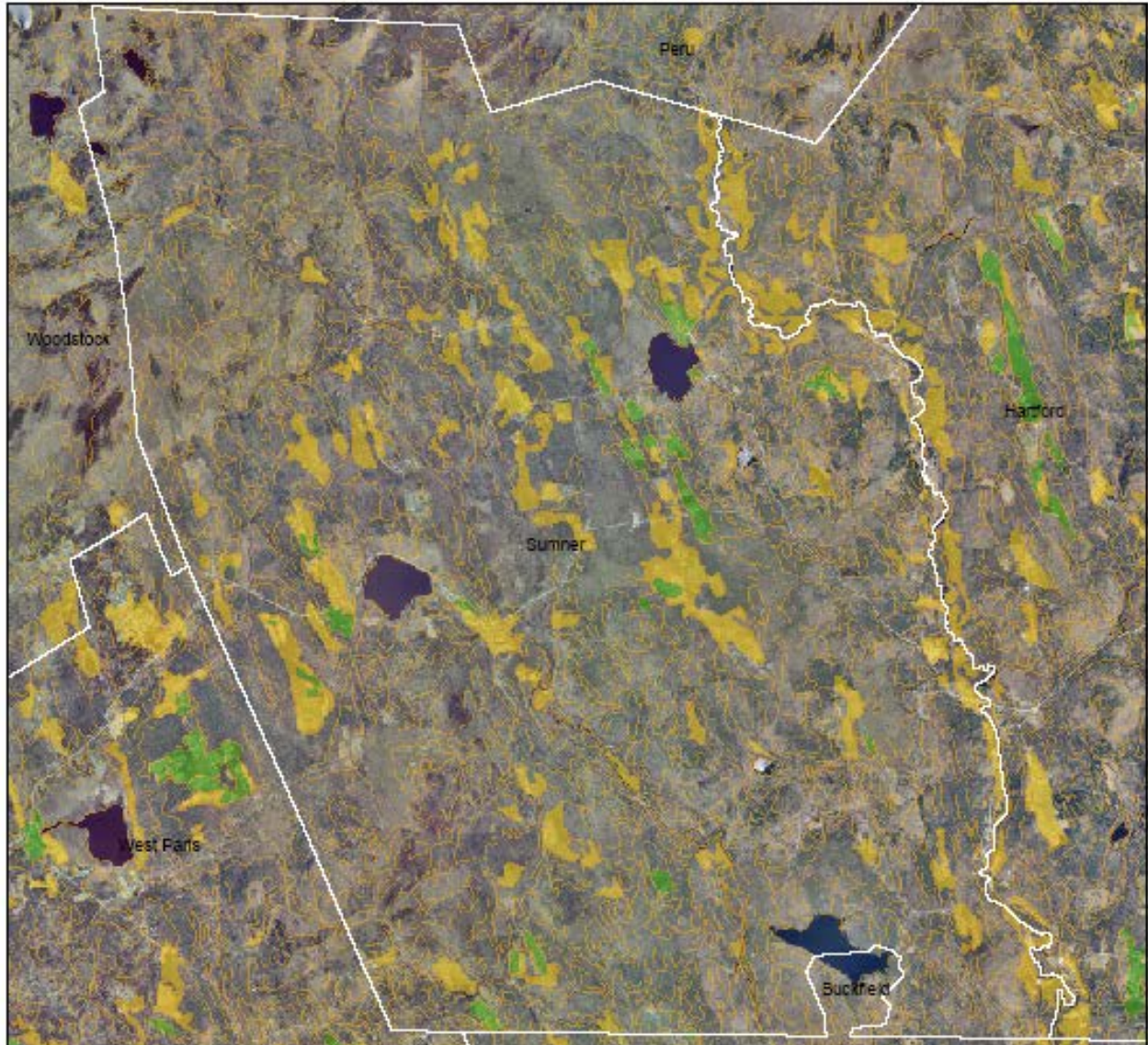
Prime Farmland and Farmland of Statewide Importance in Sumner, ME

Field Office: OXFORD SERVICE CENTER

Agency: NRCS

Assisted By: Amanda L Brown

Date: 3/28/2006



Legend

altwn24k_a_me

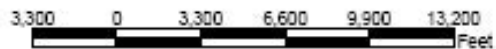
Prime Farmland

FARMCLAC



-  Prime Farmland
-  Farmland of Statewide Importance
-  Not Prime Farmland

Scale 1" = 6500



Forestry

Sumner contains a total of 27, 826 acres of land. Forested land includes mature forest with large harvestable trees, young trees with smaller trees harvestable in 10-30 years, and cut over forest. According to the Natural Resources Conservation Service, Sumner has about 40 acres of rare plant/natural communities that include maple, basswood, and ash forests.

Of the forested land in Sumner over 10% (2,988 acres) is owned by one commercial operation. Another very large parcel is privately owned. Of this 15, 958 acres are in Tree Growth. There are 76 parcels of land of 100 acres or more. Two parcels have been sold for development into subdivisions.

Summary of Timber Harvest Information for the Town of Sumner

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of timber harvests
1991	1550	0	0	1550	12	19
1992	1098	0	15	1113	15	13
1993	481	0	3	484	7	16
1994	494	0	0	494	40	14
1995	1111	358	34	1503	50	20
1996	1055	125	11	1191	71	24
1997	728	145	20	893	0	18
1998	1552	134	0	1686	0	32
1999	754	200	0	954	0	19
2000	1113	282	0	1395	6	26
2001	777	60	0	837	5	18
2002	930	309	27	1266	0	21
2003	310	470	12	792	10	17
2004	493	0	0	493	23	12
Totals	12,446	2,083	122	14,651	239	269

Agriculture and Forestry Recommendations

Issue	Policies	Implementation Strategies	Responsible Group By when
<p>It is important for agriculture to be recognized as a vital and significant part of the economy of the town both by town officials as well as full time and seasonal residents. There are threats of subdividing land from time to time.</p>	<p>Protect resources: farm and forest soils.</p>	<p>Establish an Agriculture Task Force: That, among other tasks, would encourage and facilitate educational opportunities about agriculture in classrooms, on farms in Sumner and at community events.</p> <p>Inventory lands for their agricultural use and potential use.</p>	<p>Comprehensive Plan Implementation Committee</p> <p>Short: 1-3 years</p>
<p>Farmland and Open Space are essential for maintaining the scenic landscapes, as well as a reminder of their historic role in the community. Indeed one farm is currently developing programs for educational opportunities as living history reminiscent of the late 1800's.</p>	<p>Enhance the economic ability of existing farms or forestry operations.</p>	<p>Adoption of measures to help minimum lot sizes be large enough to support small farms and woodlot operations (10-25 acres).</p> <p>Maximum lot size/maximum density in which a farmer or woodlot owner can sell of a minimum of 15 acres, setting aside an additional amount of land under easement for farming or woodlot management with a maximum density of one dwelling unit per 25 acres.</p> <p>Note: These strategies are not directly related to the policy. If a farmer has to sell a minimum of 15 acres he/she may be taking land out of production.</p>	<p>Agricultural Task Force</p> <p>Mid: 3-5 years</p>
<p>Existing farmland may be at risk of being divided or lost because of increased taxes and appeals to sell for development.</p>	<p>Promote markets, roadside stands, farmers market.</p>	<p>Encourage eligible farms to take advantage of tax laws (Farm Land and Open Space and Tree Growth)</p> <p>Assist small farmers to develop a network and brochure with a listing of farms in the area and an inventory of local farm products and distributing it widely.</p>	<p>Agricultural Task Force</p> <p>Short: 1-2 years</p>
<p>Long range implications of harvesting and changed use of forested lands</p>	<p>Promote the continued existence of large parcels of forested land used for forest products.</p>	<p>Encourage forested land owners to continue participation in Tree Growth</p>	<p>Agricultural Task Force</p> <p>Mid: 3-5 years</p>

Land Use Patterns

State Goals

To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl. To safeguard the State's agricultural and forest resources from development which threaten those resources.

Town Goal

To manage land use and development patterns in a manner that conserves valued community characteristics, minimizes demands on municipal services, and respects the rights of property owners.

Historical Data/Trends

A major element of a comprehensive plan is the analysis of the use of land and existing development patterns. Through such an analysis, insights into community functions, spatial relationships, past and current priorities and future directions are possible.

Traditionally larger parcels have been divided among family members along maintained roads with power. Over the last 12 years the most significant change in land use patterns has been seasonal/second homes and year round homes development in Sumner.

Two large parcels of land have changed ownership in the last 10 years. Approximately 2284 acres of forest land from paper company ownership was transferred to an investment group. This parcel was harvested for timber in 2005. Also during recent years smaller parcels have been sold from a parcel of approximately 1300 acres of privately owned property along River Road.

There have been a total of 72 houses and 52 mobile homes added in the town between 1993 and 2005. The largest number was on Redding Road where a total of 13 homes and 5 mobile homes were added. The next largest number was on Fields Hill road where 8 houses were added. There is the potential for an additional 13 homes in the Beech Ridge Subdivision. The Patten Subdivision has a potential for at least 7 homes along the Angie Libby Road. Heath Hill Rd., Bonney Rd., Arthur Allen Rd., Greenwoods Rd., Labrador Pond Rd., Upper Sumner Hill Rd., River Rd., and Decoster Rd. each have had an addition of 6 to 9 homes or mobile homes.

Houses or Mobile Homes added from 1993 to 2005 in Sumner

Location	Houses	Mobil Homes	Subdivisions
Redding Rd.	13	5	
Tuell Hill Rd.		5	
Heath Hill Rd.	6		
Rt. 219/Main St	10	1 new	4 lots /0 houses
Gammon Rd.	3		
Rt. 140/Old Railroad Dr.	5	3	
Bonney Rd.	6	1	
Bradeen Rd.	6	1	
Arthur Allen Rd.	2	7	
Morrill Farm Rd.	1		
Greenwoods Rd.	2	5	
Valley Rd.	4	1	
Labrador Pond Rd.	3	2	
Sumner Hill Rd.	6	2	
Black Mountain Rd	2		
River Rd		6	
Decoster Rd	3	3	
Barrows Rd	2		
Fields Hill Rd	6	1	14 lots/ 1 house
Total	80	43	28 lots/ 1 house

Comprehensive Plan Physical Survey

Inventory

Sumner has a total land area of approximately 42_ square miles or 27,826_acres. Sumner attracts both seasonal and new year round residents.

Forest Land

Forest or woodlands cover the majority of land area in Sumner. There are presently 15,958 acres in tree growth. There are 76 parcels of 100 acres or more. The largest contiguous block of commercial forest land, with 2284 acres, is found on the northern border with Peru, with access from the end of Black Mountain Rd. This area was harvested for timber in 2005. The same owner also has a 704 acre parcel along the border with Woodstock. The other large parcel is along River Rd., with 1284 acres, and is privately owned.

Commercial Land Use

There are a few commercial businesses in Sumner including a General Store, a Bed and Breakfast, and a Kennel. Several farms provide produce, and there are a variety of home based businesses scattered around town (See Economy for more details).

Agricultural Land Use

There are a few homesteads and farms selling produce to the public. A number of land owners mow their fields for hay. The topography and soil in Sumner are not well suited to large scale commercial agriculture. Over the next 10 years it is not expected that there will be an increase in land use for commercial agriculture purposes (also, see Agriculture and Forestry Section for more details).

Village Land Use

People choose to live in the villages for its sense of community and affordability. East Sumner Village and West Sumner Village are remnants of what Maine community life was like 30 or more years ago. East Sumner Village once had the Town Office, General Store, Grange Hall and the Increase Robinson Library. Now only the library remains. West Sumner Village once had the Post Office, General Store, Grange Hall, and Fire Station.

Inventory of Sumner Village properties are as follows 6/5/2006

East Sumner Village

The area inventoried starts from the Hartford-Sumner Elementary School and stops at lot U-1/1, on Butterfield Road. There are a total of (35) properties.

- (12) Properties are under $\frac{1}{2}$ acre.
- (10) Properties are $\frac{1}{2}$ -2 acres.
- (10) Properties are 2 -10 acres.
- (1) Property has 16 acres.
- (1) Property has 18 acres.
- (1) Property has 23 acres.

West Sumner Village

The properties inventoried are along Rt. 219/Main St., Front St. and Barrows Rd. There are a total of (39) Properties.

- (17) Properties are under $\frac{1}{2}$ acre.
- (12) Properties are $\frac{1}{2}$ - 2 acres.
- (7) Properties are 2 -10 acres.
- (1) Property has 20 acres.
- (1) Property has 80 acres.
- (1) Property has 123 acres.

Since the economy and transportation systems have changed, there are no longer the same reasons to live in these clustered communities. Many people prefer to live on larger parcels of land, in more secluded areas of town.

Residential Land Use

As of August, 2005, there were 516 residential dwelling units (323 houses/98 mobile homes/95 camps) in Sumner. Looking at these 516 units another way: 392 are year round homes and 124 are seasonal/second homes. This information is based on the Sumner Tax Map (2004).

Seasonal residential land use along both Pleasant Pond and Labrador Pond may see minimal additional growth. Many of the seasonal camps were constructed prior to the enactment of the Shoreland Zoning Law. Many of the lots do not meet current square footage and frontage requirements, as required by this law. These lots are “grandfathered.”

Subdivisions in Sumner 6/05/2006

There are 18 subdivisions in Sumner. These are located along Redding Road, Fields Hill Road, Barrows Road, Rosenberg Road, Arthur Allen Road, Reymoor Heights Road, Tuell Hill Road, and Rt. 219 (See Map).

Name and Location	Number of Lots/ Date
Birch Ridge Subdivision (north side of Fields Hill Rd.)	14 lots
Patten Subdivision (north and south side of Fields Hill Rd.)	24 lots/ 1983
River Run Subdivision (east of Barrows Rd.)	5 lots/ 2003
Mt. Toms Heights Subdivision (north of Rosenberg Rd.)	9 lots/1988
Powers Subdivision (east of Town Office, north side of Main St./Rt. 219)	4 lots/2004
Beech Ridge Subdivision (west side of Arthur Allen Rd.)	5 lots/1994
Bragg-Adams Subdivision (north side of Redding Rd.)	4 lots/ 1990
Bragg-Adams Subdivision (north side of Redding Rd.)	8 lots/1990
Tuell Hill Acres Subdivision (Northwest of Tuell Hill Rd.)	7 lots/ 1983
Reymoor Heights Subdivision (Reymoor Heights Rd.)	7 lots/1987
Labrador Pond Subdivision	3 lots/1998
McCallister Subdivision (Gammon Rd.)	3 lots/1988
Greenleaf Subdivision (east side of Gammon Rd.)	3 lots/2005
Labrador Pond Overlook (north of Fields Hill Rd.)	8 lots/1987
Barrows Road Subdivision	3 lots/ 1983
Herson Subdivision (Rt. 219/Tuell Hill Rd.)	3 lots/ 1989
Eaglewood Subdivision (west of Tuell Hill Rd.)	6 lots pending
Poland Subdivision (northwest of Tuell Hill Rd.)	In planning stages

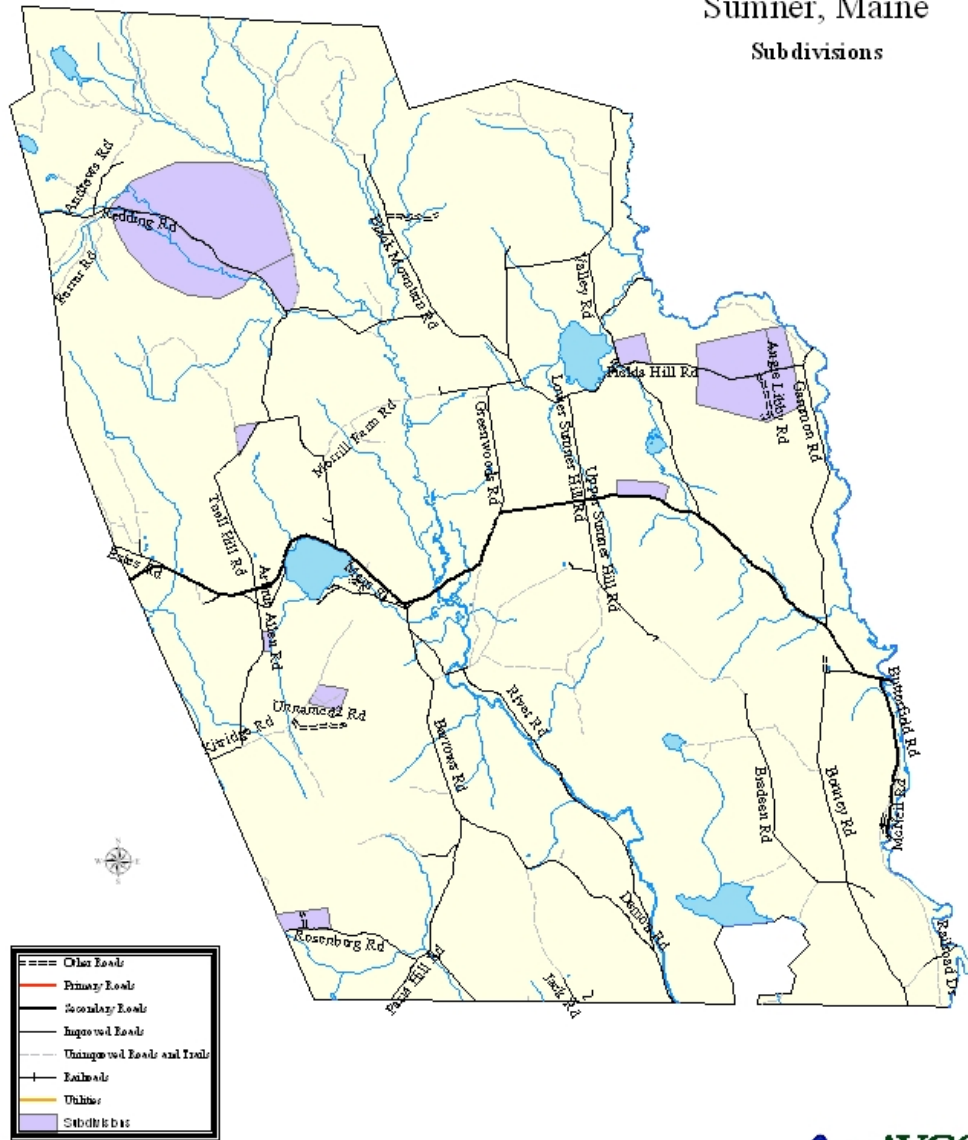
Seasonal Commercial Recreational Land Use

There are currently no seasonal commercial recreational entities in Sumner.

