



Comprehensive Plan 2020

Prepared by the Denmark Comprehensive Plan Committee

In Conjunction with the Southern Maine Planning & Development Commission

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Town of Denmark Comprehensive Plan

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Vision and Purpose

The Town of Denmark Comprehensive Plan is a reference document designed to guide the immediate and long-range protection, enhancement, and growth and development of the community. It reflects upon the town's history and notes changes over time in land use, natural resources, community services, and population characteristics. The plan is a blueprint that identifies and describes goals, objectives and options for meeting current and future needs, thereby ensuring quality of life for all residents.

History of The Town of Denmark, Maine

Introduction

Denmark is situated on the east bank of the Saco River in Oxford County, and is a hilly community replete with a mountain, lakes, ponds and streams within its boundaries.

Earliest Settlers

While there is no known documentation of settlement by indigenous peoples, nearby communities have a documented history of a community with homes and farming. There may have been trails for people to pass through the area to hunt, fish and travel to and from the coast to the western border.

Land Titles. Boundary Changes and Settlement

The town of Denmark is formed by various land grants - Fryeburg Academy Grant, Pleasant Mountain Gore and Foster's Grant.

Pleasant Mountain Gore, containing about 9000 acres, was granted by the General Court of Massachusetts to Fryeburg Academy and forms the eastern portion of the town. In a description of a survey of this tract, 2000 acres were reserved for Asahel Foster, the same being a grant to him from the General Court; 648 acres were surveyed to Gideon Lowell, 200 acres to David Porter, 300 acres to Ichabod Warren, and 590 acres to the trustees of Fryeburg Academy. This, it seems, comprised only a portion of The Gore.

In 1805 Oxford County was created from both Cumberland and York Counties by the State of Massachusetts. See Massachusetts Acts Chapter 24, Sections 1 & 2 Pages 573 - 574.

In 1806 the town of Brownfield was reconstructed; by the acts to incorporate both Denmark and Hiram. Many of the land titles issued to settlers in this section thus acquired were from Henry Y. B. Osgood, grandson of Captain Brown, the grantee.

The area of land east of the Saco River was set off to Denmark. Many families who were previously Brownfield residents now found themselves residing in the new community of Denmark. The land from Rocky Knoll Road to Bull Ring Road, once belonging to Brownfield, now became a part of Denmark by the Act Of Incorporation February 20, 1807.

Massachusetts Acts Chapter 104 February 26. 1813 saw Ichabod Warren Sr and Ichabod Warren Jr's properties leave Fryeburg to become residents of Denmark.

And in 1821 Elisha Hammond, James C. Lord, Job Lord, and Isaac R. Warren properties, formerly in Brownfield, became residents of Denmark. See Maine Private Acts Chapter 55 Page 57 & 58.

A new boundary line between Hiram and Denmark was made in 1828. See Maine Private Acts Chapter 43 Page 800.

In 1830 Denmark gained land from Sebago in the area near Hancock Pond. See Maine Private Acts Chapter 115 Page 194.

The boundary between Bridgton and Denmark changed in 1842 when land from the George and Rebecca Rounds property was annexed to Bridgton. See Maine Private Acts Chapter 16 Page 15.

In 1847, a portion of the land in Denmark, in the western section of town near present-day Route 302 area, and Fryeburg were annexed to the town of Bridgton. Before this time the land at Pleasant Mountain and Moose Pond belonged to Denmark. See Maine Laws Chapter 84 Section 1 Pages 110 - 111.

In 1870 the selectmen of both Denmark and Fryeburg signed an agreement to perambulate the lines between each town.

In 1907 the land of Mary E. Warren was set off from Brownfield to Denmark. See Maine Private and Special Laws Chapter 207 Page 430.

Early Settlement

The first influx of European settlers arrived between 1775 and 1810. Daniel Boston or Baston arrived with his family in 1780 to live along the banks of the Saco River. The area of his former home is now known as the Boston Hills.

Other families moving to the area were Timothy and Mary Cutler, David Porter, Ichabod Warren, Gideon Lowell, Isaac Berry, Enoch Perley, Nathaniel Symonds, Elias Berry, Tyler Porter, Cyrus Ingalls, Jedediah Long, Joshua Ames, Samuel Richardson, Joseph Walker, Samuel Trumbull, Stephen Fessenden, Benjamin Harnden, James Head, Obadiah True, Thomas Pingree, James Alexander, Perley Bennett, Moses Bennett, Robert Deering, Ephraim Jewett, Francis McKusick and others were among the earliest men, who with their families, began to settle in Denmark. A few descendants of these families continue to live in Denmark today. With population growth and added land area, the men of this community decided to petition the state to incorporate so that the town could enjoy the privileges of citizenship, enable the town to raise funds to build roads and schools.

Incorporation

Denmark was incorporated February 29, 1807 in the county of Oxford and state of Massachusetts.

From the Act of Incorporation: ..that part of the "Academy Grant" in Pleasant Mountain Gore and Foster's Grant in said County of Oxford, and all the land contained within the following boundaries, viz: Beginning at the Northeast Corner of Fryeburg, and running South by Bridgton, to the Baldwin line, then South 60 rods to a Beech Tree marked I.I.E.B.J.A.D.H. 1808, south 87 degrees West 1300 rods to a Red Oak Tree marked 1808 D.J .A. I.P.H. standing on the bank of the Saco River opposite the Brownfield line, then up by said River to a Pine Tree marked thus: A.N.I.S.I.F.B., thence north 12 degrees West 815 rods to a Maple Tree by Pleasant Pond, thence Northward by the pond aforementioned to the Fryeburg line, thence North forty-three and a half degrees East by Fryeburg to the first boundary, thence North forty-three and a half degrees East by Fryeburg to the first boundary together with the inhabitants thereon be and hereby are incorporated into a town by the name of "Denmark".

A framed copy of the Act of Incorporation hangs in the clerk's office in the municipal building.



Naming of Denmark

Residents of Denmark had selected several names for their new town before travelling to the legislative session to incorporate the town. These names were not recorded and have been lost to time. When the delegation attended the incorporation ceremony in the legislature, the governor selected the town's name as Denmark.

Over time speculation has risen over the origin of the name Denmark. Denmark is not a Danish community. There are several other communities in Maine that are named after cities and countries from other regions in the world. It is not known whether or not the town was named with these other communities in mind. At present, members of the community and state government cannot agree on why the name Denmark was chosen.

Municipal Government

The warrant calling the first town meeting was issued by Joseph Howard, and directed to Cyrus Ingalls, Esq.

The meeting was called to assemble March 23rd at the schoolhouse, at one o'clock in the afternoon in 1807.

At the meeting, \$1000 was appropriated by vote for roads (including \$1 a day for labor), \$300 for schools and \$100 for defraying town charges. A vote was taken not to raise money for preaching that year. Cyrus Ingalls and Joshua Ames were chosen for a committee to settle land boundaries with Brownfield and Hiram.

The first town house was built on the lot near the Congregational Church. In 1891—this building was taken down and rebuilt into the town house on Mill Hill, on the former schoolhouse lot.

This structure is now owned by a private landowner.

The first evaluation of properties in town was completed by an outside agency in 1910.

At town meeting in 1918 \$300.00 was raised for streetlights. The following year, in 1919, \$175.00 was raised to continue the streetlight work.

At the 1950 town meeting the Australian Ballot method of voting was approved. This is the first time that a secret ballot was used in voting in Denmark. In 1951, the first budget committee was elected. In 1953 the town voted down the town manager form of government, and in 1959 it voted to have calendar-year accounting system, closing its books at the end of December.

In 1962, townspeople voted to change town meeting to the second Saturday of March. Now having set up its form of government and accounting system, the town focused on establishing a fire-proof vault to safely store its documents. The construction of the town's fire-proof vault was completed in

1966. Town records and the clerk's office moved from the town house to the vault by the end of

1967. The vault became known in the community as the town office. It was situated between the present-day fire department and the former Village Store. When the clerk's office moved to the Municipal Building in 1989 the vault was removed by the public works department.

Today the town office is located in the former Denmark Village School. The building was renovated in 1989 to accommodate the town's needs. The town reconfigured the building, constructed offices and public meeting rooms, creating what is now known as the Municipal Building. Between 2017 and 2019 the building underwent renovations, and the parking area was enlarged and paved.

The first town manager, who began his duties June 1, 2006, was Bertrand D. Kendall. This same year, the town hired its first Assessor, William Healey.

In 2019 William Healey remains as the town's Assessor and Bertrand Kendall is presently our interim town manager.

In March 1992 the town enacted a charter which formalized the roles of each of the many boards and commissions in the town.

In January 1969 Denmark adopted a Planning Board whose seven members are charged with overseeing the development of the town. The intent of planned development is to ensure that Denmark would, remain a desirable community in which to reside. The first meeting of the Planning Board was held in January 1972, but due to an oversight, the Planning Board, though active, was not formally accepted as an elected body until 1976.

The Board wrote Denmark's first Comprehensive Plan in 1971-1972 to reflect its vision as to what the future of Denmark might look like. Today the Planning Board continues to update the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and Future Land Use Plan.

The first members of the Planning Board were Robert Barton, Franklin Bucknell, Emerson Bullard, Douglas Campbell, Charles Furness, Mary Hestor, Gerald LaMountain, Arthur Rankin, and William True.

At the March 1973 Town Meeting, Denmark voters approved the appointment by the selectmen of a five-member Conservation Commission. This was followed by voter approval of the Zoning Ordinance in 1974. The ordinance, prepared by the Planning Board, created the town's first Zoning Board of Appeals and the position of the Code Enforcement Officer.

The first members of the Board of Appeals were Barbara Bauer, Elna Hale, Marble Holman, Janet Seymour, Marjorie Shea, and John Watson.

The Board of Appeals is authorized to provide relief from the Zoning Ordinance should it be determined it results in undue hardship and determine if the Code Enforcement Officer has made an improper ruling.

A six-member Budget Committee is responsible for making budget recommendations for the annual town meeting.

At the 2006 town meeting, voters changed the date of town meeting from the second Saturday in March to the first Saturday in June. Also, voters changed the accounting year from a calendar year schedule to fiscal year (July 1st - June 30th) schedule. In this same year the clerks' office moved to its present location in the municipal building.