Industrial/Manufacturing Land Use

There are presently no industrial or manufacturing sites in Sumner.

Sumner, Maine Subdivisions



Land Use Patterns Recommendations

Issues	Policies	Implementation Strategies	Responsible Group/ By When
<p>Sumner has a tradition of independence and privacy typical of rural lifestyle. This tradition has imposed few limitations on the activities a private landowner can undertake on his or her property. The town respects this tradition and will seek to limit property rights only for clear and compelling reasons.</p>	<p>Maintain the character of the villages and rural areas in Sumner and direct projected growth to “suitable” areas, i.e., areas relatively free of natural resource constraints.</p>	<p>Develop ordinances provisions that encourage new development in growth areas through higher densities than in rural areas. (Refer to the Future Land Use Plan)</p>	<p>Planning Board Mid: 3-5 years</p>
<p>Harvesting timber has affected the aesthetic beauty of several roads.</p>	<p>Maintain the aesthetic quality of road corridors during timber harvesting operations.</p>	<p>Establish a buffer zone between town roads and timber harvest areas.</p>	<p>Planning Board Short: 1-2 years</p>
<p>Current and future residential development on below standard roads may lead to the town being responsible for improving /maintaining more roads.</p>	<p>That new residential development is served by public roads suited for such development.</p> <p>That new residential subdivisions will not require the town to upgrade roads or maintain roads that are not currently maintained by the town.</p>	<p>Develop ordinance provisions that assess the impacts of new residential development that will be accessed by below standard public roads.</p> <p>Require upgrading when it is determined that such roads are not adequate for the proposed level of use.</p>	<p>Planning Board/ Mid/Long: 3-10 years</p>
<p>Many people prefer to live on larger parcels of land, in more secluded areas of town.</p> <p>There have been 12 subdivisions developed in Sumner over the past 10 years.</p>	<p>Allow a range of lot sizes or densities based on current development patterns and the desire to maintain rural qualities.</p>	<p>Explore the concept of “Conservation land use” ordinances.</p> <p>Review and amend the subdivision regulations to reflect current standards relating to conservation of natural resources.</p> <p>Amend the subdivision regulations to consider lots greater than 40 acres as lots for the purpose of subdivision review.</p>	<p>Planning Board Mid/Long: 3-10 years</p>
<p>There is an expressed desire to preserve tracts of agricultural and forested land as a greenbelt for farming, natural beauty and recreational purposes.</p>	<p>Encourage conservation of forestry and agricultural resources by using innovative residential development planning.</p>	<p>Implement “Right-to-farm” and “right-to forest” provisions to protect traditional rural uses from nuisance suits.</p>	<p>Planning Board Mid 3-5 years</p>

Population and Demographics

No state goal specifically addresses population. But all other goals depend on an understanding of population and demographic data for the municipality and its region.

Introduction

In planning for Sumner’s next ten years we need to research our community characteristics, study the developmental trends while anticipating the future demands on community services, land use, and natural resources.

As the number of residents increase the demands on community services also increases. Year-round population will pay local taxes, require town services and send children to local schools. Part-time or seasonal population owns vacation or second homes, pays local taxes, requires town services and do not send children to local schools.

Historical Data/Trends

In the early 1900s Sumner’s year-round population was over 1000 residents. While we have fewer people today there is a continual growth in population. From 1990 to 2000 the population increased 12.2%, 761 to 854 residents according to the U.S. Census. In 2004, based on estimates prepared by the US Census, Sumner’s population remained essentially unchanged with 856 full time residents. As the population is estimated to increase in the next 10 years so will the needs of the residents. The increase is due to the migration of year- round residents. Sumner attracts people for its beauty and quiet rural life.

Population Trends 1970-2000

Population	1970	1980	1990	2000	%change 1990-2000	%change 1970-2000
SUMNER	525	613	761	854	12.2	62
Buckfield	929	1333	1566	1723	10	85
Hartford	312	480	722	963	33.4	209
Peru	1345	1564	1541	1515	-1.7	12.6
West Paris	1171	1390	1514	1722	13.7	47
Woodstock	1005	1087	1194	1307	9.4	30
Oxford County	43457	48958	52602	54755	4	26
Maine	993,722	1,125,043	1,227,928	1,274,923	3.8	28.2

Source: U.S. Census 1970, 1980, 1990 & 2000

Estimated Population Change 2005- 2016

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Sumner	926	940	953	966	980	993	1006	1019	1032	1044	1057	1069
Buckfield	1859	1884	1909	1934	1959	1983	2008	2032	2056	2079	2102	2124
Hartford	1094	1120	1146	1171	1197	1223	1248	1274	1299	1325	1350	1374
Peru	1541	1544	1547	1549	1551	1552	1554	1554	1555	1555	1554	1552
W. Paris	1836	1856	1877	1897	1917	1937	1956	1976	1995	2013	2031	2048
Woodstock	1378	1390	1402	1414	1426	1438	1449	1460	1471	1482	1491	1501

Source: Maine State Planning Office

	# change 2005-2016	% change 2005-2016
Sumner	143	15.4
Buckfield	265	14.2
Hartford	280	25.5
Peru	11	.7
W. Paris	212	11.5
Woodstock	123	8.9

Source: Maine State Planning Office

Occupation of Residents in 2000 Compared to Oxford County

	Sumner	Sumner	Oxford	Oxford
	#	%	#	%
Management, professional and related.	118	27.9	6835	26.6
Service	56	13.2	4509	17.6
Sales & office	67	15.8	5459	21.3
Farming, fishing, & forestry	8	1.9	403	1.6
Construction, extraction, maintenance	58	13.7	3323	12.9
Production, transportation, material moving	116	27.4	5157	20.1
Total	423	100	25686	100.1

The greatest number of people in Sumner work in management, professional related fields, production, transportation, and material moving in 2000.

Compared to Oxford County, Sumner has a similar number of management, professional fields, and farming. Sumner has a higher percentage of residents in construction, production, and transportation.

Information about median household incomes is in the Housing Section.

Sumner Births and Deaths 1990-2005

Year	Births	Deaths	Natural Increase
1990/91	2	4	-2
1991/92	8	5	3
1992/93	2	4	-2
1993/94	3	4	-1
1994/95	7	3	4
1995/96	6	6	0
1996/97	9	5	4
1997/98	7	7	0
1998/99	5	4	1
1999/2000	8	4	4
2000/2001	7	4	3
2001/2002	10	6	4
2002/2003	3	6	-3
2003/2004	9	7	2
2004/2005	8	7	1
Total	94	76	18

Source: Town of Sumner, June, 2005

Sumner's natural increase in population [the number of births minus deaths] totaled 18 from 1990. The State Planning Office projects a population of 926 (an increase of 72) in 2005. We believe that immigration is the controlling factor.

Age Distribution 1990 and 2000 Sumner

	1990		2000		# change	% change
	number	percent	number	percent		
Age less than 5	63	8.3	48	5.6	-15	2.3
5 to 20	197	25.8	173	20.3	-24	12.1
20 to 44	296	38.9	273	31.4	-23	7.7
45 to 64	116	15.2	269	31.5	153	131
65+	89	11.7	91	10.7	2	2.2
Total	761		854		93	
Median Age	32.2		40.4			

Oxford County

	1990		2000		# change	% change
	number	percent	number	percent		
Age less than 5	3792	7.3	2895	5.3	-897	23.6
5 to 20	11824	22.5	11527	21.1	-297	2.5
20 to 44	18542	35.2	17598	32.1	-944	5.0
45 to 64	10518	20.0	13942	25.5	3424	32.5
65+	7926	15.0	8793	16.1	867	10.9
Total	52606		54755		2149	
Median Age	35		40.2			

Year-Round Population Trends

Examining population, household and school enrollment the trends from 1980-2000 indicate an increase in population and households with a decline in persons/per household and school enrollment. The increase in population was 28% while the school enrollment was reduced by 8% or 9 children. Recorded at the 1990 Census there were 163 students enrolled in school.

In 2005 Sumner's population was 856 people. According to the U.S. Census of 2000, Sumner had 330 total households. Over 75 percent of them were made up of families. There were 105 households with children under the age 18, while 72 households included individuals at the age of 65 or more.

In 2016 Sumner's population is projected to 1069 according to the Maine State Planning Office. Near 15% of the population will be below or at school age. Fifty-eight percent of the population will be above the age of 45. The trend shows an increased aging population.

Households by type in 2000

	number	percent
Total households	330	100
Family with children	248	75.2
Children under 18 years	95	28.2
Married-couples with children	202	61.2
Children under 18 years	67	20.3
Female householder with no husband	26	7.9
Children under 18 years	15	4.5
Non-family households	82	24.8
Householder living alone	60	18.2
Householder 65 years or older	25	7.6
Households with individuals under 18 years	105	31.8
House holds with individuals 65 years or older	72	21.8
Average household size	2.59	
Average Family size	2.87	

Source: U.S. 2000 Census

Education Attainment Comparisons of Sumner, Oxford County, & State

	SUMNER		Oxford		Maine	
	2000		2000		2000	
Education	number	percent	number	percent	number	percent
No Diploma	102	*17.5	6693	32	127288	15
High School Graduate	230	39.7	16317	46	314600	36
Some College	138	23.8	8960	12	229045	26
Bachelor's Degree	61	10.5	3985	6	129992	15
Graduate/Professional Degree	49	8.4	1974	3	68968	8
Total	478		37929		869893	
Pop. age 25 and older	580					

Source: U.S. Census 2000; ePodunk

* This number indicates the percentage of population over 25 years who has not received a high school diploma but may have other trade certificates.

Compared to Oxford County, Sumner has a higher percentage of people with some college, graduate and professional degrees.

Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. In Sumner this includes primarily individuals staying in second homes and camps.

Since 1970 there has been no municipal seasonal population estimates prepared on a state wide basis. To estimate current seasonal population, the number of occupied seasonal or second homes in the 2000 U.S. census reported 117 homes in Sumner. In addition there is one B&B with 3 rooms. There are no campsites in Sumner.

The following formula was provided by AVCOG:

117 times 4 persons plus 3 rooms times 2 persons. The number of people during peak seasonal population (year round and seasonal) may reach over 1325 people.

Seasonal population has increased in Sumner due to the different activities; in the summer the local ponds draw people for swimming and boating activities. During the fall, hunting and foliage bring an influx of people. During winter, people come to snowmobile, alpine and cross-county or Nordic ski.

Findings and Conclusions

Over the next ten years Sumner's year-round population is expected to increase to approximately 1069 people.

The population in Sumner is aging. Over 40% of the residents are older than forty-five years of age.

Over 75% of Sumner's households consist of families with school age children.

Future seasonal population will consist of both part time and transient people. Growth in seasonal population will depend on the continued growth in second/vacation homes. Since the 1980's this number has increased with an even greater surge in new homes being built. Since 1993 a total of 35 seasonal and 85 full time residences have been built.

Housing

State Goal

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

Mission/Town Goal

Promote housing construction which supports the “rural” and natural” environment of Sumner and will improve the property tax base.

Maine State Law requires that Sumner shall "ensure that its 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. The municipality shall seek to achieve a level of 10% of new residential development, based on a 5-year historical average of residential development in the municipality, meeting the definition of affordable housing. Municipalities are encouraged to seek creative approaches to assist in the development of affordable housing, including, but not limited to, cluster zoning, reducing minimum lot and frontage sizes, increasing densities, and use of municipally owned land." (See Sumner’s Affordable Index Chart.)

Historical Data/Trends

At the turn of the century (1900) Sumner housing stock supported a population almost twice the current size of 854. Sumner homes reflect the history and individual values of the Town. Three small villages, fairly large farm homes with barns, individual homes, as well as hunting and summer camps represent the historical housing stock of the town and still provide the base for the current stock.

Inventory

While no detailed formal survey was conducted on the age of housing stock, Sumner stock is consistent with what is common in rural Maine. (See Year Built, Housing Characteristics and Home Value Charts).

Sumner Total Housing Units

Year Built

Years	Number	Percent
1990-2000	74	15.3
1980-1989	71	14.7
1970-1979	72	14.9
1960-1969	33	6.8
1940-1959	44	9.1
Before 1939	188	39.9
Total	482	100.0

U.S. Census 1990, 2000

Housing Characteristics 2005

	Number	Percent
Houses	321	58.6
Mobile Homes	97	17.7
Camps	95	17.3
Other	35	6.4
Total	548	100.0

CPC Survey, 2005

This site survey includes all standing buildings occupied and unoccupied.

Conservation Land Development

In the 1989 Comprehensive Plan "cluster housing" and "green space" were recommended. There is no indication of follow-through on the pairing of these concepts or specific action taken by the Town Officials. Certain private sub-divisions reflect some effort to maintain a natural environment and rural setting. Other sub-divisions have tended to follow Town roads with homes being built close to the road. Pairing of cluster housing and green space is developed by a land management concept called Conservation Land Development. This management strategy seeks what is advantageous to the Town (increased tax base) and to the land owner (greater return from investment). The Conservation Land Development requires the commitment of the town and land/home owner working together establishing a tree/field space equal to or exceeding the size of the space allocated to cluster housing. The desire of Sumner

citizens to retain and maintain a "rural" and "natural" environment is met in the Conservation and Development Policy.

Housing Units Added to Town by Year, 1990-2000

	Housing units	90	91	92	93	94	95	96	97	98	99	00	net	total hsg
Sumner	430	13	11	9	7	8	20	6	8	10	14	12	118	548 *
Buckfield	633	18	16	21	13	14	10	9	12	17	12	21	163	796
Hartford	478	13	4	7	1	2	6	10	0	16	13	7	79	557
Peru	843	19	16	9	16	16	13	4	8	7	3	6	117	960
W. Paris	619	5	7	4	5	6	5	0	10	7	10	7	66	685
Woodstock	758	22	7	4	4	4	19	11	0	13	10	19	113	871

U.S. Census, 2000

The total of 548 is inconsistent with other data. No explanation is given by the U.S. Census. 548 is consistent with CPC site survey taken in 2005.

*Sumner reflects an average increase of 10 homes per year. Census data projects an average increase of Sumner housing at 11 homes per year through the year 2016.

Home Ownership

The 2000 median owner-occupied unit value in Sumner was \$48,000. MSH 2004 data indicates that the median home value is \$91,000.

Median Home Values (MSHA)

	2000	2001	2002	2003	2004	% change 00-04
Sumner	48,000	81,500	91,000			89.5
Buckfield	79,818	81,250	87,500	85,950		21.1
Hartford	89,475	84,000	92,000			9.5
Peru	70,000	65,000	87,200			10.1
W. Paris	78,500	76,500	85,500	89,000	120,000	40.3

This table indicates Sumner had the greatest percentage change in median home price increase between 2000-2004 compared to surrounding towns.