Budgeting and Capital Investments

From the 1993 Comprehensive Plan: Denmark has three different sources of revenue: property taxes, intergovernmental revenues, and fees for services.

Since 1987 the three categories with the fastest growth have been health and sanitation, general assistance and the county tax. Increases in spending for health and sanitation reflect increases in spending for solid waste disposal costs.

There are three reasons why Denmark's total expenditures have been increasing: inflation, rising population and increased responsibility upon local government. Prices have risen approximately 18% during the time frame analyzed. According to estimates, during this time period the population which needed to be served increased from 770 in 1987, to 900 in 1991, a 17% increase. Based on these population estimates, as well as others for the years between, Denmark's total expenditures per person can be calculated. Per capita spending increased from \$1,073 in 1987 to \$1,495 in 1991. This represents a 39% increase. When the difference is adjusted for inflation, the real increase in per capita expenditures is 16%.

Increased responsibility has been placed upon the town from two directions. The state and federal government have produced new mandates, such as education reform and environmental protection while cutting their financial support. Also residents have increased expectations of the type and quality of services provided by the town. Individual departmental spending in Denmark illustrates these two points. Almost all expenditures under health and sanitation are for solid waste disposal. As new regulations have been placed on the operation of landfills, Denmark has constructed a transfer station, is preparing to close its landfill and spending has increased 258% in the five-year period. Spending for police and fire protection has increased by 68% during the past four years as the town has improved its equipment and training for the personnel, purchasing a new truck in 1990.

Fiscal Capacity

From the 1993 Comprehensive Plan: The primary factors which cause differences are the total valuation of the municipality compared to the population and the percentage of the valuation which is residential property. The percentage of seasonal residences or other property owned by nonresidents and the income of taxpayers play a role.

Another useful concept is that Denmark's state valuation increased at a faster rate than some of the other (neighboring) municipalities. Whereas state aid to education is based on a formula comparing enrollment to valuation, assuming similar changes in enrollment, Denmark's state aid would decrease. Also, its share of the county tax will increase.

By dividing the total population of a municipality into the total valuation, the per capita valuation can be determined. This may give a better indication of the "taxing power" of the municipality. A municipality with a high per capita valuation may be able to raise more funds through the property tax without as much of an impact on its residents than a town with a low per capita valuation.

While the state valuation may provide a convenient method to compare towns because they are producing consistent methodology for all municipalities, it is the local valuation that is the figure from which the property taxes are determined and in which most citizens are interested.

The growth in the total valuation was not able to keep up with inflation until 1987 when it took a large jump. The total valuation took another jump again two years later. Even if no new services were provided, the tax rate during that time would have had to increase solely for the town's budget to keep pace with the increased costs of doing business.

In combining all three indicators of a municipality's fiscal capacity, Denmark appears to be as well off as other surrounding municipalities, if not better. Denmark is among the higher towns in total valuation but has grown faster, possibly resulting in the loss of state school aid. The town's per capita valuation is higher than many of the nearby towns. Although the percentage of the total valuation in residential property is relatively high. Denmark has the highest percentage of seasonal dwellings.

One other indicator shows Denmark's valuation may not be able to expand as much as other municipalities. Denmark has a very high percentage of its land area placed under special taxation programs. These programs include the Tree Growth Law and the Farm and Open Space Tax Law. Over half the land area of the town is registered under one of these two programs. The value of land in these programs makes up 1.4% of the state valuation, almost double the percentage of neighboring towns. While the reduction in valuation means the mill rate must increase to raise a given sum of money, farmland and wood land demand virtually no public services, provide opportunity for outdoor recreation and have aesthetic value to the town. Most analyses show development of vacant land results in a municipality spending more on services than taxes generated.

Despite the favorable position compared to nearby towns, further analysis shows that Denmark is in a precarious position. While a high percentage of the total valuation is seasonal property, the increase in state valuation puts the town at risk of losing state education funds. The fiscal resource available to the town appears to be non-resident property owners. The lack of commercial and industrial property means increases in municipal spending will have a more direct and harder impact on its residential property owners.

Fire Safety

In 1895 the town was divided into 3 fire districts, each with its own warden. Thirty-one years later, in 1926, townspeople voted against purchasing fire apparatus. A committee to purchase fire equipment was eventually set up in 1944.

At a 1945 town meeting the land where the present-day fire house is located was purchased for \$250.00. At the same meeting, \$2,000.00 was raised to build the fire house. While the fire house was under construction the trucks were kept in the facility now used by Stephen Adams Fine Furniture. An additional \$1,500.00 was raised to purchase a fire truck. In 1946 the first Fire Chief, Herbert Sanborn, was elected by voter approval. His salary was \$100.00.

In 1947 the towns of Brownfield and Fryeburg suffered catastrophic damage by fire. After the fire, Denmark raised \$1,000.00 to pay expenses of fighting the fire and another \$2,000.00, along with a donation of \$1,000.00 from Roland Cobb, to purchase a fire truck.

Public Works and Roadway Management

In 1852, residents authorized selectmen to contract, or otherwise provide for, the breaking and keeping of roads open in the winter. At town meeting in 1909 \$55.00 was raised for State Aid Roads related work and maintenance. Shortly thereafter, the first road grader was purchased for \$120.00. In 1926 the town agreed to build Denmark's section of Route 117 from Hiram to Bridgton. In 1932, the town voted against tarring third class roads, i.e., Rocky Knoll Road (formerly West Denmark Road), Berry Road, Hio Ridge Road, and Hancock Pond Road (formerly Sebago Road).

At one time Denmark was divided into 25 highway districts. Each district had a surveyor - a man residing in that area who was responsible for keeping the roads passable for the year. The town raised funds for the repair of roads by imposing a tax rate on property. Poll taxes was established which would raise the amount of money by vote at town meeting.

Each district received the money raised by the property and poll taxes in its area for the repair of its roads. There was a great variance in the amount received from district to district. By 1883, the town raised \$1,500.00 for the upkeep of roads and elected a Road Commissioner to keep roads in repair.

A special town meeting was held in October 1935 to build the first town garage, which was located on Mill Hill, across from the now former Town House. The cost for land and building was \$709.09. At the same meeting funds were approved to purchase a Cletrac tractor and plow for under \$6,000.00.

In 1940, townspeople voted to approve the tarring of both state-aid and third-class roads.

In 1946, voters approved Route 117 as a state-aid road and \$7,000.00 was raised by the town to purchase a 4-wheel drive truck to repair and plow town roads.

In March 1992, the town created the new Department of Public Works Department. Replacing the elected Road Commissioner position with a Selectmen-Appointed Public Works Director. The public works department currently employs five full time staff which includes the Public Works Director, 3 members of the road crew and 1 Transfer Station Attendant.

Solid Waste

In 1947 the town voted to designate a five-acre site near the intersection of Route 117 and Sebago Road as the town dump, with an additional 4.9 acres added in 1975. This site served as the town dump until 1990 when the decision was made to convert the property into a transfer station.

The enactment in 1990 of a state law, making it mandatory for towns and cities to introduce programs for recycling solid waste has spurred the town into taking appropriate action on this matter.

The town has held a license for operating a transfer station since 1990.

At the March 1991 town meeting, residents voted to form a recycling committee.

The town became a member of the Oxford County Regional Waste Commission, a consortium of towns which banded together to haul their waste as a group. As part of the Commission the town would have a joint contract, along with eleven other towns, for the collection of glass, paper, cardboard, plastics, aluminum, and metal cans.

Various services were provided by the Commission, including special bins for recyclable materials, instructions for dump attendants and presentations on recycling for school children. The recycling program launched in June 1992 and at the time was a voluntary program that hoped to meet the state's target of 25% of solid waste recycled.

Work began in 1992-1993 to close and seal the town dump.

In the following years Denmark entered into a 20-year contract with the Maine *Energy* Recovery Company (MERC), using a private contractor to haul waste to the company's downtown Biddeford location. MERC was bought out by the City of Biddeford and relocated in 2012. In 2017 Oxford County Regional Waste Commission disbanded.

Denmark currently contracts with Pine Tree Waste and uses single-sort recycling.

Planning

From the 1993 Comprehensive Plan: Denmark enacted a Zoning Ordinance in 1974. This ordinance put in place a 40,000 square foot minimum lot size requirement for new lots and established three zoning districts: Resource Protection, Shoreland and General Purpose. In 1988, a fourth zoning district, the Aquifer Protection District, was created to protect the town's high yield sand and gravel aquifers.

The Resource Protection and Shoreland districts were changed in March 1991. The 100-year flood plain and within 205 feet of wetlands are in the Resource Protection district. The Shoreland district covers the area within 250 feet of great ponds and 75 feet of streams.

1,565 parcels examined in the assessors' record totaled 26,680 acres. Eight hundred and twenty-four or 53% had a residential use reported, accounting for 5,945 acres or 21% of the land area of the town. Counting only the first five acres of a lot results in 1,498 acres, or 5.5% of the town, and counting only the first two acres results in 920 acres or only 3.3%. Of this latter amount 322 acres were in 411 lots with shore frontage. Half of the residential lots have shore frontage.

Five lots are larger than 1,000 acres, 30 lots between 100 and 500 acres. Nearly half the town's land area is in 36 parcels. Decisions by the owners of these large lots will have major impacts on the future land use in the town. Major forest products companies in New England have been divesting their real estate holdings. As large parcels are divided, access for hunting, fishing and hiking may be restricted.

The 1,084 lots smaller than 5 acres in size account for only 5% of the town and are concentrated around the town's ponds and in Denmark Village. Of the 642 lots smaller than two acres in size, 383 are vacant. These make up half of the total 741 vacant lots in town. Assuming conditions are adequate for sewage disposal there is a substantial supply of vacant "house lots" without new subdivisions being approved. At the average building rate of the 1980's, over 15 years could pass prior to needing additional house lots.



Civil War Monument, 1913.
Courtesy of Denmark Historical Society

Other than shorefront development, Denmark Village is the only area of concentrated settlement. The village is the site of town office facilities, the post office, a convenience store/gas station, restaurant, oil and propane dealer, electric motor rewinding shop, printer, real estate offices and home businesses. Most of the business in town are located in or near the village, as well as a number of residences on relatively small lots.

Considering the village to be the area within a half mile radius of the town monument, roughly 140 lots comprise 580 acres, for an average lot size of about four acres. Included are two lots larger than 80 acres. The lots are not included the average lots size in the village is less than three acres. Of the 140 lots, 81 are residential use, the town owns ten and thirteen have a commercial use, leaving about thirty vacant lots in addition to the church, library and cemetery.

While there are no significant reports of drinking water quality problems in the village, there have been water problems from domestic sewage; high bacteria counts have occasionally led to closure of the town beach. If suitable sewage treatment practices can be established, there is ample vacant land within the village to provide for additional growth.

A number of other businesses are spread about the town, mostly home occupation type operations. Nestle Waters North America also draws water and operates in Denmark. Two summer camps occupy large parcels of land with shore frontage.

Agriculture is important perhaps more for its visual impact than its extent or economic value. The 1981 Comprehensive Plan noted three full time commercial farms and 50 farmsteads comprising 545 acres of cleared land. A 1982 U.S.D.A. study counted 504 acres of grassland or crop land in the portion of Denmark within the Saco River watershed. The Saco River watershed accounts for about 85% of the town. Agricultural land accounts for less than 2% of the land area of the town. Seven agricultural operations were identified in 1991, including a berry farm, Christmas tree nursery⁷ and an equestrian center.

The state Bureau of Parks and Recreation owns a 640 acre parcel which is part of a larger tract of land extending into Hiram and Sebago. Though there are no definite plans at this date, the Bureau's long range plans are for development of this parcel into a state park. The parcel has approximately 500 feet of frontage on Hancock Pond. The Department of Inland Fisheries and Wildlife owns approximately 170 acres in West Denmark along the Saco River. This parcel is part of the Department's Brownfield Bog Wildlife Management Area. The state owns several of the islands in Hancock and Moose Ponds.

The town's land holdings are modest, comprising fifteen parcels of land totaling just over 20 acres. The town owns several lots within the village, including the town office, the public works department, fire department and a fire pond. The school district owns a fifteen-acre parcel on Route 160 adjacent to the Saco River. It is the site of the new Denmark Elementary School. The town owns five parcels used for access to ponds.

The major land use changes in the past forty years has been the conversion of forest land and vacant land to residential uses. The number of housing units increased from 515 in 1970 to 945 in 1990. Active agricultural land has declined in Denmark as it has throughout the southern part of the state. There has been little change in the level of commercial activity, and none is foreseen in the future. Due to its size, seasonal fluctuations, location between larger towns with a commercial base (Fryeburg and Bridgton) and proximity to regional commercial centers (North Conway and Windham), Denmark will likely see only small-scale commercial development, if any. Retail uses will likely be limited to neighborhood and convenience uses, and those directly related to tourism, or boating.

Denmark currently requires a minimum lot size of 40,000 square feet. This restriction does not seem to have been the guiding force in the decision making of land subdividers in the past decade. Of the subdivisions approved since 1980, the average lot size in all but one has been over two acres, and exceeded five acres in two.

After seeking legal advice and gathering information from hydrologists the Town placed a Moratorium to give Denmark adequate time to develop a "Large Scale Pumping Ordinance". After consultation with the members of the planning board, at the time, they felt they did not have the time to develop such an ordinance. With the assistance of a hydrogeologist firm and legal services the Board of Selectman hence set forth to develop the ordinance, which in fact does contain measures to protect the aquifer in respect to pumping.

The Zoning Ordinance has been updated to give additional protection to Aquifers, waterfront, etc. thru land use. Large Scale Pumping was allowed because there is a legal document, ordinance, that was developed to deal with large scale pumping from its aquifers that was overwhelmingly passed by the voters at a legally called Town Meeting.

Business, Industry⁷, and Technology

Early businesses and industry⁷ in Denmark revolved around the waterways and woods - logging, sawmills, grist mills. Later came other industries - cooper shops, boot and shoemakers, building caskets, clothing manufacturers and more.

In the early 1900's the seasonal recreational industry⁷ came to the lakes region in the form of inns and summer camps.

The sale of lots in Pleasant Mountain Gore, and the establishment of Ingalls's saw and grist mills along Moose Brook in the early 1790's, were instrumental in the development of Denmark as a community and industrial center. This expanded upon what was originally settled in the western part of town between the Boston Hills and Saco River.

Families were attracted to move to Denmark because it offered opportunities to earn a living farming and in the lumber industries. The grist mill offered residents a convenient place to grind their own corn, while the pioneers were able to garden, fish, trap and hunt to fill their larder.

Both west and east Denmark, in the 1800's, had farms and mill operations. Townspeople voted in 1878 to raise funds and build a packing plant on Little Pond Road for the Portland Packing Company. The plant was not built until 1891. In 1909 the structure was sold to a group of farmers, and it was moved Hiram.

In 1881 townspeople voted that the B&M Packing Company be exempt from taxes for 10 years, provided they erect a shop this coming season and put up corn for that length of time.

The shop was built on West Main Street near the shores of Moose Pond, and packing began in the fall. It canned corn, green beans, and other vegetables. The B&M Packing Company became the Burnham and Morrill Company. The cornshop burned October 27, 1936 and was not reconstructed.

In 1905 the Denmark Telephone Company was allowed to run lines for the purpose of transmission of intelligence by electricity.

Denmark Telephone Company was founded by Moses Wentworth and his sons, Maynard and Carroll, at the property now known to residents as Patch Farm. In 1909 Elwood Pendexter, Harlan Lord, Fred Sanborn and others purchased stock in the company. Mr. Pendexter was elected manager. The switchboard was moved to the Pendexter home at the intersection of Routes 160 and 117. At this time the lines were extended to west Denmark and Bull Ring Road. Around 1912 the lines extended to the Brownfield town line. By 1915 service was extended along Denmark Road to East Fryeburg. Around 1920 a telephone line was strung to the fire tower on Pleasant Mountain.

After the hurricane of 1938 there was extensive damage to the poles and lines. Kenneth Lord became manager of the company and, after moving the telephone office from the Pendexter home to the former post office building across the street, he installed a new switchboard, upgraded the poles and lines, and extended the company's hours of operation.

In 1955 the dial system replaced the crank phone. By 1956-several small telephone companies, including Denmark Telephone Company, merged with Standish Telephone Company. At the time of the merger there were 100 telephones in service. See the Economy chapter for further information about business, economy and industry in Denmark.

A surviving telephone from Denmark Telephone Company used in a private residence in Denmark may be viewed at Centennial Hall.

In recent years Standish Telephone Company was purchased by Fairpoint Communications which was purchased by Consolidated Communications.

Job Opportunities and Economic Well-Being

Denmark is part of the Sebago Lakes Region Market Area. Close to 80% of Denmark workers were employed within the area in 1980. Changes in employment opportunities in the LMA therefore have an impact on Denmark residents. A comparison of employment by industry from 1980 and 1987 illustrates that construction, transportation, communications and the finance, insurance and real estate section all shrank as a percentage of the workplace. These were the industries with the high employment by Denmark residents. Services and government employment, on the other hand, both expanded dramatically. Over the nine-year period 1980-1989, service sector employment increased over 8%, while government employment increased by an even greater 11.4%.

Most of the businesses located in Denmark are associated either with the construction industry, natural resources, or the tourism industry, though there are plenty of exceptions.

The 1990-1991 Maine Manufacturing Directory lists three manufacturing firms located in the town: Buck Meadow Farm, manufacturer of pancake mix, Cardinal Printing Co., and Curtis-Stebbins, manufacturer of sporting goods and camping equipment. None of the companies are what would typically be thought of as "factories" and, according to the directory, their total combined employment is seven! And additional company likely Denmark's largest employer, and one most people are more likely to identify as manufacturing, though not included in the directory, is the Moir Co., which, rewinds electric motors and employs approximately 30 people.

Cemeteries

Denmark began caring for its cemeteries in the 1940's. Families and organizations that operated the cemeteries were moving from the community or had passed away. Their funds were set aside in trusts that paid for the public works crew to mow the cemeteries.

In 2017, the Town of Denmark became the administrator for Mount Pleasant Cemetery. The town provides upkeep to the cemetery and sells the lots.

In the 1951 town report lists the trust funds to care for the Bean, Deering, Gilman, Head, Hilton, Holt and Mt. Pleasant cemeteries. In the 2017 annual report the town has trust accounts to care for Bean, Deering, Fessenden/Jack, Gilman, Head, Hilton, Holt, Mt. Pleasant, Pingree, Pingree Wilson, and Wales cemeteries. Along with the cemetery⁷ trust accounts are the un-endowed cemetery accounts of W. B. Lord, Charles E. Smith and Charles E. Whidden.

Denmark cemeteries benefit from the auspices of the Robert Griffin Flag Fund through which the town purchases flags for veteran's graves each spring. The flags are set at each headstone before Memorial Day each year.

Recreation Facilities and Programs

From the 1993 Comprehensive Plan: The town maintains a public beach on Moose Pond near the dam and provides summer swimming lessons at Camp Walden. The beach has a swimming dock, float, picnic tables, toilet facilities with parking nearby to accommodate 15 to 20 cars. There are only a few days during the summer when it gets crowded. Approximately \$2,000 is allocated by the town each year for expenses relating to the public beach. This money is used for beach upkeep and swimming lessons for children. Testing of the water is done at regular intervals during the summer months to insure that is safe for swimming. Bacterial contamination has forced the town beach to be closed in the past.

Denmark sports active baseball teams, joining in a Little League with teams from six neighboring towns. The program is managed by volunteers, and serves approximately 50 children each year. Home games are plain the field next to the town office and the church. This field is not owned by the town but is available for recreational uses as long as the municipal building is used for municipal purposes.

The town maintains boat launching areas on three ponds: Hancock Sand and Granger.

The Denmark Draggers, a Snowmobile club, maintains a network of trails with financial support partially from money refunded by the state from the proceeds of snowmobile registration.