Multiple List Service (MLS) records of 2005 indicate that 13 homes sold under MLS brokerage with a price range of \$20,000 to \$250,000, median of \$78,000 and average of \$90,800. MLS land sales in Sumner consisted of 14 units, 7 of which were parcels of 4 to 7 acres (average acreage of 5.7) with sale price range of \$13,500 to \$27,900, with a median price of \$25,000 and average of \$21,800.

The following quote from the Sun Journal, April 22, 2005, is descriptive of our growth: "According to the center for Real Estate Education at the University of Southern Maine, 99 new homes were built in the Norway-Paris labor market area in 1999. That number has since risen steadily, reaching 153 in 2003. The labor market area includes the towns of Norway, Paris, West Paris, Oxford, Otisfield, Minot, Buckfield, and Sumner, said Bob King, senior research analyst at the Maine State Housing Authority. As you will note, King wrote in an e-mail, the 2003 number of new houses constructed is nearly 55 percent more than in 1999."

In addition, from the Advertiser Democrat, October 6, 2005, "During the summer of 2005, local real estate sales were up nearly 13.5 percent over the summer of 2004. That's almost 10 times more than the average Maine increase, according to the Maine Real Estate Information System. Statewide, during June, July and August of 2005, home sales were up 1.42 percent over those same months in 2004, In Oxford County, the jump was 13.46 percent."

Household Income Levels, 2000

Households	Sumner		Oxford County		Maine	
	#	%	#	%	#	%
Household Income						
Below \$10,000	19	6.0	2436	9.8	53259	10.0
Below 24,900	64	20.2	8117	36.0	115864	22.3
25,000-49,999	124	39.1	7732	35	168462	32
50,000-99,000	94	29.7	5535	25.0	143764	28.0
100,000 and over	16	5.0	937	4.0	36823	7.0
Median Household Income	\$39,196		\$33,435		\$37,240	

Comparison of Median Household Income

	1989	2000
Sumner	27,813	39,196
Buckfield	28,750	36,821
Peru	26,354	38,083
Woodstock	23,580	35,642
Oxford County	24,535	34,101
State of Maine	27,854	37,589

Approximately 25% of Sumner citizens who earn below median income would likely qualify for affordable housing. Maine State Housing Authority (MSHA) and many banks figure 28% of income is needed to cover the Principal, Interest, Taxes, and Insurance (PITI) when purchasing a home. To purchase or build a home with a mortgage at the median price level of \$70,000 with 5% down, at current interest rates of 7.5% and for 30 years would require on average mortgage payment of \$475 per month and would require on average a monthly income of \$1,700, \$21,000 annually (Check Maine State Housing or local bank for exact eligibility standards).

Affordable Housing

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

It is extremely difficult to quantify the specific number of any needed affordable units for the current and future years in Sumner. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Sumner. The Maine State Housing Authority has indicated a need for 14 affordable rental units in Sumner.

To determine affordable housing needs, the estimated median income of \$39,000 for 2003 in both Oxford County and the Norway/Paris housing market was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low and moderate income families.

Sumner’s Affordability Index

Year	Index	Price	Median Income	Income needed to afford median home price	Home Price affordable to Median Income
2002	2.38	\$48,000	\$41,135	\$17,302	\$114,116
2003	1.44	\$81,500	\$40,625	\$28,286	\$117,052
2004	1.61	\$83,450	\$44,643	\$27,764	\$134,183

Maine State Housing Authority

An index greater than 1.0 indicates the availability of affordable housing in a community. The index for Oxford County is 0.88. Sumner’s 2004 index of 1.61 is a positive index as compared to the County index of 0.88.

Based upon Maine State Housing data for 2004 the median sale price for Sumner homes was \$83,450. In Sumner an income of \$27,800 is needed to afford the median priced home. The Sumner median income of \$44,700 would likely qualify for a home of \$34,200. Future planning should monitor the affordable housing index.

Future Housing Demand

Based upon US Census and Maine State Housing Authority data, Sumner should plan on an increase of 11 new homes per year through 2016.

Future Housing Mix

Not only is an estimate of total new housing necessary in the comprehensive plan but also the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be the greatest. It should be expected that an increased interest in alternatives to single family homes will occur as the population ages. Available housing for first time home buyers and housing for elderly require long range planning and inclusion in all planning. Town- house development under condominium ownership is unlikely over the planning period. A retirement village and associated service industry and employment should be considered.

Rental Units

Rental property/units are few in Sumner. The 2000 Census data indicates a total of 33 units. There are two rental apartments, one in East Sumner and one in West Sumner. Several parcels of land have been set up with water, septic and a gravel pad for rental to an owner of a personally owned Mobile Home. There is a State licensed Mobile Park on Rt. 140 with four rental sites and pending application for 3 additional sites. In Sumner current rental rates generally range from \$350 per month (without utilities) to \$600 per month (with utilities).

Housing Recommendations

Issues	Policies	Strategies	Responsible Group By when
A workable conservation development plan must be adopted to maintain the "rural" and "natural" environment of the Town.	Sumner seeks to maintain the "rural" and "natural" environment of the town and villages.	<p>Become proactive in providing information through public forums regarding the availability of modest and affordable housing, and conservation development for Sumner.</p> <p>Establish set backs consistent with the "rural" and "natural" environment of the Town.</p> <p>Develop cluster and open land incentives.</p>	<p>Selectmen/ Planning Board</p> <p>Short: 1-2 years</p>
Housing growth should be consistent with building the property tax base and providing additional revenue.	Monitors town growth.	Establish a Town Growth Committee to promote Town assets, Town and owner/developer cooperation, and economic development.	<p>Growth Committee</p> <p>Short: 1-2 years</p>
<p>There are no local standards that assure safe building construction/renovation and no local regulations regarding pre 1976 mobile units.</p> <p>There are no local standards regarding State licensed Mobile Home Parks, Recreational Camps, and Rentals.</p>	<p>Maintains minimum safety, construction, and maintenance standards without increasing taxes, especially on older units.</p> <p>Recognizes the importance of standards for mobile units.</p>	<p>Develop regulations which will comply with the State of Maine and promote minimum safety and construction standards for all classification of building/rentals/development.</p> <p>Establish regulations covering free moving mobile homes, mobile home parks, and recreation camps.</p> <p>Establish completion occupancy codes. Homes should be safe before occupancy.</p> <p>Establish a regulation requiring a concrete base for all mobile homes.</p> <p>Meet with Village/Neighborhood citizens to consider forming Associations.</p>	<p>Planning Board</p> <p>Short 1-2 years</p> <p>Town Growth Committee</p> <p>Short: 1-2 years</p>
The increase in land cost, construction costs and market conditions has created a significant affordable housing problem. Affordable housing needs are determined by the number of local citizens wishing to become home owners for the first time, persons on fixed incomes, and current or perspective households with "modest" incomes wishing to reside in Sumner.	Seeks to achieve 10% of new housing to meet affordable housing guidelines as required in the Growth Management Law and reflect Sumner's affordable index.	<p>Seek public and private assistance available for qualified first time home buyers and home owners needing major home repair.</p> <p>Monitor affordable index.</p>	<p>Planning Board</p> <p>Short 1-2 years</p>

Issues	Policies	Strategies	Responsible Group By when
Parallel to the need for affordable housing is the need for competitively priced housing which would prove advantageous to prospective development and to the enhancement of Sumner's property tax base.	Promotes affordable, decent housing opportunities for all Sumner citizens.	Develop policies which promote competitively priced housing enhancing the Town tax base and quality of life.	Selectmen/ Growth Committee Mid. 3-5 years
Elder living becomes more difficult in a rural environment where public transportation is limited and immediate care not present.	Promotes village living in rural areas to allow for senior citizens to remain in their home areas.	Encourage development of policies and incentives which promote Sumner Villages, including adjusting lot size requirement to fit the lot size norm of the particular village. Explore Town sponsored elder housing. Develop incentives for elder housing.	Selectmen Short: 1-2 years
Abandoned materials contribute to environment hazards and negate a "rural" and "natural" environment.	Enforce State and Town regulations.	Conduct annual clean up weeks.	Selectmen Short: 1-2 years

Transportation

State Goal

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

Town Goal

Sumner roads are to support the needs and wishes of the citizens, to compliment the "rural" nature of the Town, to provide a safe work commute and drive for visitors and to facilitate compatible economic growth.

Historical Data/Trends

Feet were the original mode of transportation and are still beneficial for use today. From 1850 to 1950 Sumner was served by rail which provided indispensable arteries for commerce and industry. Early roads were not much more than wagon tracks. The more heavily traveled main roads were narrow, indifferently graveled, rarely graded and in mud season impassable. Most of the road work was first done by individuals exchanging their labor for tax credit. This was found undependable and in 1894 the town meeting budgeted money for road maintenance. By the early 1950's horse drawn wagons had entirely given way to automobiles and trucks as a means of travel.

Sumner citizens value the aesthetics of the roads including trees along the roads, stonewalls, historic traditional big house, little house, back house, barn structures and their relationship to the road, and the overall "feel" of the countryside and want this to be preserved. Increased costs of fuel may bring major changes in future driving patterns.

Inventory

There are four classifications of roads and ways found in Sumner: 1) State highways (Rts 219 and 140) and state maintained roads (Greenwoods Road). 2) Town maintained roads and town ways consisting of paved year round roads, graveled year round roads, and public easement roads. 3) Private roads serving one or more properties. 4) Recreational trails. Private trails may be available to the public by permission.

There are 20.38 miles of paved Town roads and ways, 19.19 miles of graveled Town roads and ways, and 10.06 miles of seasonal (public easements) in Sumner (Selectmen's Road Manual). The Road Index is listed in the Town of Sumner Road Ordinance. The Index of Sumner Town Ways and Public Easements is included as Attachment 1. (p. 108)

The Road Committee meets regularly. The Road Committee maintains for the Town a Road Inventory Book and Work Sheets for use in addressing annual repair and major improvement plans. The Road Book includes an individual page for each road and

bridge and a page for culverts by road section, with history, description, condition, traffic patterns location and identification number(s).

Safety and clearing road sides are primary. The Town depends on FEMA for redress of excessive winter damage and storm erosion. Roads have been prioritized and are addressed as funds are available. A sample work sheet is included as Attachment 2. The Key to Inventory and Road Committee Work Sheet is included as Attachment 3.

The Road Committee periodically reviews the Maine Transportation count book. Summary of 2006 Maine Transportation Count Book and data are included as Attachment 4. Growth in road use, based on the road count and population growth projected by this Comprehensive Plan indicates a very modest increase in traffic on local roads. A Summary of Sumner Road Values is included as Attachment 5.

The Sumner Road Commissioner (elected) maintains public roads, ditches and bridges. Snow removal and sanding in winter is contracted.

A town garage is located on Greenwoods Road. The facility houses town equipment and is adequate for current needs. Town sand for winter roads is piled on private property on Rte 219.

Major highway equipment

Equipment:	Year
Grader – John Deere	1988
Rock Rake	old

Traffic Patterns: Traffic patterns consist of commuter flow from Town Roads to State Routes 219 and 140. Through town traffic, mostly logging trucks and semi-trucks; delivery trucks, oil and gas, gas, food and groceries to local store; and delivery trucks to Post Office.

Public Transportation: Western Maine Transport operates a bus available to citizens of Sumner who are unable to drive for scheduled health care appointments, mental health services, shopping, speech and hearing therapy. There are currently groups of local Sumner people who reach out to people in need including people from away and local families alike. They offer transportation and assistance in response to illness and accidents and other needs that become apparent to them.

Parking: Limited off street parking is available at Post Office, Town Office, three Churches, and local store, all off Route 219.

Walking Paths: A railroad bed is available for walking for exercise and is utilized by a group of teachers. There is also a network of trails for snowmobiles, 4 wheelers and horses.

Accidents & traffic violations reported by Oxford County Sheriff's Department:

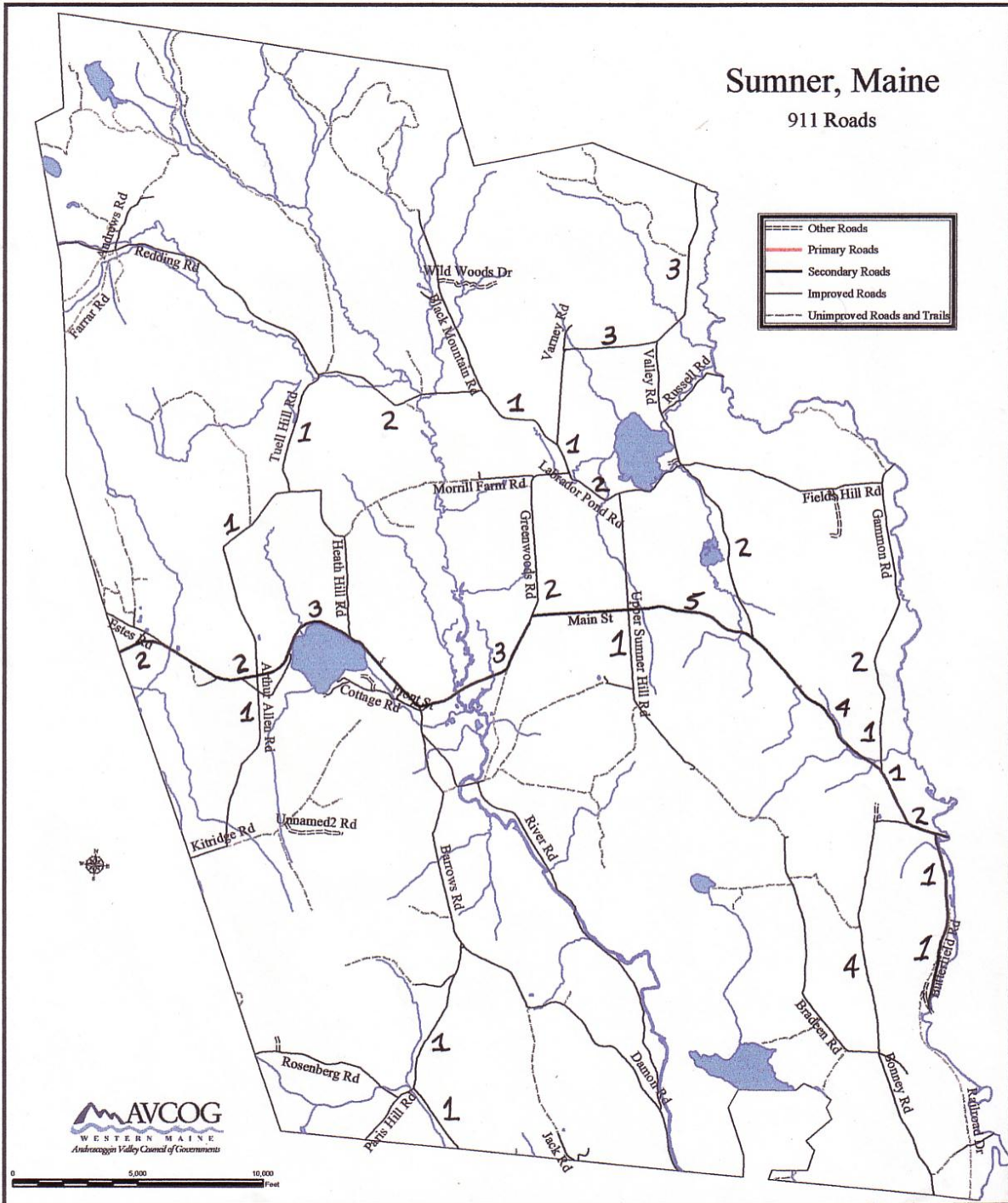
	2002	2003	2004	2005
Traffic Violations	22	21	40	
State Police reportable accidents		11	22	18

(Town records and State Police data)

Accident locations as recorded by the Department of Transportation are shown on the map for 2002-2004. The numbers represent the number of accidents at each location. For more details see report on file with the selectmen.