The state owns parcels of property on Hancock Pond and Moose Pond. The parcels total 1853 acres, of which approximately 170 are in Denmark. The Bureau of Parks and Recreation has no plans for their development at this time., though they may be utilized in the future as a state park. The 2,700 acre Brownfield Game Management Area, a state owned nature conservation area, is situated partly within the boundaries of Denmark.

The 1991 expenditures for the recreation program were \$2,100, used to meet expenses relating to the upkeep of the ball field and beach, and for the swimming instructor.

Denmark's Former Non-Profit Organizations

Boy Scouts

Records are spotty for Boy Scouts in Denmark. The first recorded group is in 1920. Denmark Congregational Church, I.O.O.F. (Odd Fellows) and the Lion's Club have sponsored and supported scouting. In 1950 there was an Explorer's troop, and in 1971, Wirt Eaton was the Scoutmaster of Troop #199. Cub Scout Pack #199 began in 1973 with scoutmasters Paul Kiesman, Sr., Clarence Batchelder Sr. and Robert Doyle.

Crystal Spring Grange # / 50, P. of H. (Patrons of Husbandry)

The Grange arrived in Maine in 1873 and by 1876, there were 222 Grange Lodges in Maine. The Denmark Grange, as it was known in town, was organized in 1875. At some point in the late 1800's, the Grange had a lull in membership and activity. In 1901 the Grange resumed with 27 members. In 1903 the Grange purchased the former Universalist Church building and fitted it for a Grange Hall. At that time, members' social lives revolved around the Grange, as the group would stage plays and other activities. Members purchased, from L. L. Graham & Sons of Brooklyn, NY, the stage curtain which has a mural of

the dam on Moose Pond. The curtain is on display at Centennial Hall. The Denmark Grange disbanded in 1913, re-activated briefly, and then disbanded permanently in 1930. The building was sold to Denmark Congregational Church.

Danish Masque Club

Organized in 1941, the group staged plays and funded Denmark Congregational Church.

Denmark Lodge #50, I.O.O.F. (International Organization of Odd Fellows)

Denmark Lodge began in 1877 with 27 charter members. The (Odd Fellows Hall was built in 1884 at a cost of \$1,360.32. The lower hall was used for social events and rented to the public. The hall was wired for electricity in 1918. When the lodge closed the town of Denmark took possession of the building.

Girl Scouts

Many years in Denmark there was a Brownie troop led by Bertha Bucknell.

Town of Denmark Comprehensive Plan

Knights of the Maccabees

The Knights of the Maccabees (KOTM) was a fraternal organization that was active in Denmark in the late 1800s and early 1900s.

The international organization was founded in 1876, with headquarters in Canada.

The Denmark branch was formed at the same time, and used the upstairs of Centennial Hall for their meetings.

Similar to other fraternal organizations, KOTM had secret ceremonies and passwords, and also sponsored public musical events.

An unusual benefit of membership in KOTM was an early form of life insurance. When one of the members died, the other members would contribute cash to a pool, which was presented to the widow. As time went on, it was realized it would be advantageous to collect dues, which would be deposited in a bank account to earn interest.

It is known that KOTM was active in 1906, thanks to a membership document preserved by the Denmark Historical Society. It appears that it was no longer active by the 1930s, as the upstairs of Centennial Hall was being used as a casket factory. The national organization transformed into a life insurance company in the 1950s.

Mount Moriah Lodge #56 A.F. & A.M. (Ancient Free and Accepted Masons)

Members of the community petitioned to create a lodge in 1828 with 10 charter members. For many years the lodge held its meetings, along with O.E.S., in the third floor of the Village Store, Mount Moriah

#56 consolidated with Shepherd's River #169 on October 17, 1979, and became Mount Moriah #56 and now meets at the lodge at 55 Denmark Road in Brownfield.

Mount Moriah Chapter #56, O.E.S. (Order of the Eastern Star)

Eastern Star began in 1891 with 32 charter members. The organization merged with the Brownfield Chapter and later they merged with Pondicherry Chapter, O.E.S #192 in Bridgton.

Silver Rebekah Lodge #19, I.O.O.F. (International Order of Odd Fellows)

The lodge began its charter in 1880 with 9 members. The lodge held concerts, dances, and suppers over the years. The lodge held its meetings in the present-day Arts Center. The lodge closed years ago.

Women's Extension

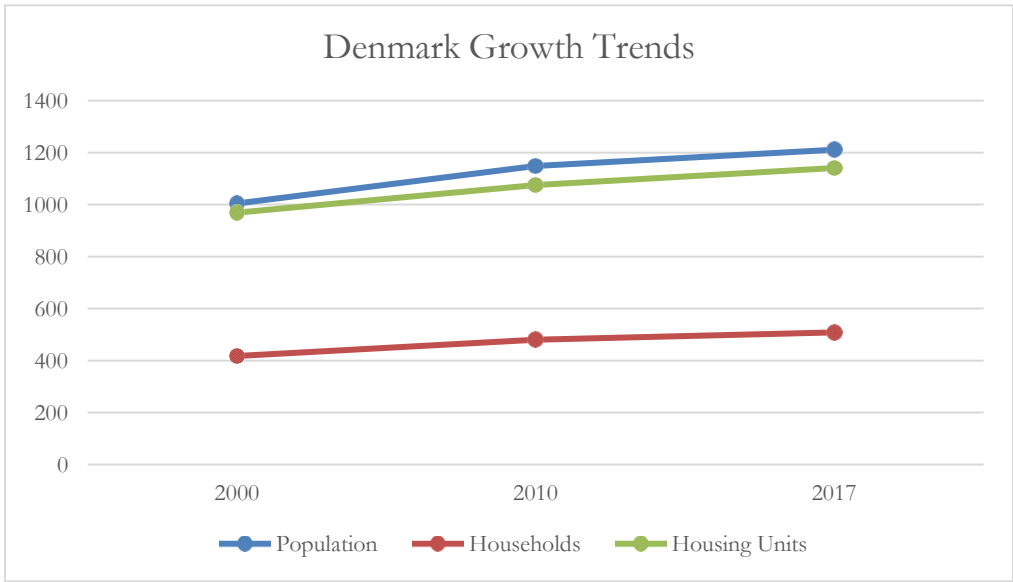
The Farm Bureau was organized in 1936 with 5 charter members. In 1952 members canned 200 quarts of vegetables and donated them to the school lunch program, volunteered at community functions, and planted shrubs around public buildings.

The group met in the former library in the lower village across from Pickett Hill Road. The town deeded the property to the group as long as there were Extension members. By 1973 the building had been deeded back to the town. The group disbanded around 1980.

Population and Demographics

Introduction

Located in the south central tip of Oxford County, Maine, Denmark is rural and covers 49.93 square miles. Its 2017 population according to the American Community Survey (ACS) was 1,211. Denmark's population has been steadily increasing since the 1960's. The ACS estimates in 2017 Denmark had 479 households and 1,075 total housing units, compared to its 376 in population and 278 housing units in 1960. This reflects a 222% increase in population between 1960 and 2017.



Source: American Community Survey

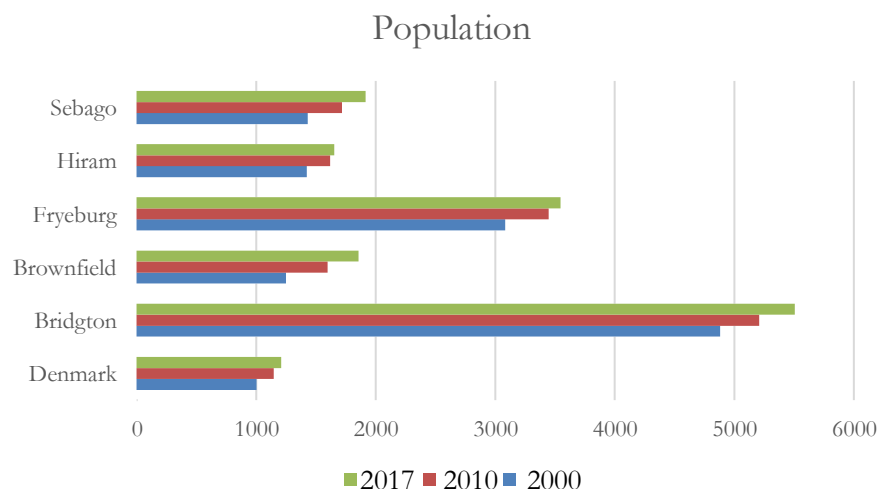
Regional Growth

Denmark is a rural bedroom community, with many of its residents commuting long distances to work. With its several major water bodies of Moose Pond, Walden Pond and Hancock Pond, Denmark has become a more and more desirable place to live year round. In the last two decades, small growth has been a trend for the area. Bridgton, Brownfield, Fryeburg, Hiram and Sebago have all seen increases in growth from 2000 to 2017, with more expected for the future. The table below illustrates growth in Denmark and its six neighboring towns:

Population	2000	2010	2017
Denmark	1,004	1,148	1,211
Bridgton	4,883	5,210	5,506
Brownfield	1,251	1,597	1,859
Fryeburg	3,083	3,449	3,548
Hiram	1,423	1,620	1,654
Sebago	1,433	1,719	1,918

Source: American Community Survey, Esri Estimates

Updated information can be found on the Southern Maine Planning & Development Commission's website, SMPDC.org or by using Census data which can be found using the American Fact Finder tool.



Source: American Community Survey

Seasonal Population

Denmark's seasonal population increases by 183%, more than the seasonal increase in Fryeburg, Hiram, and Brownfield. Out of its 1,141 total housing units, 661 are seasonal. The town has 2 campgrounds: Granger Pond Camping Area, which contains 45 campsites, and PleasantMountain Camping Area off of Mountain Road. Maine economists estimate between the campgrounds and seasonal homes, these amenities at these sites can house 2,516 people. Many of those included in the seasonal population own or rent homes on one of Denmark's ponds.

However in recent years, more home owners have used their seasonalhomes as year round residences. This could be due to Denmark's increasingly aging population, a trend that is not unique to Denmark alone, but the U.S. as a whole and Maine in particular. In 2016 Mainehad the oldest median age in the U.S., at 44.5.