Sumner, Maine

911 Roads



AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments

0 5,000 10,000
Foot

Transportation Recommendations

Issues	Policies	Strategies	Responsible Group/By When
Many roads are in need of repair. Maintenance and repairs costs are under funded and beyond Town's ability to fund.	Plans for road maintenance and road improvement.	Re-establish and expand Sumner Road Committee to develop and maintain a road improvement plan. Index Bridges & Culverts by GPS location. Establish a 10 year road improvement and maintenance plan, surveying residents about wishes and needs.	Selectman/ Short: 1-2 years
New homes constructed on non-town roads may result in difficult emergency vehicle access.	Promotes safe emergency vehicle access.	Review and revise, as necessary, road and street construction standards to assure that newly constructed roads will conform to acceptable standards.	Road Committee- Planning Board Short: 1-2 years
New homes constructed on below standard roads or seasonal roads may result in demand for increased municipal funding for improvements and maintenance.	Maintains aesthetic rural qualities and safe traffic patterns.	Establish ordinance standards which will require, when new development is proposed on below standard and seasonal roads, both public and private that these roads are open and safe for the movement of emergency vehicles. Establish the circumstances under which the town would accept ownership of and responsibilities for an existing private road.	Road Committee- Planning Board-Fire Department Short: 1-2 years
An improved State Road 219 has caused concern over speed and traffic control in the two village located along 219.	Manages safe traffic patterns in village and Town Office areas.	Seek assistance from the Maine Department of Transportation and law enforcement agencies to address excessive speeds and unsafe conditions in village and built up area.	Road Committee Short: 1-2 years
Little, if any, restrictions exist for safe driveway development along State and Town roads.	Maintains aesthetic rural qualities and safe conditions	Establish that Maine Department of Transportation Driveway/Entrance Permits are issued prior to the start of construction that require access to Routes 140 and 219 and Greenwoods and Black Mt. Roads. Amend the Subdivision Ordinance to include rural aesthetic standards for development along through corridors.	Selectmen-Road Committee Ongoing Planning Board Mid: 3-5 years
Residents want access to trails for recreational use.	Promotes recreation trails with respect for natural features and private land ownership, complying with State Highway Laws.	Establish standards for recreation trail availability, maintenance and safe use. Create a map that highlights recreational trails in Sumner.	Road Committee Short: 1-2 years

Economic Development

State Goal:

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

Town Goal:

To promote economic development that enables its citizens to earn a living, supports the rural character of the town, and provides an affordable tax base and capacity to meet future needs.

Historical Data/Trends

In the past the town of Sumner has supported a population twice its current size. At the turn of the century 1899 to 1900, over 75% of the land was cleared for farming. Today 25% is cleared with the remaining land forested, mostly with new growth. Over its 200 year history three or four villages flourished with various stores, a barrel factory, lumber and grain mills, a sled factory, apple processing and storage, gas stations, and a water bottling plant. Also located throughout the town were small mills and home industries. With the changes in transportation over the past century many residents commute to nearby cities for their employment in a wide variety of employment including for example professional nurses, a dentist, teachers, and a psychologist to name only a few. There is also a significant and growing population of retired older adults.

Inventory

In 2006 the economic base in town consists of logging, gravel, some apple orchards, blueberries, plants, seedlings/greenhouses, independent contractors, a general store, a bed and breakfast, construction and carpentry, a bakery, and farming (sale of farm products). Hunting and fishing continues to be a source of revenue. Recreation is currently a major activity in Sumner. Housing in Sumner, as in most rural Maine towns, is old, depreciating stock. Land and housing property taxes provide the primary economic base in the Town of Sumner.

Labor Force by Occupation in 2000

Occupation	Sumner #	Sumner %	Oxford #	Oxford %
Management/Professional	118	27.9	6835	26.6
Service occupations	56	13.2	4509	17.6
Sales & Office	67	15.8	5459	21.3
Farming, Fishing & Forestry	81	0.9	403	1.6
Construction & Maintenance	58	13.7	3323	12.9
Production & Transportation	116	27.4	5157	20.1

U.S. Census

Employment by Industry

	Sumner #	Sumner %	Oxford #	Oxford %	Maine #	Maine %
Agriculture, Forestry, Fishing, Mining	22	5.2	771	3.0	16,087	2.6
Construction	47	11.1	2,365	9.2	42,906	6.9
Manufacturing	107	25.3	5,160	20.1	88,885	14.2
Wholesale trade	14	3.3	557	2.2	21,470	3.6
Retail trade	31	7.3	3,126	12.2	84,412	13.5
Transportation, warehousing & utilities	24	5.7	926	3.6	26,857	4.3
Information	11	2.6=	410	1.6	15,294	2.5
Finance, insurance, real estate	11	2.6	1,040	4.0	38,449	6.2
Professional	15	3.5	1,246	4.9	43,074	6.9
Education, health & social services	95	22.5	5,847	22.8	144,918	23.2
Arts, recreation, accommodations	14	3.3	2,310	9.0	44,606	7.1
Other services [except public administration]	11	2.6	1,073	4.2	29,182	4.7
Public administration	21	5.0	855	3.3	27,871	4.5
Total	433	100	25,686	100.1	624,011	100

US Census, 2000

Commuting to Work

Mode of transportation	#	%
Car, truck, or van; drove alone	319	78.6
Car, truck, or van; carpooled	59	14.5
Public transportation	None	
Walk	6	1.5
Other means	4	1.0
Work at home	18	4.4
Total for workers 16 years and older	406	100
Mean travel time to work	36.6 minutes	

US Census, 2000

Unemployment Rate

Year	Workforce		Sumner	Oxford County	Maine
	Employed	Unemployed			
2000	439	24	5.2	4.2	3.4
2001	434	28	6.1	4.7	3.9
2002	437	34	7.2	5.5	4.4
2003	437	27	5.9	5.8	5.0
2004	437	25	5.4	5.6	4.6

Maine Department of Labor, US Census 2000

From 2000 to 2004 there was minimal change in Sumner's labor force. When the labor force increased there was also an increase in the unemployment rate. The annual average unemployment rates in Sumner have been greater than in Oxford County and the State.

Median Household Income

Sumner	\$39,196
Buckfield	\$40,078
Hartford	\$41,000
Peru	\$43,047
West Paris	\$35,714
Woodstock	\$38,750
Oxford County	\$33,435
State of Maine	\$37,240

U.S. Census 1999 (Census) (also located in Housing)

Median Household Income is the middle income in a series of incomes ranked from smallest to largest. For Households and families the median income is based on the total number of units, including those with no income.

Family Income Levels

248 Families	Sumner		County		State of Maine	
Household Income	#	%	#	%	#	%
Below \$10,000 to 24,999	8	3.2	2436	11	53,259	10
10,000 to 24,999	53	21.3	8117	36	169,123	3
25,000 to \$49,000	95	38.3	7732	35	168,462	32
\$50 000 to \$99 999	83	33.5	5535	25	143,764	28
\$100,000 and over	9	3.6	937	4	37,023	7

Median family income	\$41,786
Per capita Median Income	\$17,370
Male full time, year round workers	\$31,806
Female full-time year round workers	\$23,500

U.S. Census, 2000

Per capita income refers to the average income per person that is, the total income divided by the total population.

Household Income Levels Comparing Sumner, the County, and the State

	Sumner		Oxford County		Maine	
Households	317		24,757		518,372	
Household Income	#	%	#	%	#	%
Below \$10,000	19	6	2436	9.8	53,259	10.0
Below \$24,900	64	20.2	8117	36.0	115,864	22.3
\$25,000 to \$49,999	124	39.1	7732	35.0	168,462	32.0
\$50,000 to \$99,000	94	29.7	5535	25.0	143,764	28.0
\$100,000 or over	16	5	937	4.0	36,823	7.0
Median Household Income	\$39,196		\$33,435		\$37,240	

Source; 2000 Census

Sumner has a higher median household income than the County and State. However, over 20% of the households in Sumner earn less than \$25,000 compared to 32.7% for the County and 33% to the State.

Poverty Status

	Sumner	Oxford	Maine
	%	%	%
Families below poverty level	7.7	8.3	7.8
Families with children under 18	19.0	13.2	11.9
Families with female householder, no husband present	25.7	31.4	28.1
Individuals	11.0	11.8	10.9
Individuals 65 and over	2.4	10.1	10.2

U.S. Census 2000

Poverty status is calculated based on income. The poverty level percentage of families with children under the age of 18 is higher in Sumner compared to the County and State. The percentage of the individuals over 65 years of age in Sumner have more income compared to the County and State.

Comparison of Poverty Status and Median Income

	Total population	Below poverty	%	Total families	Median Family Income
Maine	1,240,893	135,501	10.9	342,431	\$45,179
Sumner	844	93	11.0	248	\$41,786
Buckfield	1,706	142	8.3	483	\$40,078
Hartford	963	122	12.7	266	\$41,000
Peru	1,502	90	6.0	437	\$43,047
W. Paris	1,605	264	16.4	462	\$36,714
Woodstock	1,282	119	12.8	379	\$38,750

U.S. Census, 2000

This table indicates Sumner has a slightly higher poverty rate than the State. Sumner has lower poverty rate than Hartford, W. Paris, and Woodstock.

Fiscal Capacity in Sumner, as in many small Towns, depends primarily on property taxes. Property taxes depend upon an economy that produces income sufficient to own affordable housing and pay reasonable taxes. The economy of the Town is driven by jobs available. (For more information see the Governmental / Fiscal Capacity Section.)

Businesses in Sumner

The survey found 68 businesses located in Sumner. Fourteen businesses are home construction, repair to plumbing. There are thirteen agricultural business including animal husbandry, fruits, hay, flowers, maple syrup, and bees. Of these ten involve logging and/or wood products. There are seven artistic business in Sumner; four auto and engine repair; one airport; one furniture maker; one bed and breakfast/retreat center; one DHS home; three metal fabrication/welding; four trucking; three sand and gravel; one lactation consultant; one personal care; one family child care; four renters including a trailer park; one catnip product retailer; two counselors, one farm market and one general store. (This may add up to more than 68 since some have two or more business identities.

Economic Development Recommendations

Issues	Policies	Strategies	Responsible Group/ by when
Economic growth requires planning.	Regulations support existing businesses and encourage additional business development compatible with the rural and natural environment, villages.	Facilitate development of an Economic Growth Committee charged with developing an economic growth plan for Sumner. Maintain a list of local business and citizen employment resources which is kept in the town office and updated as needed, at least annually	Selectmen and a Task force of community citizens. Short: 1-2 years
Recreation, tourism, cottage industries and home occupations, village businesses, forestry and agriculture are areas of potential growth.	Is proactive with Cottage industries, local businesses, sustainable agriculture and sustainable commercial forestry is encouraged.	Explore grants for purchase of land to be used for impact recreational activities (see section on recreation). Explore creating signage to promote local businesses.	Economic Growth Committee Short: 1-2 years
Regional cooperation is an important element in local economic development	Encourages participation in regional cooperative economic efforts including for example Oxford Hills Growth Council, River Valley Growth Council, and Oxford Hills Chamber of Commerce.	Identify Regional, County and State activities that promote local economic growth and promote good paying job opportunities; Seek State and Federal small businesses funding.	Economic Growth Committee Short: 1-2 years
Locating areas suitable for development.	Encourages recreational based enterprises in appropriate areas as is compatible with the environment.	Develop guidelines that encourage home occupations and cottage industries and manage potential impact of traffic, noise, parking, odors and signs. Organize town infrastructure to support economic growth including for example attractive taxes, good roads.	Economic Growth Committee Mid: 3-5 years
Sumner's residents need to travel to other locations for work. As the cost for transportation increases we may see a shift in means of travel including more carpooling or need for available public transportation.	Encourages energy and fuel efficient means of transportation.	Facilitate public transportation and private carpooling by establishing regular scheduled service and specific pick up points.	Selectmen and Economic Growth Committee Mid: 3-5 years

Public Facilities and Services

State Goal

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

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

Mission/Town Goal

Maintain and expand efficient and essential services and facilities to meet the needs of the citizens of Sumner within the fiscal capacity to do so.

Historical Data/Trends

Traditionally Sumner had frequent opportunities for community gatherings in granges, churches, and in the homes of neighbors which offered a strong sense of community. As the population has grown and transportation takes individuals away from the community for the work day, it has become harder for many to participate in neighborhood gatherings. Three large buildings historically used for dancing and social events are no longer available, the Grange Hall on Front street in the West Sumner Village, the Grange Hall in East Sumner Village and the Red Barn, on Labrador Pond Road. Recognizing the link between crime prevention and a strong sense of community there is interest in maintaining and improving connectedness between town residents.

Currently there is alarm by some regarding the future availability of fossil fuels, which will likely change many aspects of our lives- our ability to transport food and other essentials will become costly, and by necessity there will be a renewed interest in the good old fashioned principles of sharing, caring, conserving, and cooperation.

Inventory and Analysis

Water Supply

There are no public water systems in Sumner. There is one shared system from a spring from Ryerson Hill. Five households still use this system year round, and 2 families and the Grange Hall in the village use it seasonally. Many who used this system in the past have drilled private wells. There are no ordinances or state law for testing well water for the average family.

The Public Health Department for the state of Maine encourages water testing when there is a question of water safety, for pregnant women and newborns that are at increased risk. Many families use bottled water when there is a concern about water safety. There are 2 springs in neighboring communities where water can be obtained free of charge.

Sewage

There are no public sewer systems in Sumner. All sewage is treated by subsurface sewage disposal systems. It is not foreseen that a public sewage system will be required over the ten-year planning period, although individuals and families are not permitted to build without adequate septic tanks. According to the 2000 U.S. Census there are 13 households without complete plumbing facilities.

Solid Waste Disposal

Sumner and Buckfield share a transfer station for recycling and waste disposal located on Rte 140 in Buckfield. The transfer station is open for drop off of waste from 8 a.m. to 6 p.m. on Tuesdays and Saturdays. Solid waste is transported to be recycled or to commercial land fills. Sumner's share of operating costs provides a percentage of wages, insurance, electricity, gasoline, telephone, equipment maintenance, licenses, and state fees.

There is considerable interest by town citizens in providing a swap shop staffed by volunteers.

The Buckfield-Sumner Solid Waste and recycling station processed a total volume from July 1, 2004 to May 31st, 2005 was 281,162.98 tons. It is not separated by town. This quantity has been stable since 2000.

Enlargement of the transfer station is proposed to create a storage building for materials that are not allowed in the regular system. Also there is consideration for drilling a well and installing a bathroom for the attendants. The cost of the project is about \$12,000 and supported by a grant. There is concern about the advisability of drilling a well where there was a dump before. However they need water for washing down the base of the garbage bin. For more information contact the town manager of Buckfield.

To protect local water Western Maine Environmental Depot (AVCOG) provides a household hazardous waste disposal collection program each fall. The site for the Oxford Hills Area is located at Norway/Paris Solid Waste facility on Brown St. off Route 26, just south of the high school. Residents obtain a voucher from the town, which can be used to dispose of "one unit" consisting of up to 5 gallons of liquid waste, 20 pounds of dry waste, or a combination, in addition to up to 5 fluorescent bulbs. For more information contact AVCOG at www.avcog.org or 783-9186.

Public Safety

There is no local law enforcement agency in Sumner. Law enforcement and protection is provided by the Oxford County Sheriff's office. In 2004 they responded to 167 incidents the most frequent being agency assists and traffic offenses. They are increasing the number of deputies from 9 to 12.

Public Safety/Emergency Medical Services

The nearest hospitals and emergency services, are located in towns 20-25 miles away in Lewiston, Norway and Rumford. The town of Sumner has completed the E-911 addressing revisions. Tri-Town Rescue and Buckfield Rescue provide ambulance

services for the town of Sumner. Approximately 40 calls per year were put out from Sumner for 2003 and 2004. Response time is 20 minutes. Tri City Rescue serves 6 towns. Cost of this service to the town was raised to \$12.00 per resident in 2004.

The fire department is in the process of constructing a helicopter pad to facilitate emergency transfer. This will be located on land adjacent to the fire station donated by a local citizen. It will eventually need lighting and possibly a concrete pad.

Cemeteries

There are two private cemeteries with lots available. These are the Elmwood Cemetery and Pleasant Pond Cemetery. Other cemeteries are of historical interest. (See Historical and Archaeological.)

The Fire Department

Sumner is serviced by a local volunteer fire department. The fire department’s scope of operation is to suppress structure, woods and car fires, to assist in the physical rescue of victims in car accidents and to provide for traffic control at car accidents or downed power lines. The average number of calls for the fire department was 27 over the past two years.

Present staff is 10 active members. The requirements, paper work and training keep increasing and are close to the critical point. Yet, the number of people who are volunteering is decreasing. We need more volunteers who will engage in the training of at least 150 hours in order to be of effective help at the fire ground. At some point there will have to be some full time fire department staff hired by the town to meet all the paper work, training and requirements of the law. More members of the community will need to volunteer to supplement the paid staff.

The fire station is located on Rte 219. It houses the meeting facilities and the department’s equipment. The station is in good condition. There is need for storage space, a shower, and a restroom for safety, not for comfort. If a firefighter, while using the SCBA, is surrounded by hazardous air, some of the hazardous particulate matter will adhere itself to the firefighter’s body. The firefighter needs to shower immediately after returning to the station in order to not take any of that hazardous particulate matter back home to his or her family. Another scenario is that a firefighter could get covered in a biohazard material such as blood from a victim involved in a car accident.

Existing major fire-suppression apparatus consists of the following:

Equipment:	Year:
Engine #1	1984
Engine #2	1976
Tanker #1	1975
8 MSA SCBA packs with 8 spare bottles	2002
Various hoses, hand tools and bunker gear	

The most critical need is to replace the tanker. That should be done within the next year and that will be about \$90,000 for a good used tanker or \$135,000 for a new one.