Denmark Single Family Home Building Permits Issued, 1999-2018

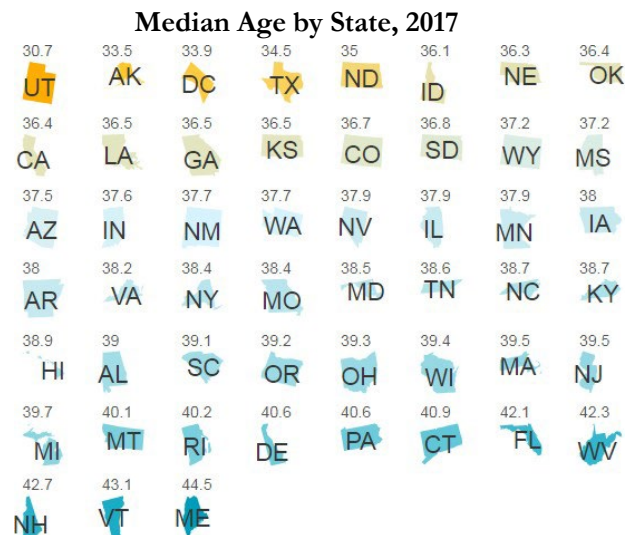
Year	Single Family Building Permits Issued
1999	3
2000	12
2001	16
2002	31
2003	26
2004	23
2005	11
2006	4
2007	21
2008	10
2009	4
2010	4
2011	6
2012	11
2013	11
2014	10
2015	13
2016	5
2017	8
2018	12

Town of Denmark Town Reports

Age Distribution

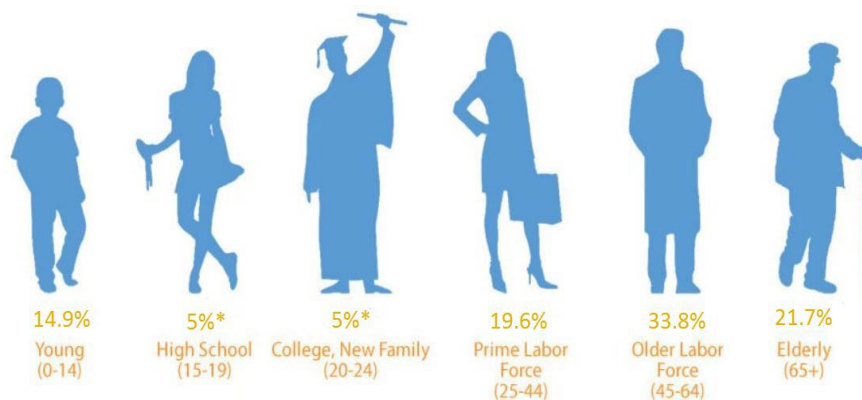
Denmark's largest age cohort were born between 1956 and 1965, making these residents in their late forties and mid-early fifties in 2010, and fifties and sixties in 2017. This group makes up nearly 20% of Denmark's population, and accounts for only one of ten age groups defined by the ACS. The town's median age is 48.7, higher than that of Maine (44.5), Oxford County (46), Bridgton (39.2), Brownfield (48.1), Fryeburg

(47.1) and Hiram (41.3). Denmark's only neighboring town with an older median age is Sebago (49.2).



Source: ACS, TIME Magazine

After 55 to 64 year olds, Denmark's next two largest age cohorts are those that were between 45 and 54 (14.8%) and those between 65 and 74 (14.1%). Cumulatively, these three groups comprise 47.9% of the town's residents, making almost half the town older than 45. The graphic below illustrates age groups that are not defined by the ACS.



*ACS Age Group Data only available for age 15-24. This value was split in half and given to each category

Age Distribution	
0-4	4.4%
5-9	5.0%
10-14	5.5%
15-24	9.9%
25-34	9.8%
35-44	9.8%
45-54	14.8%
55-64	19.0%
65-74	14.1%
75-84	5.6%
85+	2.0%

Demographics

8% of the town's population qualifies as being below the poverty level, or those making up to \$11,490 a year, or four-person households earning up to \$23,550 a year.

Local Economy

Denmark's economy is largely reflective of several industries that drive the state's economy: education and healthcare, and retail trade are the two industries that employ the most residents of Maine and Oxford County. Of all 13 industries defined by the American Community Survey (ACS), education and healthcare and retail trade are ranked 1st and 5th when looking at how many of the town's residents work in these industries. The table below is Denmark's employment composition relative to Maine and Oxford County as percentage of workers employed in each industry:

Industry	Denmark	Oxford County	Maine
Agriculture, forestry, fishing, hunting and mining	2.1%	2.9%	2.5%
Construction	9.2%	10.0%	6.9%
Manufacturing	14.5%	12.2%	9.2%
Wholesale trade	1.5%	2.6%	2.3%
Retail trade	8.2%	12.9%	13.4%
Transportation and warehousing, and utilities	3.6%	4.3%	3.8%
Information	3.3%	0.9%	1.7%
Finance, insurance and real estate	4.4%	4.3%	6.0%
Professional, scientific, and management, and administrative and waste management services	3.4%	5.7%	8.6%
Education, healthcare and social assistance	24.9%	25.9%	27.7%
Arts, entertainment and recreation, and accommodation and food services	18.4%	10.2%	9.0%
Other services, except public administration	3.4%	4.7%	4.6%
Public administration	3.1%	3.3%	4.3%

Denmark's local economy has a significant percent of its workforce working in the arts, entertainment, recreation and food services and recreation industry — more than double Maine's relative workforce for this sector. The town's rural nature and amenities, and proximity to the New Hampshire White Mountains in Conway and North Conway make Denmark a highly desirable tourist destination and may explain why fewer



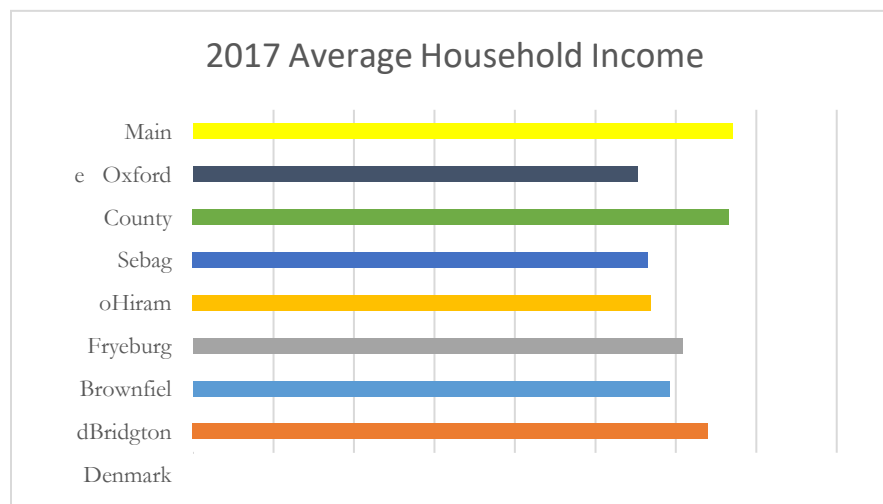
A group of canoers on Moose Pond

of its residents are employed in retail trade than in the rest of Oxford County and Maine. Ski resorts in the Winter, and neighboring Sebago Lake in the summer may also explain this trend. Nestle Waters North America first began buying land in Denmark in 2004 and first started pumping water in town by 2010.

Many of Denmark's employed population work in the construction and manufacturing industry – a trend reflective of the town's home based businesses, including contractors. Biddeford, Saco and Lewiston have also historically been large employment centers of water-based manufacturing in Oxford and neighboring York County. Several mills and millions of square feet of manufacturing facilities have existed in these cities along the Saco and Androscoggin rivers. Although the manufacturing sector across the U.S. has declined in recent years, Maine's economy has adjusted to making high tech products. One of Maine's largest manufacturers – Pratt & Whitney – is located 53 miles from Denmark and is one of the largest employers in the region, producing aviation engines and power units.

Income & Employment

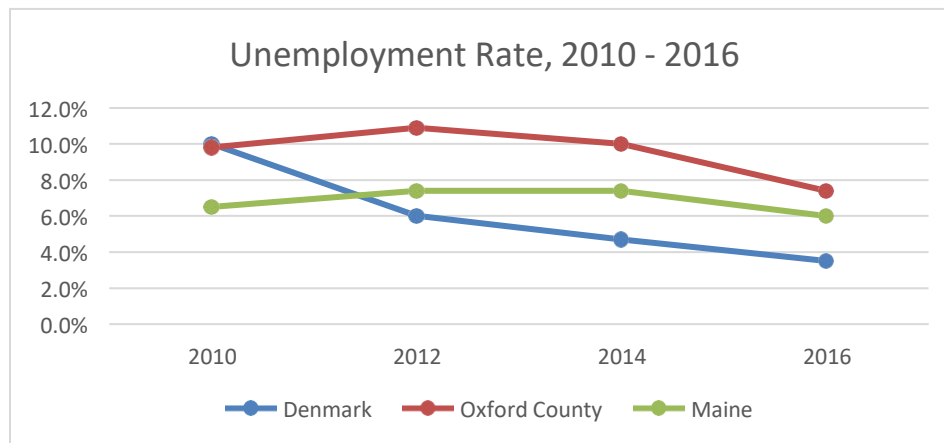
Regionally, Denmark's average household income of \$63,975 in 2017 is higher than its neighbors in York County. Only Sebago (which is in Cumberland County) has an average household income higher than Denmark, at \$66,588.



Denmark's relatively high average household income may be explained by its large percentage of workers with manufacturing jobs, with several small metal manufacturers being located in Fryeburg and Bridgton. Denmark's similarly large portion of workers in the education sector may add to this high average, as there are many private schools in the Bridgton, Fryeburg and Conway, New Hampshire area.

According to ACS data, Denmark had an unemployment rate of 3.5% in 2016, mirroring low unemployment levels in Maine and the U.S. as a whole. With the exception of 16 to 19 year olds,

Denmark's workforce is healthily employed. 75% of workers in the age 16-19 group remain unemployed, representing a challenge for younger residents in town to find suitable employment.