In the next 10-20 years, both engines and the tanker will need to be replaced.

A SCBA (Self Contained Breathing Apparatus) is the air pack that the firefighter will wear in any situation in which the air is hazardous. It consists essentially of an air bottle, a face mask, and an air regulator. We have 8 packs and 16 air bottles, the cost of which was somewhere around \$25,000. A FEMA grant paid for 90% of that. Since the SCBA's were purchased they changed the laws and our packs no longer meet current standards. They are grandfathered however, so we can still use them. However, when we do replace them, they will be even more expensive.

Essentially, over the next 20 years, just about everything will need to be replaced. There are too many variables to estimate the cost of these replacements.

There has been expressed concern regarding design of roads to subdivisions in a way that facilitates access for the fire department in the event of a fire.

The Fire Department Ladies Auxiliary

The main objective of the Fire Auxiliary is to help the people of Sumner in any way possible. The majority of the time is spent raising funds and providing services to the fire department. This group has been cooking for funerals in town, providing fruit baskets for anyone ill or convalescing when it is known. They provide food baskets at Christmas and Thanksgiving, and a Christmas party for the children of the fire department and any other children that want to participate when it is known ahead of time. The group also provides support for good causes, for example Operation Santa Claus and the Easter egg hunt.

Health Care Organizations

The nearest health care facility is The DFD Russell Clinic in Turner. Additional health care facilities and hospitals are available in Lewiston, Rumford or Norway. The nearby nursing home facilities include Ledgeview in West Paris, Market Square and Norway Rehabilitation, Norway, The Villa, in Canton, and the Rumford Community Home in Rumford.

Public Transportation

Western Maine Transport operates a bus available to citizens of Sumner who are unable to drive for scheduled health care appointments, mental health services, shopping, speech and hearing therapy. There are also local Sumner individuals who offer transportation and assistance in response to illness and accidents and other needs that become apparent to them. This help is offered whenever the need is known and includes people from away and local families alike.

Welfare/Social Services

One of the Selectmen serves as Overseer of the Poor. There is \$500.00 set aside each year for General Assistance, "a service administered by the town for the immediate aid of persons who are unable to provide the basic necessities essential to maintain themselves or their families" (22 M.R.S.A. § 4301(5)). Basic necessities may include food and housing, including mortgage, rent, electricity, LP gas, heating fuel. Requirements

include an application which describes the household, employment information, assistance requested, income, assets, and expenses. The application helps to determine if there is a deficit and unmet needs. A written decision is provided within 24 hours of the application. Often applicants are directed to the local food pantry at the Sumner Congregational Church, the food pantry in Rumford and other local resources.

The money set aside for general assistance has not been fully utilized for the past two years. It is noted that 57% of school children are eligible for free or reduced lunch, which suggests the possibility of a significant number of families without adequate resources for good nutrition at home. Citizens of the town may find access difficult or not be aware of services available or how to access them.

The town has contributed annually to a variety of agencies that provide services to the residents of Sumner.

Social Services Utilized in Sumner 2004-2005		
Agency	Services	Number Served
Abused Women Advocacy Project	Advocacy, support, and referral services	9
Androscoggin Home Care and Hospice	Home health, supportive care and hospice services	756 visits to 22 residents
Big Brother/Big Sister	One on one match to help youth to increase their self esteem.	
The Child Health Center	Parent Place, Preschool Services, Developmental Evaluation Clinic, Behavioral Health Services Protection	
Consumers of Maine Bringing Action Together	Consumer protection services, especially seniors: preventing losses from dishonest out-of-state companies.	
Community Concepts	Energy assistance, early head start, transportation, alcohol-drug treatment, home-owner loans/repairs, weatherization, parenting programs, car seats etc.	
Families in Crisis Task Force	Referrals, networking, for low cost drug card DHS Food stamp applications, disability application, Emergency assistance and Medicaid, USDA Food distribution and help for domestic abuse situations.	
The Progress Center	Vocational habilitation case management for adults and children with developmental disabilities.	1 resident
Agency	Services	Number Served
R.E.A.C.H.	Rape education and crisis hotline, emotional support, medical care and law enforcement interviews and referrals	confidential
Rural Community Action Ministry (East Sumner Congregational Church)	Emergency Food and Shelter Funds	43 adults, 9 children in 27 families
Trust Me	Encourages background checks by the Maine Department of Health and Human Services for in-home/license exempt caregivers at least 18 years old who care for no more than 2 unrelated children	
Tri-County Mental Health	Provides treatment services for mental illness and emotional problems	4 units seen 77 times 79 hours of service
Western Maine Transportation	Rides for all ages to medical appointments, mental health services, shopping, schooling, speech and hearing therapy and other community services.	184 rides

Education

School age children attend schools under the administration of MSAD#39, which serves the towns of Sumner, Hartford and Buckfield. The School Board has 3 representatives from Sumner. The following table shows the enrollment of Sumner students in relation to the total student body between 1996 and 2005. Sumner's school age population has gradually decreased from 142 in 1996 to 131 in 2005. School population has been level since 1999. The State of Maine school system projects that the school population will decrease by about 20% over the next 10 years.

MSAD #39 Sumner Students 1996-2005

Year	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996
4 yr olds	8	6	9	8	8	4	8	5	8	8
K	7	7	6	9	7	11	7	7	9	10
Grade 1	9	7	8	6	15	6	11	10	13	8
Grade 2	8	7	6	12	7	9	7	9	8	10
Grade 3	7	9	10	7	8	11	8	9	12	7
Grade 4	9	10	7	8	9	10	9	6	8	13
Grade 5	11	8	8	10	6	10	6	10	11	11
Grade 6	8	6	11	7	9	6	9	10	11	10
Grade 7	8	11	9	8	10	9	10	11	6	9
Grade 8	12	5	14	8	10	9	10	9	9	11
Total Elementary	87	76	88	83	89	85	89	86	95	93
Grade 9	5	15	12	11	12	13	12	11	12	15
Grade 10	16	13	12	6	15	8	15	12	16	16
Grade 11	10	13	5	12	7	7	7	15	13	8
Grade 12	13	3	12	6	6	7	6	13	8	10
Total HS	44	44	41	35	40	35	40	51	49	49
TOTAL	131	120	129	118	129	120	129	118	144	142

The Hartford Sumner Elementary School located in Sumner including Pre-K-6th grade was built in 1966. An addition was built in 1986, and the roof was replaced in 1997.

Buckfield Jr./Sr. High School is located in Buckfield and provides for grades 7 and 8 (middle school) and grades 9-12 (high school). The facilities were built in 1989/1990. The roof was replaced in 2003. Most of the students ride a bus to school. MSAD #39 has 13 school buses and a bus garage of 2,520 feet located at 33 Morrill St. in Buckfield. The goal is to purchase a new bus every year and replace the one with the most mileage.

Maine's system of Learning Results and the No Child Left Behind Act at the federal level have significantly affected the way the educational system operates and many related policies. Rising costs of instruction, administration, and building maintenance and limited state funding has increasingly created challenges for the school system. One attempt to provide the most effective educational opportunity at the least possible cost to the town involves exploring potential regionalization and restructuring the school system.

There is an excellent after school program provided by Nezinscott Valley Kids Program for K through 6th grade. This is very affordable with a sliding scale. The hours are Monday through Friday 2:15 through 6 PM. When there is early release the hours are 11:30 to 6 pm. They have had nutrition, cooking, dance, music, homework club, enrichment programs and many other opportunities that stress child development and academic learning.

In 1975 the school system entered into a cooperative agreement with the **Oxford Hills Technical School Region 11**. This provides a program of vocational education at the secondary level through grades 12 and may include post-secondary level programs for out-of-school youth and adults.

Sumner Baptist Church Private School

Includes grades K through 12. Presently 11 children from Sumner attend. There are 8 teachers that use the Bob Jones University curriculum.

Home Schooling

Several families are home schooling. Most are affiliated with an association or private school.

The Post Office

The Post Office, a new building built in 1996, is located near the Town Hall on Rte 219. It currently serves the towns of Sumner, Buckfield, and Hartford, serving approximately 1,350 households. No additional facilities are planned in the next 10 years, and an increase of about 200 household units could be served. The facility is adequate and attractive.

Churches

The churches in Sumner are available for weddings, funerals, baptisms, and a variety of other non-profit gatherings. The Congregational Church, built in 1883, is the third Congregational church and is located in East Sumner Village on Rte 219. Worship services are on Sundays at 9 a.m. It participates in the Rural Community Action Ministry, which provides emergency food and shelter for area residents. There is a food bank by appointment. The Universalist Church, built in 1867, is located in West Sumner Village on Rte 219. The building is listed on the National Register of Historic Places. Services are held at 11 a.m. during the summer season with ministers invited. There is a social hour after church. The Saint Pio Catholic Chapel, located at Morrill Farm, was built in 1998. A prayer service is held most Sunday evenings at 7 p.m., weather permitting. Mass is celebrated occasionally. Special permission of the diocese of Portland is required for weddings, funerals or baptisms. The Sumner Baptist Church is located on Rte 219.

The Town Office

The Sumner Town Office is located on Rte 219 and is a relatively new structure built in 1992 by local citizens under the guidance of Jim Durfee. The building includes an office that houses one full time person who serves multiple roles including treasurer/town clerk/collector of taxes and one part time person who is secretary to the selectmen and maintenance supervisor.

There are also two meeting rooms in which various town meetings and voting takes place. These rooms are crowded with over 30 people so larger gatherings are held at the elementary school or the fire truck barn. The size of the town office limits community gatherings of 30 people or less. On occasion the fire garage or the elementary school can be used, but these facilities pose definite limitations. There is an expressed desire to provide a space for community gatherings on town property.

Town Owned Property

The town owns 14 parcels of land with a total of approximately 142 acres. Only 4 of these are 3 acres or more in size. The largest lot is 114 acres, located off Redding Road, parcel 004, on map R14.

Town owned property includes the lot for the Town Office/Fire Department on Rte 219, the garage lot on Greenwoods Rd., the Smith and Benson Gravel Pit, the ball field, the town beach on Laborador Pond, and the Old Town Office lot.

Administration

Sumner's town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. There are three selectmen elected on a rotating basis who serve three-year terms. The Selectmen appoint members of the various appointed boards and committees.

Boards and Committees

Sumner has a number of elected and appointed boards and committees. As needs arise, special committees are appointed to address specific subjects. Elected and appointed boards and committees include the following:

Board of Selectmen (three)

Board of Appeals

Budget Committee

Recreation Committee

Comprehensive Plan Committee

Scholarship Committee

Planning Board

School District Board (3 representatives for District #39)

At the present time there is no Conservation Committee.

Public Facilities and Services Recommendations

Issue	Policy	Implementation Strategy	Responsible Group/ by when
There is interest in creating a larger public gathering space for town meetings and community activities.	Promotes a sense of community by providing appropriate facilities.	Locate public land and explore building a Community Hall possibly using volunteer labor and donated supplies and materials.	Community Building Task force Short: 1-2 years
The town budgets \$500 general assistance funds for people in need, which has not been completely used for several years and yet 57% of children from Sumner receive free lunch (evidence of inability to provide adequate nutrition at home).	Develop a system that facilitates easier access and acceptance of general assistance and community services.	Develop a committee of town citizens to develop a town system that facilitates acceptance and use of available general assistance funds by those in need.	Task Force of concerned citizens of Sumner Short: 1-2 years
The distance and time needed to transfer by ambulance to health care facilities could jeopardize the lives of individuals.	Transfers by helicopter to facilitate rapid emergency services.	Investigate the requirements/ systems for utilizing the site near the town office as a helicopter pad for example lighting.	Fire Department/FEMA Director/2 Ambulance providers Short: 1-2 years
Interest in providing a “swap shop” at the transfer station.	Supports safe and responsible local recycling and reuse of items delivered to the transfer station.	Explore options for establishment of a facility and volunteer staff for a “swap shop” at the transfer facility.	Task force/ Short: 1-2 years

Recreation and Open Space

State Goal

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

Mission/Town Goal

The Town shall promote and support activities of the Recreation Committee and efforts of local citizens to provide additional seasonal recreation and athletic activities.

The mission for recreation and open spaces addresses the needs of residents and sportspersons from away, and impacts land use policies and development. The State Legislative Act requires each town to do an inventory and analysis of existing recreation, park and open space areas and significant points of public access to shorelands.

Each town must encourage and promote the availability of and access to traditional outdoor recreation opportunities, including, for example hunting, boating, fishing and hiking; and encourage the creation of greenbelts, public parks, trails and conservation easements. Each town should identify and encourage the protection of undeveloped shoreland and other areas identified in the local planning process as meriting such protection.

Historical Data/Trends

Some of the earliest recreational activities were drives around town, in the mountains and along the ponds and streams, hunting and fishing; minor league baseball in Redding; barn dances; social and bean suppers. A recreation Committee has functioned since at least 1976. Public swimming lessons have been given on Pleasant Pond for years. Girls and boys baseball teams have been coached by local individuals and games played on the Town Field in West Sumner.

Inventory

Recently, a ball field was established behind the elementary school in East Sumner by Town individuals. A hiking trail up Black Mountain is listed in a State Hiking Guide. Snowmobile and ATV Clubs are active in town. Some horseback riding takes place on abandoned roads and trail through the woods. The local store is a tagging station for hunting. Hunting takes place on un-posted and permitted land. The town by intention does not own land for hunting or recreational purposes. The Town has budgeted for recreational activities over the past few years. In addition to sports equipment and field upkeep, these funds have supported activities sponsored by the Mothers Club.

Recreation and Open Space Recommendations

Issues	Policies	Implementation Strategies	Responsible Group/ By when
Changing land ownership patterns and housing development on back and private roads have altered hunting, hiking, and general access to certain land areas.	Seek to maintain traditional outdoor recreation opportunities on privately owned land.	Recognize traditional outdoor recreational activities such as hunting, fishing, hiking, and provide safety training and guidelines for land use and respect.	Recreation Committee Mid: 3-5 years
Change in demographics, ages 5 to 19; personal interest; and lack of adult leaders has caused a drop off in recreational participation. Some confusion over the role and responsibility of the Recreation Committee also contributes to the drop off in participation.	Continue Recreational Committee as a standing committee and promote multi-age activities. Develop policy for recreational activity including a safety, budget and expenses, travel and involvement with other towns in the area.	Re-constitute and clarify responsibilities of Recreation Committee and inform Town citizens by newsletter. Establish policy and guidelines for travel and intra-town activities.	Recreation Committee Short: 1-2 years Selectmen-Recreational Committee Short: 1-2 years.
Loss of recreational opportunities would affect the character and tradition of the Town.	Maintain traditional outdoor recreation opportunities.	Provide forums for dialogue between land owner and club members. Provide forums with State Officials, Recreational/Hunting/Fishing Clubs, land owners and citizens re: land use, and owner and user rights.	Recreation Committee ongoing
Townspople have expressed interest in having land for public recreational use.	Establish policy on owning land for public use, green space, including boat and swimming access to ponds and rivers.	Seek conservation easements or purchase land for public use. Clarify what is a "town beach", "boat landing access" and maintenance of same.	Selectmen-Land Trust Mid and ongoing

Hazard Mitigation and Emergency Preparedness

State Goal

To discourage development in natural hazard areas.

Town Goal

To protect life and property from natural disasters and hazards.

Hazard mitigation and emergency preparedness are simple common sense planning that reduce risks to Sumner citizens and travelers through Sumner. Hazard mitigation contributes to other aspects of Sumner's Comprehensive Plan: Protection of water resources, safe housing and others. Emergency preparedness addresses the safety of citizens. Sumner plans should comply with Federal and State guidelines. The town of Sumner is best served when town members are fully informed of hazard mitigation and emergency preparedness issues and by supporting the Sumner Volunteer Fire Department as first responders to all emergencies.

Hazard Mitigation and Emergency Preparedness are defined as initial and sustained actions taken to reduce and eliminate long term risks of natural, technological and health hazards. Natural hazards most likely to occur in Sumner are severe winter and summer storms, forest fires, drought, earthquakes and some flooding. Technological hazards are chemical or oil spills on roads and at homes, road accidents, improper disposal of hazardous materials and bombs. Health hazards are unsafe housing, well or septic pollution, and contagious diseases.

Historical Data and Trends

The most recent major storm was the 1998 winter ice storm. This storm was accompanied with road obstruction with downed trees and down power lines. This storm was well managed by helpful citizens, individual home checks by the Sumner Volunteer Fire Department and Central Maine power field workers.

In the summer of 1999 a major drought covered Southern Maine and lack of rain significantly affected some groundwater sources by which dug-wells are fed.

In December, 2003 an ice jam flood on the Androscoggin River near Canton resulted in major flooding and over \$3,000,000 estimated damages. Evacuation shelter and assistance was provided at the Sumner Elementary School.