Source: Esri, 2017

For Denmark's 523 employed adults age 16 and over, 25% were employed in the educational services, health care and social assistance fields, 18% in the arts, recreation, accommodation and food service industries, while 14% and 9% were employed in the manufacturing and construction industries, respectively. Denmark also had some residents employed in retail trade (8%), Agriculture, fishing, forestry, hunting and mining (4%) finance, insurance, and real estate (4%), scientific and waste management services (3%), information (3%) and public administration (3%). The average, yearly earnings for an employed Denmark resident in 2016 were \$52,841.

Commuter Trends

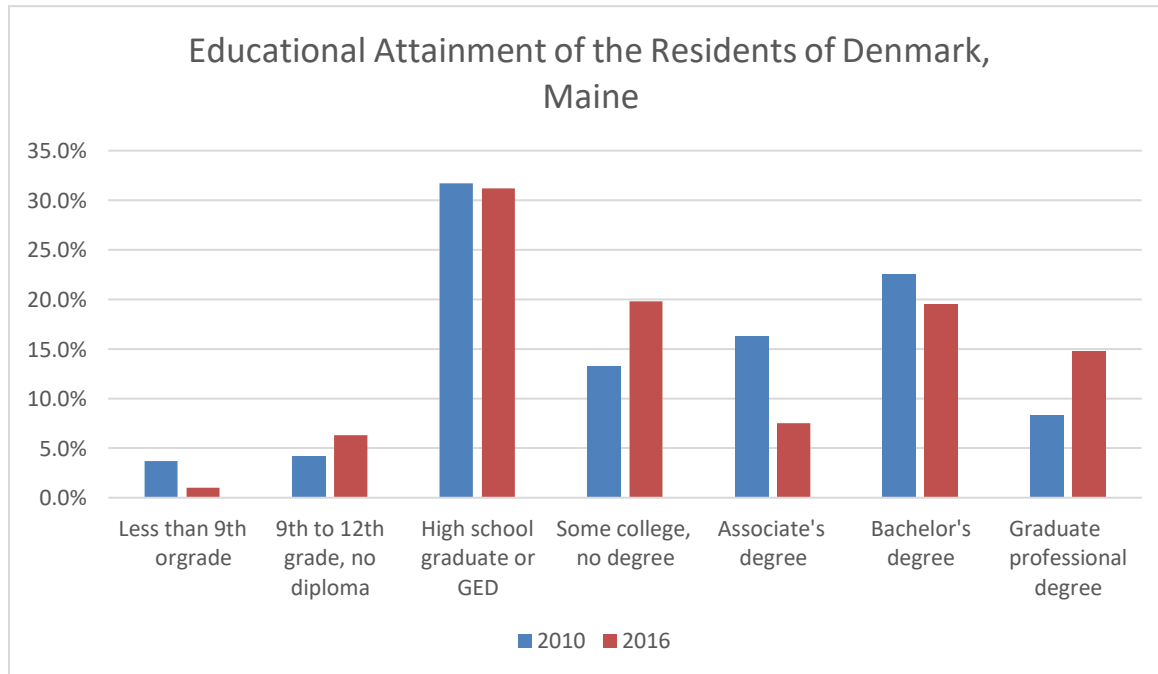
In 2015, the ACS estimated Denmark to have 456 workers. Of these workers, 4.8% worked in Denmark, which was the 4th most common workplace for the town's workforce. As illustrated in the table below, most residents work in Conway, New Hampshire, Fryeburg and Bridgton. Some workers commute 40 miles to Oxford County's largest city of Lewiston, and 42 miles to Maine's largest city of Portland.

Jobs Counts by County Subdivisions Where Workers are Employed - All Jobs		
	2015	
	Count	Share
All County Subdivisions	456	100.0%
Conway town (Carroll, NH)	113	24.8%
Fryeburg town (Oxford, ME)	63	13.8%
Bridgton town (Cumberland, ME)	26	5.7%
Denmark town (Oxford, ME)	22	4.8%
Lewiston city (Androscoggin, ME)	18	3.9%
Portland city (Cumberland, ME)	18	3.9%
Bartlett town (Carroll, NH)	16	3.5%
Brownfield town (Oxford, ME)	11	2.4%
Windham town (Cumberland, ME)	9	2.0%
Biddeford city (York, ME)	7	1.5%
All Other Locations	153	33.6%

Source: American Community Survey, 2015

Education

Of its 1,211 residents in 2016, Denmark had 718 that were over the age of 25. Of these, 31% were high school graduates, 20% have some college experience, but no degree, 19% have a Bachelor's degree, 15% have a graduate or professional degree, and 8% have an Associate's degree. For this 25 and older population, 7% have not completed high school (or have no diploma). Comparatively to 2010, Denmark's loss of 99 residents over the age of 25 resulted in a larger percentage of residents with Graduate or professional degrees, with the largest decrease being seen in those with Associate's degrees and Bachelor's degrees. This distribution is shown below:



Source: American Community Survey, 2010 and 2016

Housing

Introduction

Denmark is a small, bedroom community in southern Oxford County, Maine. Its housing stock contained approximately 1,107 total housing units as of 2016, according to the Maine State Housing Authority (MSHA). Of households surveyed, about one third (35%) were occupied and the remaining 65% were vacant. Among the vacant units, which totaled 725 units in 2016 according to MSHA, a significant number (88%) of them were seasonal. This illustrates the rural nature of the Denmark housing market, and how many visitors the town sees during summer months. Most of the homes in Denmark are owner occupied, with a small percentage being available for renters.

MSHA sites Denmark as having 362 year-round owner occupied units and 20 year-round renteroccupied units in 2016.

Growth Patterns

Denmark was first settled around the year 1775. Lot sales in Pleasant Mountain Gore and the establishment of the Ingalls's saw and grist mills along Moose Brook drove residential housing and the community's industrial center. These attributes attracted families to move to the area to pursue farming and lumber opportunities. In 1806, the area of land east of the Saco River became part of the town of Denmark. This resulted in many families who were previously Brownfield residents becoming residents of Denmark.

By 1850, the town's population peaked at over 1,200 residents. The population would decline to a low of 376 in 1960, and gradually increase in the decades to follow. In more recent years, MSHA has found that Denmark's housing stock is comprised of mostly of single family units. From 2007 to 2016, Denmark gained 16 single family units, and saw decreases in multi family and mobile home units of 31 and 34, respectively. This shift reflects the town's high percentage of owner occupied units and relatively low percentage of those that are renter occupied.

According to Denmark building permit data, single family home construction since 1997 went through a brief boom, peaking at 31 permits in 2002. This trend is outlined in comparison to neighboring towns in Table 1, below.

Table 1

Year	Single Family Home Building Permits Issued					
	Denmark	Bridgton	Brownfield	Fryeburg	Hiram	Sebago
1997	3	28	7	14	6	10
1998	2	24	16	10	7	9
1999	3	33	12	2	9	17
2000	12	42	19	23	7	13
2001	16	57	27	23	16	15
2002	31	68	16	40	7	21
2003	26	94	20	23	23	26
2004	23	81	33	31	27	31
2005	11	99	35	24	12	31
2006	4	104	12	23	10	27
2007	21	58	14	17	0	23
2008	10	34	14	9	18	17
2009	4	31	8	9	7	8
2010	4	29	8	3	4	9
2011	6	26	4	3	6	7
2012	11	22	10	3	6	8
2013	11	23	6	8	7	11
2014	10	16	4	8	3	13

Source: Town of Denmark (for Denmark years 1999-2014), City-Data

208 single family home building permits have been issued in the 17 year period from 1997 to 2014 (excluding 1999 which reported no data) in Denmark. Each of Denmark's neighboring towns had more single family housing growth during this period, with the exception of Hiram (which had 175 building permits issued). This data shows that Denmark has solidified its presence in southern Maines as a small bedroom community with rural character. Residents access much larger employment centers such as Bridgton, Fryeburg, Conway, New Hampshire, Norway, Lewiston-Auburn, Sanford, Biddeford-Saco and the Portland area.

Denmark's housing stock is heavily impacted by seasonal population increases. As was discussed in the earlier Population and Demographics chapter, this seasonal population totals 2,516 during summer months (according to 2015 estimates by the Southern Maine Planning & Development Commission). The town's seasonal population is higher than that of Fryeburg (1,704), Brownfield (1,702) and Hiram (774). Much of this housing growth is based on this seasonal demand, with many seasonal residents eventually re-locating full time to Denmark. Seasonal residences are common on Denmark's eleven lakes and ponds. This puts strain on the town's resources such as roads, staff and public facilities that serve these areas.

Current Conditions

Of Denmark's 1,107 total housing units in 2016, 642 were seasonal units.

Population and Housing Characteristics of Denmark and Neighboring Communities, 2016

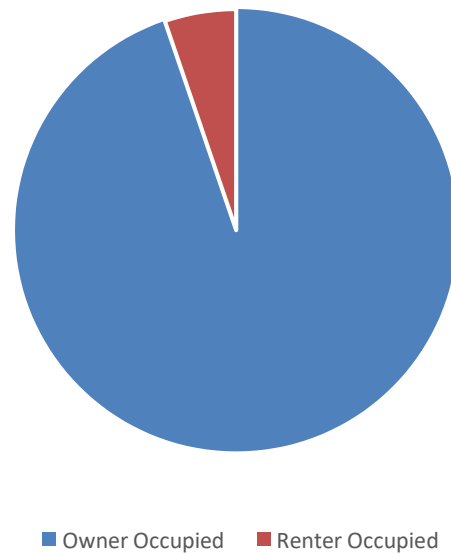
	Population	Number of Housing Units	Households	Average Household Size
Denmark	1,054	1,107	382	2.76
Bridgton	5,347	4,265	2,032	2.53
Brownfield	1,388	871	518	2.68
Fryeburg	3,402	1,850	1,174	2.76
Hiram	1,848	836	607	3.04
Sebago	1,547	1,458	719	2.15

Source: American Community Survey, 2016

Chart 1

Owner-Renter Occupied Ratio

According to the American Community Survey (ACS), in 2016, Denmark had 382 occupied housing units, most of which were owner occupied (see Chart 1, to the right). This ratio of owner to renter occupied is typical of rural communities, as is Denmark's larger percentage (88%) of single family housing units. As a result of growth in the first part of the 21st century, many residents have lived in Denmark since the early 2000's or before. Having such a large portion of residents in town for nearly 20 years is indicative of Denmark's small town character, and benefits the town's housing stock.