Some road flooding and washouts occur each spring. Ponds and streams have experienced high water due to recent dam construction and beaver dams. The most significant flood zones are where the Nezinscot Branches cross route 219 in both West and East Sumner. Flood Insurance valued at \$61,000 was reported through May 2004.

Inventory

The inventory should include evacuation plans and warning systems in place and an assessment of building code standards for light frame construction.

Emergency shelters are located in the elementary school basement in East Sumner and the Universalist Church vestry in West Sumner. Recently a survey was conducted to identify people who would potentially need assistance in a natural disaster as well as people likely to be available to provide assistance to others (skills and equipment).

The Sumner Volunteer Fire Department annually provides an Emergency Response Guidebook. Regional and State emergency information, response teams and agencies include the following:

Federal Emergency Management Agency www.fema.gov

Oxford County Hazard Mitigation Plan

Maine Flood Plain Management

State and County Police

Buckfield Rescue

Tri Town Rescue

Location of regional Hazardous Materials vehicles and wagons

Sumner references: Town Status p6, Mitigation action p 54.

Oxford County references: Specific hazards pp36-41; County wide goals and mitigation administration; Oxford County critical facilities, Appendix D.

To minimize dangers from potential hazardous materials in Sumner, an inventory needs to be done as well as work with the Department of Transportation to limit interstate transportation of hazardous materials by truck over Routes 140 and 219.

There is also a need for development, publication and distribution of an evacuation and shelter plan for severe winter storm, flooding, fire and hazardous material conditions.

Maine's counties have prepared hazard mitigation plans that typically include municipal risks. Sumner is included in the County Plan.

Federal and state resources are made available for communities willing to prepare a hazard mitigation plan. At the same time, certain disaster relief funds can only be accessed by communities that adopt a multi-hazard mitigation plan.

Hazard Mitigation and Emergency Preparedness Recommendations

Issue	Policy	Implementation Strategy	Group Responsible /By When
<p>There is a need for information for home owners regarding preparation for and prevention of and response to natural and environmental hazards.</p>	<p>Potential hazards due to snow and wind damage are minimized.</p> <p>Resources are provided in response to crisis situations.</p>	<p>Provide guidelines for prevention of property damage including storm water damage, snow obstruction, power loss (tree removal), and fire prevention.</p> <p>Provide building and repair information and requirements to withstand flooding and severe storm damage.</p> <p>Establish the town office as the Emergency Communication Center with self generated electrical power, heat, and multiple communication systems.</p> <p>Develop and publish an evacuation and shelter plan for severe winter storm, flooding, fire and hazardous material conditions.</p>	<p>Selectmen, Planning Board and Code Enforcement Officer</p> <p>Mid: 3-5 years</p> <p>Fire department, FEMA, Selectmen</p> <p>Short: 1-2 years</p>
<p>Fire Department needs to know when new homes are constructed.</p>	<p>Town Office to assist Fire Department in being notified of new construction.</p>	<p>Town Secretary contacts Fire Chief with 911 information on new homes.</p>	<p>Town Secretary</p> <p>Ongoing/Immediate implementation</p>
<p>Interstate transportation of hazardous materials occurs on major roadways.</p>	<p>Hazardous waste spills are managed safely.</p>	<p>Work with Department of Transportation to limit Interstate Transportation of Hazardous materials by trucks traveling Routes 140 and 219.</p>	<p>Selectmen</p> <p>Ongoing</p>

Governmental and Fiscal Capacity

State Goal:

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

Town Goal:

To promote sound economic growth that is complementary to Sumner's rural character and to provide employment opportunities.

Inventory and Analysis

Revenue Sources

Property taxes are the largest source of town revenues.

Capital Assets

Sumner's investment in capital assets for its governmental activities as of June 30, 2005 amounts to \$3,591, 591 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, park facilities, roads and highways.

The unreserved fund balance for 2004-2005 was \$352,719.00 (Funds that are available for spending at the Town's discretion).

Debt

State statutes limit the amount of general obligation debt a municipality may issue to 15 percent of its total state assessed valuation. The current debt limitation is \$7,380,406.

At the end of fiscal year 2004-2005, Sumner had a total general obligation bonded debt outstanding of \$143,200 (\$117,887 as of 6/30/06).

The Long-term debt (Bond) for Transfer Station was initiated 9/27/1994. The original total of \$ 325,000.00 will be retired in 2009.

Overlapping debt for SAD #39 is on the following page.

DEBT SUBSIDIZED BY STATE

Bond	Start Date	Amount Borrowed	Use	Balance	Date Paid Off	State Share	Balance to Towns	Buckfield's Share	Hartford's Share	Sumner's Share
1986C	5/1/1987	\$2,090,000.00	Elem	\$ 55,000.00	11/1/2006	\$ 33,309.00	\$ 21,691.00	\$ 9,063.56	\$ 7,513.81	\$ 5,113.63
1989D	5/1/1990	\$5,055,000.00	High School	\$1,000,000.00	11/1/2009	\$989,000.00	\$ 11,000.00	\$ 4,596.34	\$ 3,810.42	\$ 2,593.24
1996E	5/1/1997	\$1,795,000.00	Elem Addition	\$ 717,999.97	11/1/2011	\$717,999.97	\$ -	\$ -	\$ -	\$ -
TOTALS							\$ 32,691.00	\$ 13,659.90	\$ 11,324.23	\$ 7,706.87

Debt not Subsidized by the State

							Balance to Towns	Buckfield's Share	Hartford's Share	Sumner's Share
	2/11/2001	\$ 125,000.00	Elem roof	\$ 62,500.00	8/11/2010		\$ 62,500.00	\$ 26,115.56	\$ 21,650.13	\$ 14,734.31
	7/5/2000	\$ 70,000.00	Bus Garage	\$ 31,413.74	7/5/2009		\$ 31,413.74	\$ 13,126.20	\$ 10,881.78	\$ 7,405.76
*	10/1/2004	\$ 107,260.00	High School Roof Elem Heating	\$ 25,884.00	10/1/2008		\$ 25,884.00	\$ 10,815.60	\$ 8,966.27	\$ 6,102.13
**	9/1/2005	\$ 98,076.00	System	\$ 31,400.00	9/1/2009		\$ 31,400.00	\$ 13,120.46	\$ 10,877.02	\$ 7,402.52
			\$64120 Forgiven by State Revolving Fund							
	*		\$58826 Forgiven by State Revolving Fund							
	**									
TOTALS							\$ 151,197.74	\$ 63,177.82	\$ 52,375.20	\$ 35,644.72

REGION 11 DEBT

						SAD 39 Share	State Share	Balance to Towns	Buckfield's Share	Hartford's Share	Sumner's Share	
1996B	Nov-96	\$4,000,000.00	Region 11	\$2,200,000.00	Nov-16	\$233,200.000	\$229,680.00	\$ 3,520.000	\$ 1,470.83	\$ 1,219.34	\$ 829.84	
1997B	Nov-97	\$3,542,496.00	Region 11	\$2,125,497.60	Nov-17	\$225,302.746	\$207,828.00	\$ 17,474.746	\$ 7,301.80	\$ 6,053.29	\$ 4,119.65	
1995E	5/1/1996	\$4,000,000.00	Region 11	\$2,000,000.00	11/1/2015	\$212,000.000	\$208,800.00	\$ 3,200.000	\$ 1,337.12	\$ 1,108.49	\$ 754.40	
TOTALS									\$ 24,194.746	\$ 10,109.750	\$ 8,381.108	\$ 5,703.887

Issues and Implications

- The tax rate needs to increase at a modest rate.
- Sprawling development may be more expensive to serve than compact development.
- When the State cuts revenue to towns this will have an adverse impact on the Sumner tax base.
- Potential costs of development in areas of town not previously serviced by: school busing, snowplowing, fire protection, EMS services and roads.

Capital Project Fund Balances

Project	2000	2001	2002	2003	2004	2005
Fire Truck Reserve	\$24,958	0	\$14,623	\$ 20,216	\$ 25,512	\$41,797.30
Salt/Sand Shed Reserves				\$ 10,227	\$ 12,961	\$18,595.41

Assessed Value and Tax Rate for the Town of Sumner 1996-2005

Fiscal Year	Local Valuation	Taxable Value	% Change	State Valuation	Mil Rate
1995	28,434,645	28,072,420		27,700,000	15.75
1996	29,104,291	28,452,081	1.4	29,300,000	16.10
1997	29,768,247	29,116,037	2.4	30,300,000	16.32
1998	30,364,788	29,717,878	2.1	31,750,000	16.20
1999	31,194,971	28,581,534**	-4	32,700,000	16.80
2000	31,960,283	29,030,625	1.6	33,750,000	17.95
2001	32,143,292	29,180,935	0.5	35,300,000	18.70
2002	32,596,104	29,560,211	1.3	36,950,000	19.00
2003*	53,571,400	46,566,260	57.5	39,750,000	13.45
2004	56,260,112	49,202,716	5.65	45,700,000	13.15
2005	57,628,807	48,762,443***	-0.9	50,450,000	13.70

* Town Revaluation

**Homestead Exemption

***Increase In Homestead Ex.

**MUNICIPAL REVENUE TOWN OF SUMNER
FISCAL YEARS 2000 - 2004**

FISCAL YEAR	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
PROP. TAXES	510,572.00	549,427.00	566,826.00	665,084.00	637,186.00
EXCISE TAXES	86,661.00	93,719.00	103,140.00	117,231.00	113,616.00
STATE REVENUES	241,096.00	187,395.00	182,646.00	172,037.00	172,145.00
INTEREST INCOME	1) 28,647.00	17,345.00	18,525.00	12,915.00	12,835.00
OTHER	2) 125,115.00	54,133.00	78,758.00	96,880.00	3) 134,271.00
TOTAL	838,329.00	902,019.00	949,895.00	1,064,147.00	935,782.00

1) Interest on \$100,000.00 FEMA overpayment

2) FEMA payments

3) Sale of Tax Acquired Property

HOMESTEAD EXEMPTION REIMBURSEMENT

2000	28,912.00
2001	31,249.00
2002	31,595.00

TREE GROWTH REIMBURSEMENT

30,424.00
31,674.00
31,690.00

2003	26,256.00	15,738.00
2004	21,753.00	22,084.00

Source: Town of Sumner Annual Report Financial Statements

**MUNICIPAL EXPENDITURES
TOWN OF SUMNER
FISCAL YEARS 2000-2004**

FISCAL YEARS	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
GEN. GOVERNMENT	68,626.00	71,056.00	86,787.00	127,178.00	84,357.00
PROTECTION	74,074.00	26,098.00	52,882.00	39,057.00	55,061.00
SOLID WASTE	37,189.00	39,383.00	39,370.00	42,252.00	51,693.00
ROADS & BRIDGES	413,600.00	207,731.00	239,370.00	221,762.00	243,183.00
RECREATION	6,427.00	3,923.00	4,684.00	3,477.00	3,858.00
EDUCATION	407,097.00	439,783.00	440,054.00	475,256.00	474,670.00
COUNTY TAX	23,413.00	25,144.00	27,887.00	29,191.00	30,922.00
DEBT SERVICE	33,388.00	33,386.00	33,355.00	33,321.00	33,302.00
SOCIAL SERVICES	4,611.00	5,409.00	6,388.00	6,648.00	6,400.00
FIRE TRUCK RESERVE	-	12,757.00	5,000.00	5,000.00	5,000.00
SALT/SAND STORAGE	-	-	10,000.00	2,500.00	5,000.00
SCHOLARSHIP FUND	-	1,000.00	1,000.00	1,000.00	1,000.00
OTHER	63,763.00	66,187.00	65,593.00	83,220.00	79,569.00
TOTAL	1,132,188.00	931,857.00	1,012,370.00	1,069,862.00	1,074,015.00

General Gov. includes
audit, dues, elections,
insurance, office expense,
lien expense, legal fees,
general assistance,
salaries, building maint.

Road & Bridges includes
FEMA work
equipment repair
winter roads
summer roads

Other includes
Payments to Treas. Of State for
motor vehicle registrations
RV registrations, Animal Control
hunt/fish licenses, dog licenses,
street lights, cemetery care, Memorial Day flags
planning board, abatements, plumbing permits

Implementation Strategies

The town will have an appointed Standing Budget Committee to understand and assist in preparing the Annual Budget. This committee and the Select Board will also work with the Capital Investment Plan.

Capital Investment Plan (CIP)

Over the 10-year planning period public facilities and equipment will require replacement and upgrading. Capital investments contained in the Capital Investment Plan are expenditures greater than \$25,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness. Capital investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

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

Capital Investment Needs 2007-2017

ITEM	YEAR	PRIORITY	ESTIMATED COST	PROBABLE FUNDING SOURCE
Community Building				TP; D;
Fire Equipment				TP; D
Salt/Sand Shed				TP
Road Equipment				TP

NOTES:

CR:	Current Revenues	UF:	User Fees
B:	Bonding	G:	Grants
RF:	Reserve Funds	TP:	Time Phased
LL:	Low Interest Loans	D:	Donations

Capital Improvements Financing

Capital improvements, as they are prioritized and scheduled for implementation through Sumner's multi-year Capital Improvement Program, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. State laws usually govern which techniques are authorized and how they are to be carried out.

CURRENT REVENUES (Pay-As-You-Go)- The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues. This has the advantage of avoiding bonding, its interest costs and legal fees (required when bonding). Its disadvantage is that large-scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

BONDING- Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a general rule, no improvement or equipment should be bonded beyond its service life and, thus, violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

RESERVE FUND- A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known and can be planned for. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal, thus reducing the tax revenue contribution required. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

TIME-PHASED PROJECTS- Some very large scale projects can be broken up into time-phased increments, and thus, paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

GRANTS AND COST SHARING- A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements. Cost sharing grant programs exist in a wide variety of

areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

LOW-INTEREST LOANS- In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

Capital Investment Plan Implementation

To implement the Capital Investment Plan, the Town of Sumner should develop a formal Capital Improvement Program.

The Capital Improvement Program provides a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting high-priority projects and developing a project revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

In its most basic form, the Capital Improvement Program is no more than a schedule listing capital improvements, in order of priority, together with cost estimates and the proposed method of financing. Each year, the Capital Improvement Program should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies. The Capital Improvement Program consists of three elements:

- a) inventory and facility maintenance plan;
- b) capital improvements budget (first year); and
- c) long-term CIP (5 years).

Regional Coordination

Regional Coordination Goal

To develop and participate in regional programs to achieve common desires.

The Town of Sumner realizes that coordination and joint action is necessary to seek solutions to regional issues and concerns. Currently representatives from Sumner, Buckfield, and Hartford meet to discuss common concerns and ways to collaborate and coordinate shared resources in accordance with Maine's Growth Management Program. In addition there is a potential connection with the town of West Paris through the Planning Board and Comprehensive Plan Committee.

Schools

Sumner belongs to a regional system as SAD #39 to provide public education. The High School is located in Buckfield and the Elementary School is located in Sumner. Representatives from three towns (Hartford, Sumner, and Buckfield) serve on the school board. (See Public Facilities and Services)

Transfer Station

Solid waste disposal is at Buckfield/Sumner Solid Waste Transfer Station & Recycling and has mutual aid agreements for fire protection and rescue services. (See Public Facilities and Services)

Mutual Aid for Fire Protection and Emergency Rescue Services

(See Public Facilities and Services)

Shared Watershed and Water Quality

North Pond watershed is shared with Buckfield and Sumner is part of the watershed for Moose Pond. Joint efforts are needed to manage phosphorus export from the entire watershed of ponds to maintain water quality. (See Natural Resources)

Shared Air Quality

Paper mills in Rumford and Jay have periodically affected the air quality in Sumner. When the wind is right, many notice unpleasant odors. There has been concern expressed about the pollutions' impact on those citizens with compromised respiratory function and allergies.

Regional Coordination Recommendations

Issues	Policies	Implementation Strategies	Responsible Group By when
Phosphorus which is exported to ponds from the entire watershed has a major impact on the quality of water in lakes and ponds. Sumner contains portions of watershed shared with Buckfield and West Paris.	To consider phosphorus export form development proposals in watershed of ponds shared with other communities.	Develop common phosphorus export standards for development proposals for the overall watershed of ponds that Sumner shares.	Planning Board Short: 1-2 years
Air pollution from mills in surrounding towns	Maintain and improve air quality	Increase the awareness of the impact of negative air quality on our citizens	Regional Planning Committee Long: 6-10 years
Regional approaches to economic development could be beneficial.	Promotes local utilization of products and services.	Develop regional communication of products and services available in adjacent towns. Move forward on the establishment of a “swap shop” at the Buckfield Transfer Station.	Economic Development Committee Short: 1-2 years
Hiking, horse back riding, and ATV/Snowmobile Trails are interconnected with surrounding towns.	Recreational trails will be maintained.	Coordinate the development of recreational trails with surrounding towns. Develop a map that shows the connections with recreational trails that interface with surrounding towns. Review maps of high value habitat and or open space opportunities with representatives from neighboring towns to promote conservation of natural resources.	Recreation committee Mid: 3-5 years.
Conservation of large blocks of habitat is needed.	Cooperation with neighboring towns is beneficial.	Review maps of high value habitat and open space plans with local officials from neighboring towns. Meet cooperatively with neighboring towns to discuss conservation of large blocks of habitat across political boundaries.	Regional Planning Committee Mid: 3-5 years.

Future Land Use Plan

Purpose

The purpose of the Future Land Use Plan and Map is to identify measures and guidelines that maintain Sumner's valued characteristics. This can be facilitated during the next decade by encouraging development in areas best suited for growth, and minimizing growth in rural areas. The inventories, analyses, and related policies lay the foundation for the Future Land Use Plan. Planning involves first understanding individual parts of the systems and how these parts can support or limit growth. Key features include natural features, dominant land use, public services, recent development trends and other related factors. A look at the location of residential development over the past decade shows an unguided and random pattern of growth.

Implementation of the Future Land Use Plan

The Future Land Use Plan will be implemented through revisions of the current local ordinances and addition of new ones as needed. During the implementation process, townspeople will be involved in fact finding, discussion and recommendations. Many opportunities for input will be available through participation on standing town committees and boards, short term task forces, public meetings and the formation of neighborhood associations, each supplying individuals for committees or task forces to help guide the process.

Some of the factors which guide the development of "Growth Areas" include:

1. Respect for established neighborhoods and villages allowing new ones to evolve.
2. A pattern of development that continues to allow residents to have freedom of choice.
3. Provisions for promotion of agriculture, and small locally based businesses.
4. Provisions for location of new commercial or industrial development.
5. Efficient use of public services including schools, roads, and fire and rescue services.
6. Maintaining property valuations and the tax rate.
7. A goal of situating at least 75% of new development in growth areas during the next 10 years. This would include seasonal and year round single and multi family housing and mobile homes, including at least 10% affordable housing.

Some of the factors which guide the designation of "Rural Areas" include:

1. The natural/environmental constraints of the land which influence the type and density of development.
2. Maintenance of water quality including surface and ground water, the soil's capacity for subsurface sewage disposal, and the slope of land.
3. Protection of "critical rural areas" including vulnerable natural resources under the State Mandatory Shoreland Zoning Act.
4. Provisions for recreation, wildlife, and conservation forest lands, the natural environment and preservation of scenic views.
5. Minimizing public expenditures for providing services to remote rural areas.

6. A goal of less than 25% of residential development in rural areas, with less than 5% in critical rural areas.
7. New subdivisions that are designed to limit the number of individual drives entering the highways.
8. Setbacks from roads to maintain the rural nature of roadsides.
9. Minimum lot requirement and density per dwelling should be a minimum of 2 acres. Consider incentives to encourage agricultural land use for parcels of 10-25 acres as farmsteads.

One possible means of accomplishing guidance of new development while respecting individual rights is by the exploration and development of a point system for granting permits. This system would set standards for building permits without resorting to zoning. The idea of a point system has received very good reviews from the citizens who are familiar with the system.

Under this system ordinances developed would include criteria, and each criterion is assigned points. Any new building proposed in an area where it is not designated for growth must score a certain number of points before a permit could be granted.

Criteria may include, for example, soil suitability for on-site waste disposal (good suitability scores high, poor suitability scores low); prime farmland soils (not prime farmland scores high, presence of prime farmland soils scores low); proximity to existing fire station (close to fire station scores high, distant from station scores low); location in village on a town road (on a town road scores high, not on the town road scores low); Closeness to the road (close to the road scores low, set back with a buffer scores high); energy sources (use of alternative energy sources score high, and extension of power lines score low) and so forth. Standards would include options to allow actions by the applicant to meet the minimum score requirements.

It is suggested that the Comprehensive Plan Implementation Committee explore how encouragement of growth in designated growth areas and away from rural areas has been successfully accomplished by other towns of similar size so as to learn from their experiences.

Additional possibilities to explore could include limiting the number building permits issued annually in rural areas, requiring conservation type subdivision planning, and avoiding costly construction of new public roads. Another idea is to link the cost of the building permit to a percentage of the cost of the structure(s) being built.

Special Protection Areas

(For the purpose of the Planning and Land Use Regulation Law the Special Protection Areas are located in both "Growth and Rural Areas".) Certain areas within Sumner warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or in some circumstances prohibition. It is recommended

that incentives be developed to aid in conserving the resource value of special protection areas. These areas include:

Shoreland Area

The purpose of the Shoreland Area is to protect the resource values and water quality of the ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources. This area includes the land area within 250 feet of great ponds, rivers and freshwater wetlands greater than 10 acres in size as required by the State of Maine Shoreland Zoning Law. Land use activities in these areas require strict oversight to protect water quality. Year-round and seasonal residential development as well as recreational uses that comply with the standards of the Mandatory Shoreland Zoning Act would be permitted.

Floodplains

The land area within 250 feet of the normal high water mark of the branches of the Nezinscot River that are also in the 100-year floodplain should be placed in a resource protection district under shoreland zoning which prohibits structural development. The exception to a resource protection district is in those areas where concentrations of development exist. In these areas, the existing Floodplain Management Ordinance should be strictly enforced. Floodplain areas beyond 250 feet will be regulated by the current Floodplain Management Ordinance.

Wetlands

Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values should be designated as resource protection areas that prohibit structure development. Areas within 250 feet of the upland edge of other freshwater wetlands of 10 acres and more and not rated should be designated limited recreational under shoreland zoning.

Steep Slopes

Development including new roads that would serve structures should avoid areas of two or more contiguous acres with sustained slopes of 15 percent or greater. It is recommended that standards in the Subdivision and Site Plan Review Ordinance would be added that require such development to take place away from these steep slopes.

Significant ground water supply areas/sand and gravel aquifers

These areas, because of the potential for degradation and/or contamination, require new nonresidential development or redevelopment to take safeguards to minimize the potential of degradation. The Site Plan Review Ordinances would be amended to contain performance standards that protect these water resources through the use of Best Management Practices.

Watersheds

Surface water that includes ponds, the Nezinscot River and streams are important to community character. Activities in watersheds can have a significant impact on water quality. This is particularly true in pond watersheds. Activities within the watersheds of all great ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant Wildlife Habitats

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

Growth Areas

General Purpose Area

(For the purpose of the Planning and Land Use Regulation Law the General Purpose Area is considered as a “Growth Area”.) The purpose of the General Purpose Area is to encourage redevelopment in and new development adjacent to traditional villages of East and West Sumner at densities that reflect current conditions. Lot area/density standards should provide for a continuation of traditional development characteristic while allowing for on-site wells and septic systems. Depending on soils characteristics and proposed development lay outs lots would range from one half to one acre. Appropriate types of development in the General Purpose Area include manufacturing, commercial and services, public and semi-public uses, institutional, single-family residential, multi-family, elderly housing, mobile home parks and recreation. Development standards included in the subdivision ordinances should be flexible to provide for a continuation and expansion of traditional village type activities while maintaining the economic and social values of residential uses. Standards for non residential development contained in the site plan review ordinance should be used to determine compatibility of new development with existing uses. Setbacks should reflect traditional village character.

Development Area

(For the purpose of the Planning and Land Use Regulation Law the Development Area is considered as a “Growth Area”.) The purpose of the Development Area is to provide locations for a wide range of land uses. Residential development including single-family residential, multi-family and mobile home parks and non residential land use such as commercial, manufacturing and commercial recreation is suited to this area. Public and governmental uses are also appropriate in this area. Development standards should consider the environmental limitations including slopes, soils, floodplains, watersheds and wetlands. The Development Area includes those portions of Sumner that are served by state and local public roads that are generally in a condition to accept new

development. To manage development in this area so that desired community character and values are maintained, the subdivision and site plan review ordinances will require modification.

New residential subdivisions that will have lots accessed by the major public roads should be designed to limit the number of individual drives entering the highways. This can be accomplished by common driveways or access roads. Individual lot residential development, or development that does not require subdivision approval, should design their driveway entrances to avoid “blind” driveways. Setbacks from roads should be sufficient to maintain the rural nature of roadsides.

Nonresidential development and expansion will be managed by compatibility criteria to be added to the current site plan review ordinance. These criteria should include highway suitability, entrance locations to minimize potential traffic hazards, noise, light, odor, smoke, signage, surface and ground water impacts, other environmental impacts, buffering and adverse impacts on residential locations.

The minimum lot requirement and density per dwelling should be a minimum of 2 acres. Lot coverage or the area covered with structures and other non-vegetated surfaces for non-residential uses should not exceed 25% of the lot.

Subdivisions for residential purposes proposed to be accessed by roads closed to winter maintenance and/or roads deemed to be inadequate to carry the traffic associated with subdivisions should be prohibited unless road improvements are undertaken by the subdivider.

Rural/Woodland Area

The purpose of the Rural/Woodland Area is to maintain large blocks of forest lands and minimize public expenditures to provide municipal services to those areas served by below standard roads. This Area includes some locations that are not accessible by public roads and/or by below standard public and private roads. Development in these locations could result in significant expenditures of public funds to provide services.

Appropriate uses for these areas are forestry and other land uses requiring rural locations and low density residential. Land uses compatible with rural woodland locations including natural resource-based processing and recreation are appropriate uses. When residential development takes place in this Area it should be undertaken in a manner to limit encroachment upon forest land. Development standards should encourage open space type development that allows for reduced lot sizes and frontages in order to set aside open space and/or lands that can remain in commercial forestry.

Densities for those holdings currently in “Tree Growth” should be such as to maintain parcels of sufficient size that could be managed for forestry (10-15 acres) with densities in the remainder of the area, a minimum of two acres. Subdivisions for residential purposes proposed to be accessed by roads closed to winter maintenance and/or roads

deemed to be inadequate to carry the traffic associated with subdivisions should be prohibited unless road improvements are undertaken by the subdivider.

Future Land Use Map

The map is a reference, and the narrative that accompanies it is descriptive. The Future Land Use Plan and Map was developed utilizing various information including environmentally sensitive areas, soil characteristics, and accessibility by adequate public roads. This plan was developed without consideration of individual property lines or ownership. Many aspects are only partially understood at the time of this writing and additional study and fact gathering will need to continue as the plan is implemented.

Sectors identified on the map includes:

1. Current villages
2. Subdivisions
3. Forest lands, woodlands, wildlife and recreational open space
4. Land constraints related to wetlands, slope, soil type, etc.

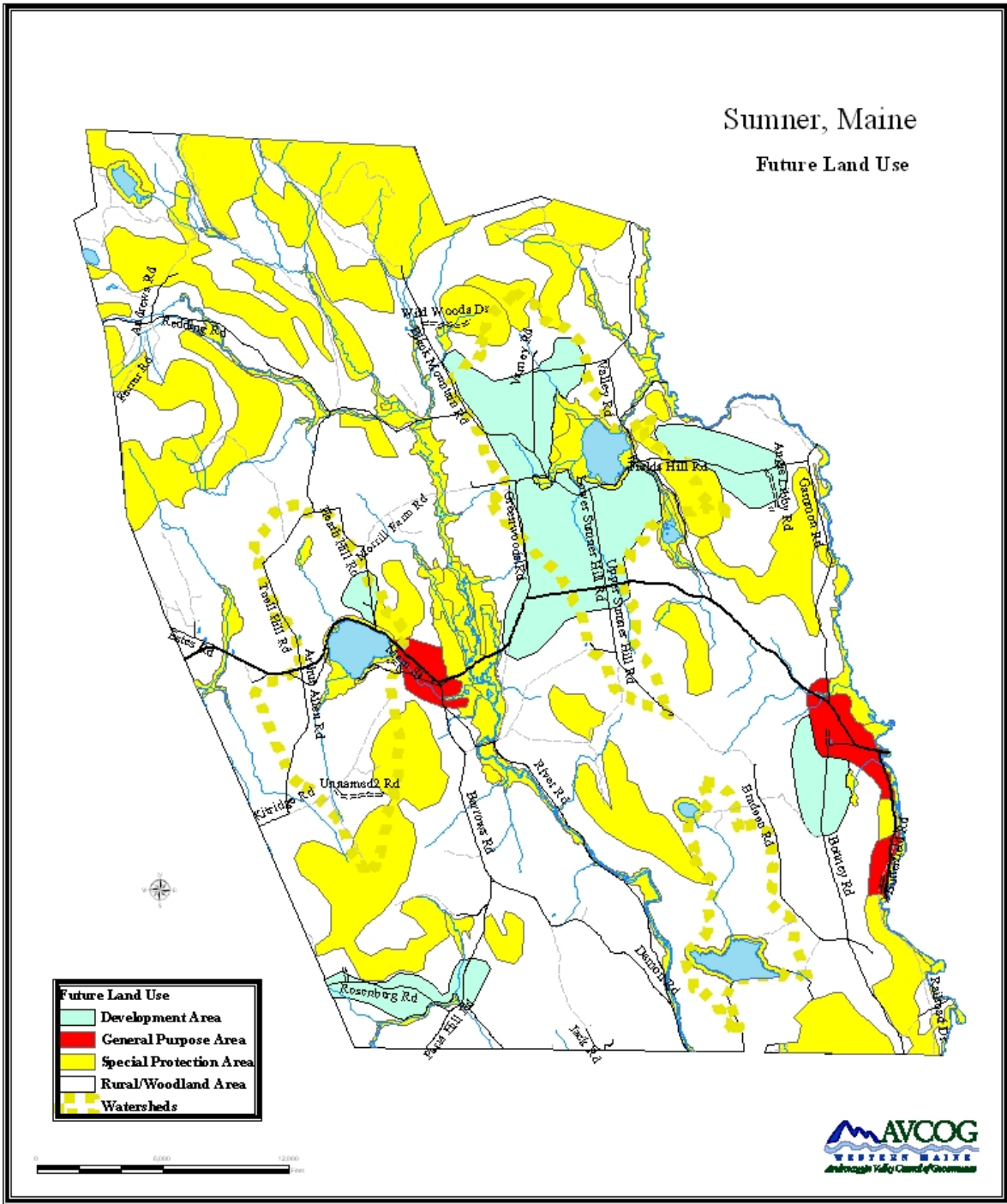
Conclusion

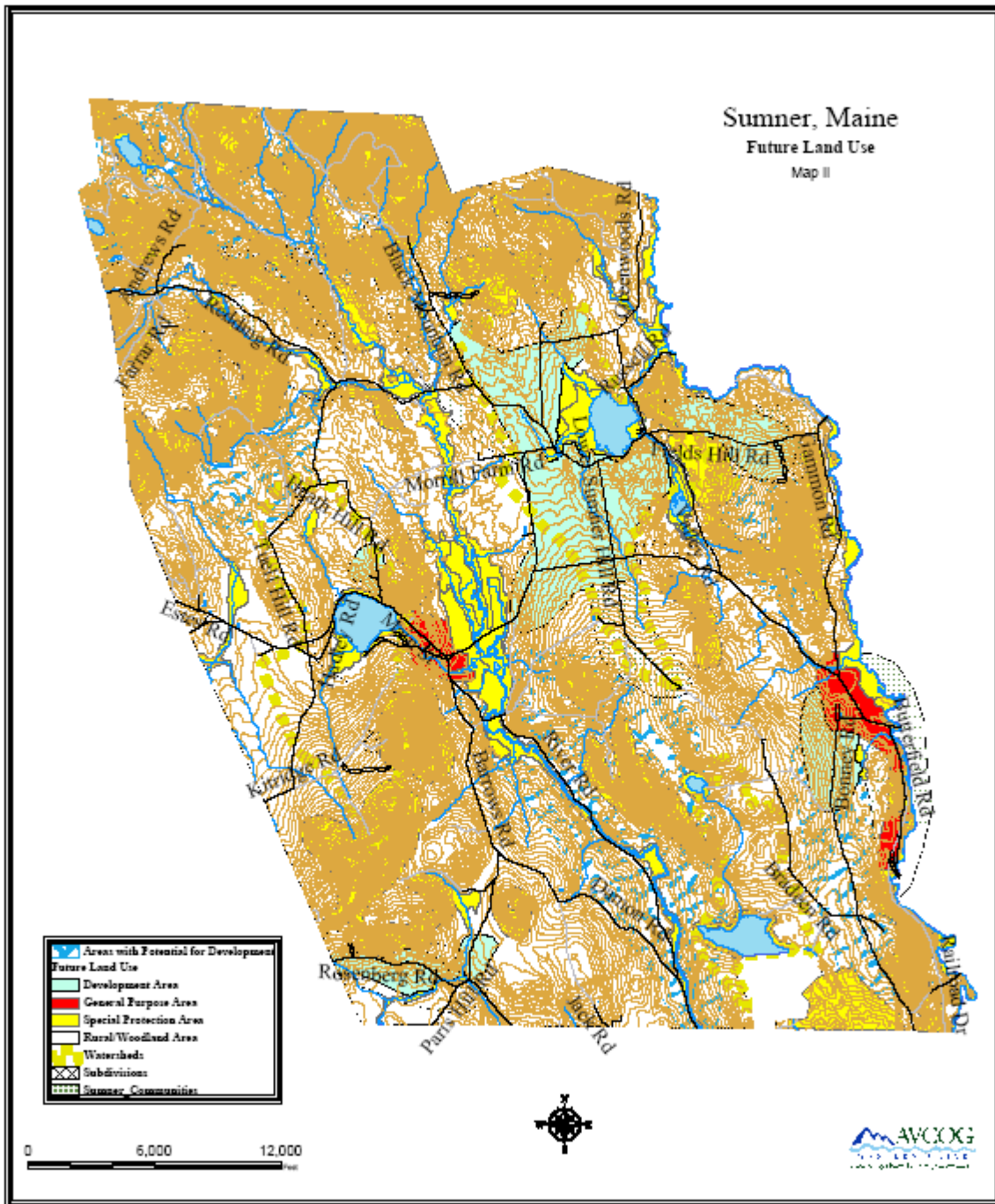
This plan represents the committee's best effort to identify how best to plan for and manage inevitable changes in Sumner. The plan includes some unavoidable inconsistencies in data due to the inconsistencies in the resources used. The plan presents a collective view of both issues and recommendations as they are understood at this time, recognizing there is much more to be learned.