44% of Denmark householders have lived in town for 20 years or more*

*Source: ACS, 2016. A householder is defined as the head, or primary owner/renter of a household

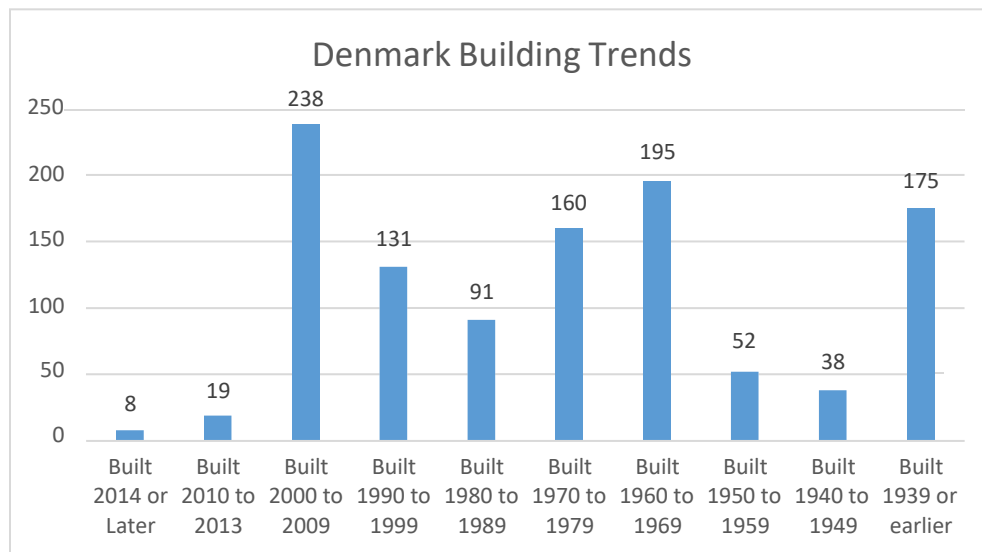
According to ACS data, Denmark didn't have any householders move into town in 2015 or after. However, this figure is an estimate and could be within the margin of error of ten people. The largest move in decade was from 2000-2009, in which 170 out of Denmark's 382 total householders (45%) moved in.

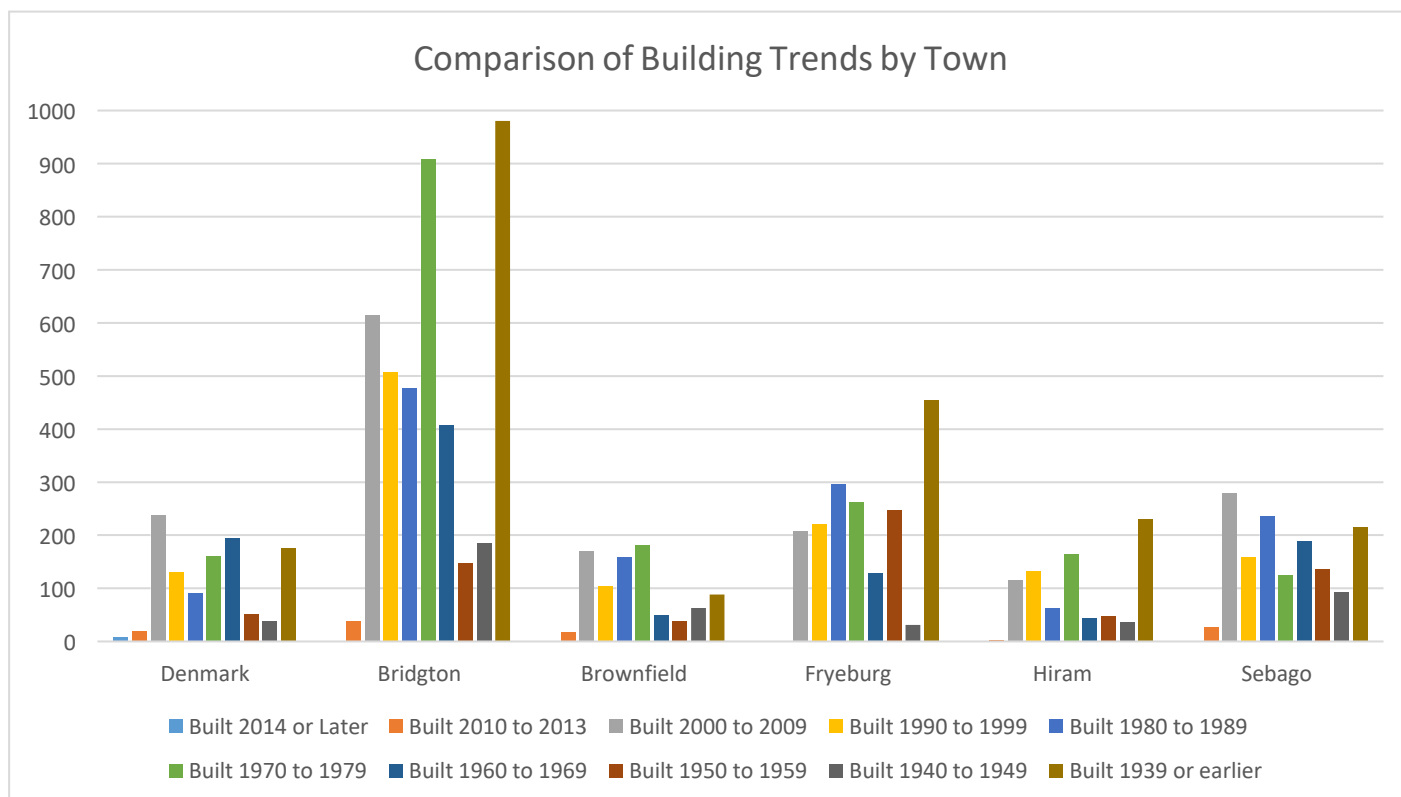
During the winter months, poorly insulated homes are not able to retain heat, and someone must spend more on oil, gas or wood. According to the ACS, the decade the most housing units were built was from 2000-2009 (238), which is likely due to seasonal population growth. The timeframes with the next most units built were the 1960's (195), before 1939 (175) and in the 1970's (160).

Primary Heating Source of Occupied Denmark Housing Units, 2016

Oil or Kerosene	Wood	Bottled, Tank or LP Gas	Electricity	No Fuel Used
204	114	37	17	5

Source: ACS, 2016.





Source: ACS, 2016

Housing Affordability

Affordable housing is defined as a residence for which a family/household whose income is equal to or less than 80% of area median income (as published annually by the U.S. Department of Housing and Urban Development) pays no more than 30% of their income for mortgage principal, mortgage interest, property taxes and property insurance or for monthly rent including utilities.

Affordable Housing in the Town of Denmark

Geography	Median Household Income	80% of Median Household Income	Monthly Housing Costs Affordable to 80% of Median Income
Denmark	\$54,615	\$43,692	\$1,092
Oxford County	\$42,197	\$33,758	\$844
Maine	\$50,826	\$40,660	\$1,016

Source: ACS, 2016

Denmark's rural nature keeps housing costs low relative to those in Oxford County and Maine. However, this presents a challenge for residents looking to work in town or in one of Denmark's surrounding communities. Although housing costs are lower in town, wages and incomes will be lower as well, leaving residents with a choice between commuting long distances for higher pay, or staying local.

According to the Maine State Housing Authority (MSHA), Denmark ranked sixteenth out of the twenty six towns in Oxford County which MSHA ranked in home affordability. Using the

Homeownership Affordability Index, MSHA calculates the ratio of home price affordable at median income to median home price. Denmark's median home price is lower than its price affordable to median income, so its index would be considered as affordable, at an index value of 1.11 in 2017.

Median Income and Home Prices, 2017

Geography	Affordable at Median Income	Income Needed for Median Price	Median Sale Price
Denmark	\$200,064	\$48,251	\$181,000
Oxford County	\$151,336	\$41,633	\$146,250
Maine	\$183,546	\$57,089	\$197,000

Source: MSHA

The income required to afford a home priced at \$181,000 would be \$48,251 annually, which is \$23.20 per hour for fulltime work. This means 44.9% of Denmark Households are unable to afford a median priced home in town, according to MSHA data.

Unattainable Homes as a Percentage of Homes Sold in Denmark, 2017

Percent of Unattainable Homes Sold	Affordable Homes Sold	Unattainable Homes Sold
48%	13	12

Source: MSHA

Rental Affordability in Denmark, 2016

Geography	Median Rental Costs	Occupied Rental Units Paying 30% or more of Household income on Rent
Denmark	\$434*	%10
Oxford County	\$654	53.4%
Maine	\$790	50.4%

* Data unavailable for 2016, 2015 figures used. Source: ACS

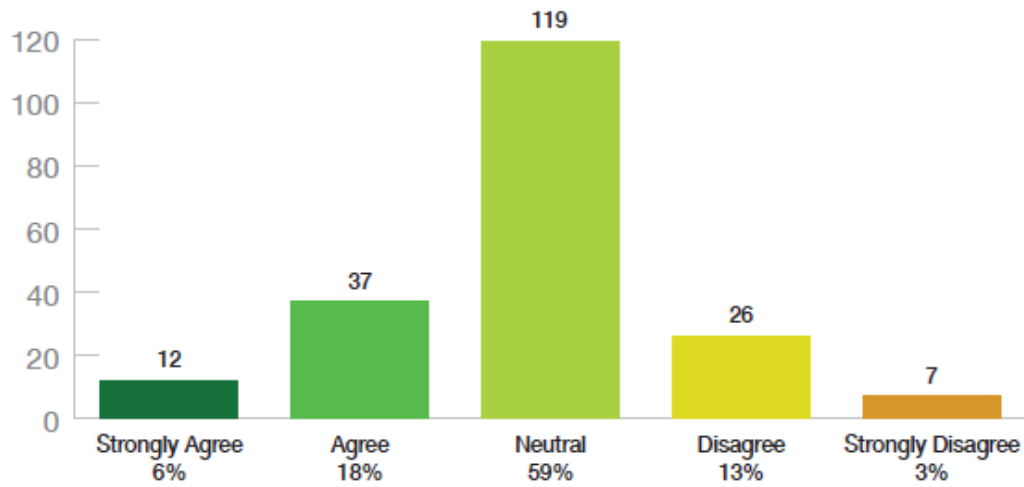
Denmark's median rental costs are substantially lower than that of Oxford County and Maine as a whole.