We are very aware of the importance of the community, and the need for the citizens of Sumner to work together over the next decade to implement this plan. It will require that the implementation committee sustain persistent and continuing efforts over time to maintain and enhance the valued characteristics of the town of Sumner.

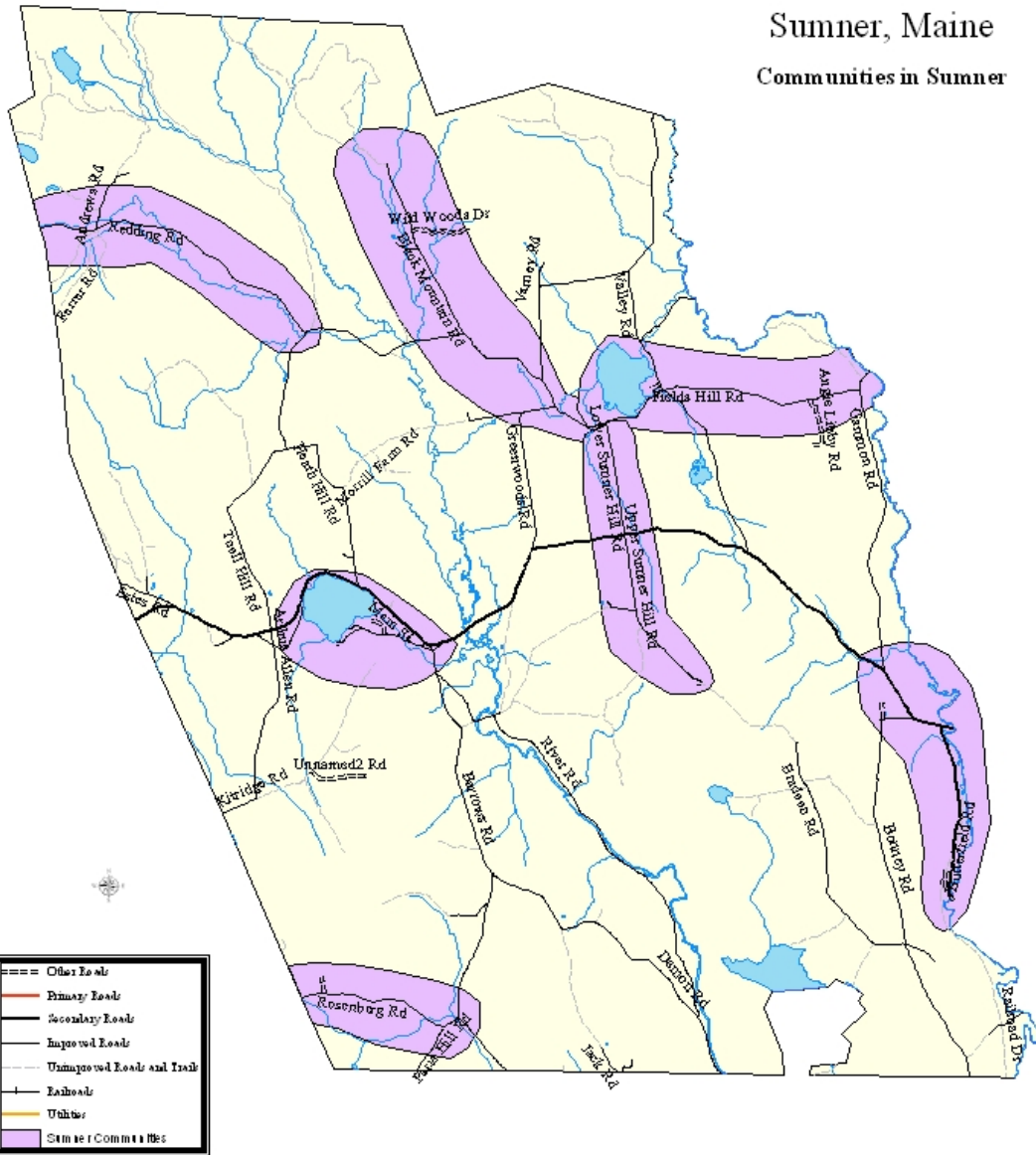
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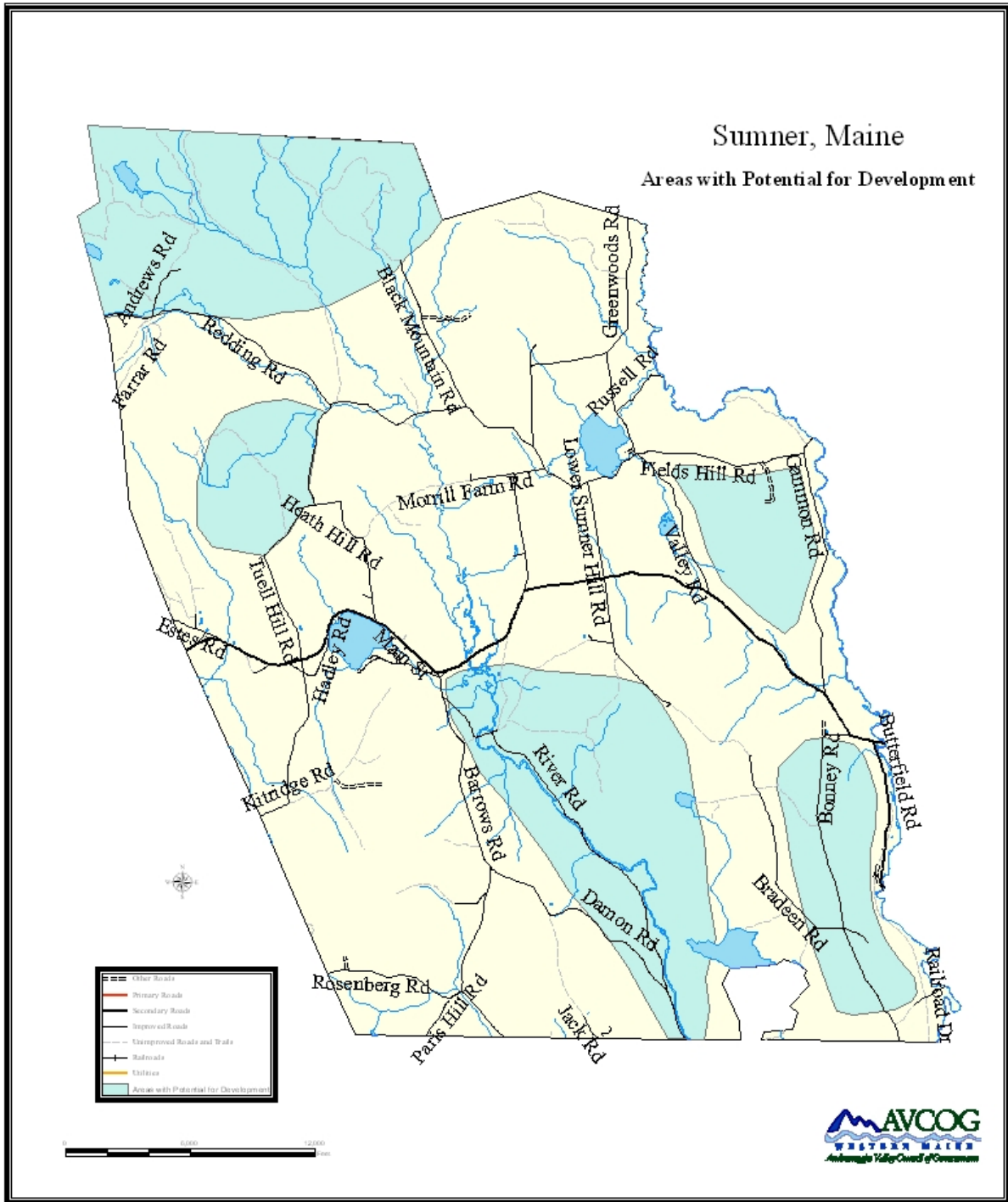
Future Land Use





Sumner, Maine Communities in Sumner





ATTACHMENTS

1. INDEX of SUMNER TOWN WAYS and PUBLIC EASEMENTS.

The INDEX listed in the Town of Sumner Road Ordinance legally defines all Town Ways held and maintained, and Public Easements held by the Town of Sumner but not required to maintain. Sumner Town Ways and Public Easements are listed alphabetically in the Index. Private Ways are only indicated on a Town Road Map when required to be so by E-911 and are not listed in the Ordinance. Individual road sheets are found in the Sumner Road Book located in the Town Office. Roads owned and maintained by State (Routes 219 & 140, and Greenwoods Road) are not listed in the Town Index.

Further information is available at the Oxford County court House which include descriptions of early roads. The earliest such roads date back to 1788, parts of Bonney, Hedgehog Hill, and Bradeen Roads. TW = Town Way, PE = Public Easement.

The following roads are Town Ways:

Andrews Road (to Paradis')	Judah Keen Road
Arthur Allen Road (to Daley's)	Labrador Pond Road
Barrett Road	Morrill Road
Barrows Road	Old Rte. 219
Biron Road	Potash Hill Road
Black Mountain Road	Redding Road
Bonney Road	Rte. 219
Bradeen Road	Russell Road (to Stenson's)
Buckfield Road (Rte. 140)	Sumner Hill Road
Cole Road	Tucker Road
DeCoster Road	Tuell Hill Road
Estes Road (to Roberts')	Turner Hill Road
Fields Hill Road	Valley Road
Front Street	Varney Road
Gammon Road	Spring Road (to Comeau's)
Greenwood Road	Washbridge Road
Hadley Road (from Rte. 219 past Glendon Hadley's)	
Heath Hill Road (to Hadley's)	
Jack Road	

The following roads are public easement roads:

Allen Road (from beyond Daley's to Phillips Road)	Paris Hill Road
Damon Road	River Road
Estes Road (from beyond Roberts' to Woodstock line)	Rosenberg Road
Heath Hill Road (from beyond Hadley's to Rte. 219)	Russell Road (from beyond Stenson's to Hartford line)
	Warren Road (Spring Road - from beyond Comeau's to Bonney Road)

2. TOWN of SUMNER ROAD INVENTORY and ROAD COMMITTEE WORK SHEET.

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3. KEY to INVENTORY and ROAD COMMITTEE WORK SHEET

Road Name: Roads listed alphabetically with Bridges and Culverts as subsets. () notes number of culverts per road, or subset. GPS locations of culverts will be kept on separate sheets and noted on individual road sheets.

From/To: Description of roads and sections.

Surface: Paved or Gravel.

Jurisdiction: Sumner held roads are Town Ways and Public Easements. Municipal (Muni) indicates Town owned and maintained bridges. Shared indicates boundary bridges with shared responsibility. MDOT indicates State owned and maintained. Culverts are Town responsibility and are maintained/replaced as needed or when road is resurfaced.

Type: applies to Bridges and Culverts, steel girders, steel culverts and concrete.

Length: Road length given in miles. Bridges and culverts in feet.

Width: Given in feet.

Condition: Road: % is derived from Pavement Condition Index per State formula. The Roads were rated for the severity and extend of various problems. Factors considered for paved roads included: lateral and transverse cracks; pot holes; ruts; alligator cracking; edge cracking; roughness; and drainage. Factors considered for gravel roads included: loose aggregate; pot holes; drainage; corrugations; cross section and dust. Bridge % from Federal sufficiency Rating (See Maine, Oxford County, Bridges in the Town of Sumner).

Traffic: Based upon number of residents on road. Also see State Traffic Count.

Value: Estimated cost of new or rebuilt road.

Recent Work: Major work and repair with in the past 10 years.

Priority: Based upon PCI condition, use and funds available.

DOT ID #: State Index for roads and bridges.

(For further detail see individual road pages in Sumner Road Book, Bridges in the Town of Sumner, and transportation Road Count on file at Town Office.)

4. SUMMARY OF 2010 MAINE TRANSPORTATION COUNT BOOK.

Road Count	Type	06	08
Greenwoods Rd. w/o Valley	C II	--	300

Greenwoods Rd.	C II	740	470
Gammon Rd.	MI	--	100
Labrador Rd.	C I	190	---
Valley Rd. to Fields Hill	C I	160	---
Valley Rd. to Greenwoods	C I	--	90
River Rd.	SI	--	30
Greenwoods Rd. to Main	C II	720	420
Main St.	C I	1580	1600
Main St. (140)	C I	1180	1140
Main St. to Heath Hill	C I	1770	1400
Main St. (219)	C I	1670	1530
Main St. to Greenwoods Rd.	C I	1750	1470
219 to Upper Sumner Hill	C I	1430	1270
219 to W. Paris	C I	--	1550
Gammon Rd. to Fields Hill	C I	200	---

The five Town Ways counted show a slight traffic increase over a three year period, an average of 15, and a decrease of 30 on one Town Way. Roads maintained by State, Routes 219 & 140 and Greenwoods Road, continue to carry most all commuter and through traffic. Traffic to the Southeast, Lewiston/Auburn, is carried primarily by Greenwoods, Valley, 219, and 140. Traffic to the Southwest and West (South Paris/Norway and Bethel), is carried by Greenwoods, Tuell Hill, and 219. Traffic to the Northeast (Turner, Augusta, Canton, and Livermore/Jay), is carried by Fields Hill, Gammon, 219, and 140. Traffic North (Peru, Dixfield, and Rumford), is carried on Valley Road and Greenwoods. This Comprehensive Plan projects a population growth of 13 persons per year on average over the next 10 years (p. 40), with new homes built on average of 11 per year producing a potential of 10 to 15 additional vehicles using local and State Roads in Sumner. No cluster housing projects are anticipated. Sub-divisions within Sumner have been and seem likely to consist of single homes built randomly on two acre (min.) to large parcel lots as replacement homes and within the projected population growth. Maine Transportation Road Count counted five local Town Ways in 2003 and 2006. Of those counted three were counted both years. The average increase on State Highways was 200 trips over the three year period. This is consistent with the projected population growth for Sumner and the fact that Sumner State Roads are major East/West routes.

5.SUMMARY of SUMNER ROAD VALUES.

2010	\$2,900,102
2011	\$2,872,594
2012	\$2,826,675
2013	\$2,776,849

CERTIFICATION OF TOWN OF SUMNER COMPREHENSIVE PLAN

We, the Selectpersons of the Town of Sumner, do hereby certify that the attached document titled "Sumner Comprehensive Plan" is a true copy of the proposed document posted with the Annual Town Meeting Warrant and submitted to the voters of the Town of Sumner for their approval.

This proposed document was submitted by the Sumner Selectpersons after a public hearing on June 5, 2014, 6:00 PM, at the Sumner Town Office.

Mary Ann Haxton 10/14/14
Date

Walter Litchfield 10/14/14
Date

Kelly Stewart 10/14/14
Date

ATTESTATION OF TOWN OF SUMNER COMPREHENSIVE PLAN

Attest: A true copy of a document entitled “Sumner Comprehensive Plan” as certified to me by the municipal officers of Sumner on the 14th day of October, 2014.

Susan C. Runes, Clerk

October 14, 2014