Aging in Place

Maine is the oldest state in the country, with a median age of 44 years. As baby boomers, who were the generation born after World War II through the 1960's, begin to retire, planning for the elderly in Denmark will be vital. The median age of Denmark's population is 48.7 years, several years older than both the Maine State and Oxford County average of 44.5 and 46 years, respectively. As the population begins to age, citizens in the community may have difficulty driving to access vital services such as medical appointments and basic shopping needs. The nearest healthcare facilities to Denmark are Bridgton Hospital (8.4 miles from Denmark) and several medical offices in Fryeburg over 12 miles away.

Housing

There is adequate year round rental housing available in Denmark.

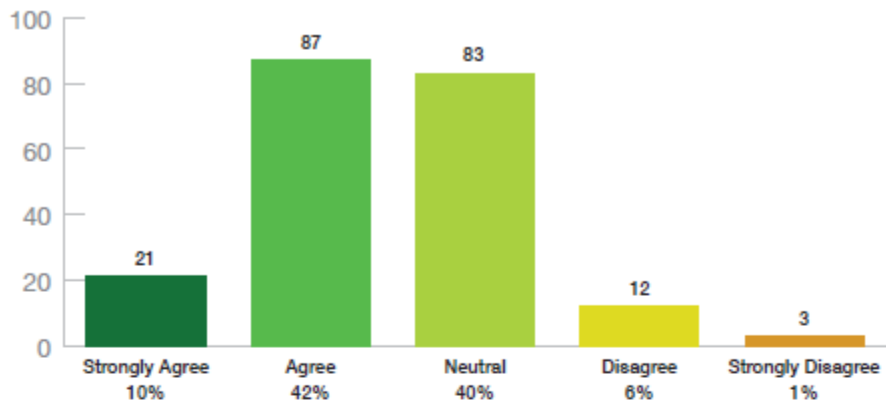


Answered: 201

Skipped: 24

Answer Choices	Responses	
Strongly Agree	6%	12
Agree	18%	37
Neutral	59%	119
Disagree	13%	26
Strongly Disagree	3%	7
Total Responses	100%	201

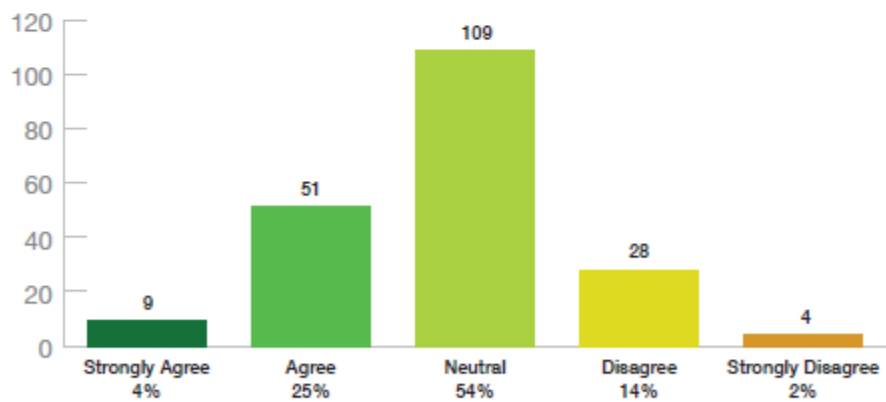
There is adequate seasonal rental opportunities available in Denmark.



Answered: 206 Skipped: 19

Answer Choices	Responses	
Strongly Agree	10%	21
Agree	42%	87
Neutral	40%	83
Disagree	6%	12
Strongly Disagree	1%	3
Total Responses	100%	206

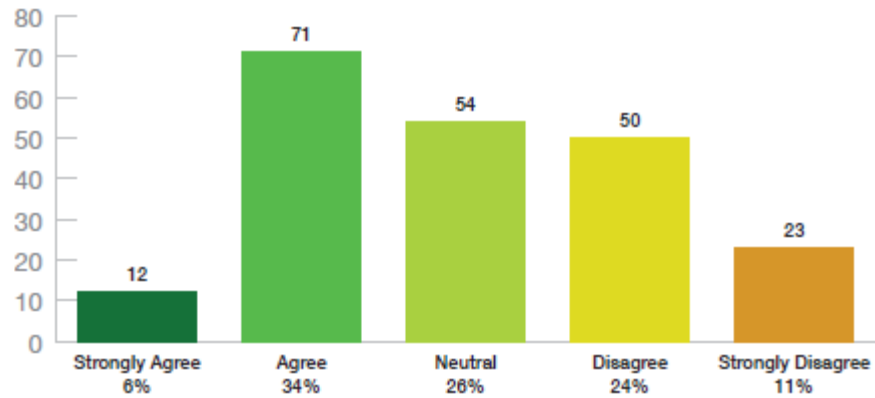
There is adequate affordable housing in Denmark.



Answered: 201 Skipped: 24

Answer Choices	Responses	
Strongly Agree	4%	9
Agree	25%	51
Neutral	54%	109
Disagree	14%	28
Strongly Disagree	2%	4
Total Responses	100%	201

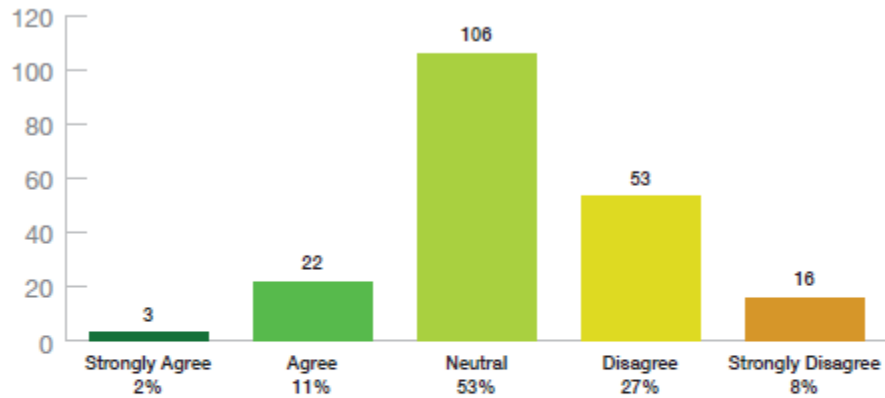
The town should promote development of affordable housing.



Answered: 210 Skipped: 15

Answer Choices		Responses	
Strongly Agree		6%	12
Agree		34%	71
Neutral		28%	54
Disagree		24%	50
Strongly Disagree		11%	23
Total Responses		100%	210

There is adequate affordable retirement housing.



Answered: 200 Skipped: 25

Answer Choices		Responses	
Strongly Agree		2%	3
Agree		11%	22
Neutral		53%	106
Disagree		27%	53
Strongly Disagree		8%	16
Total Responses		100%	200

Transportation

Introduction

Roads in Denmark have been classified according to their function, with its classification controlling its design which then can be used by the town to provide a framework for prioritizing maintenance and snow removal. Many of the older streets are lined with stone walls which serve as a reminder of Denmark's past as an agricultural community and lend a sense of character to the landscape. Road maintenance and improvement continues to be the most pressing factor for Denmark's transportation planning.

Denmark's transportation network consists of roads and four primary bridges. Each are maintained by either the Town of Denmark or the Maine Department of Transportation (MaineDOT). The town is trisected by State Route 117; which runs west from the town's Eastern border to the town center, and then south from town center; and Route 160, which meets 117 in Denmark's town center and continues west into Brownfield. These two routes make up all of Denmark's 11 miles of minor collector roads, while the other 43 miles of roadway are local roads. The most major roadway in southwestern Maine, U.S. Route 302, runs east of, and then north of Denmark.

Denmark has approximately 54 miles of public roads and 17 miles of private or seasonal roads. 11 miles (20%) of the public roads are State Aid Highways. The remaining public roads are town roads, or town ways. These 43 miles of road are maintained by Denmark's Public Works Department (DPW), which also plows snow from some of the 17 miles of private roads in town. These private, seasonal and reservation roads are maintained by their respective owners and usually unpaved. (See Government & Fiscal Capacity chapter)

For town ways, all maintenance and replacement is done by DPW. Receiving more than any other department or expense, DPW was allocated 28 percent of the town's total budget (including surplus funds) of \$1.3 million in the 2014-2015 fiscal year. DPW is responsible for the plowing, maintenance and conditions of Denmark's 43 54 miles of town ways. In the 2014-2015 budget year, \$150,000 of town surplus funding was directed to Capital Road Projects.

In MaineDOT's 4-year outline of projects across the state, the 2017-2020 Statewide Transportation Improvement Program (STIP), Denmark did not receive any state or federal funds for transportation improvement projects. The same is true for MaineDOT's 2018-2020 Work Plan listing all planned construction projects, where Denmark did not have any projects scheduled.

Commuter Data

Most residents in Denmark use it as a "bedroom community" to access southwestern Maine's economic centers such as Bridgton and Fryeburg. Denmark is located 45 miles northwest of Maine's largest city, Portland (approximately an hour and ten-minute drive via several state routes). In 2016, of Denmark's 507-person workforce (ages 16 and over), 20% drove an hour or more to work, with a mean commute time of 33.8 minutes. This number was highest in 2012, when 25% of workers drove an hour or more to work. The most popular commuter destinations were Conway, New Hampshire (24.6%), Fryeburg

(14%), Bridgton (5.5%), Denmark (5.1%), Lewiston (4.3%), Portland (3.4%), Bartlett, New Hampshire (3.4%), Windham (2.2%), Brownfield (1.9%), and Biddeford (1.7%). The remaining 34% of workers commuted to places such as Naples, Scarborough, Westbrook and Lovell.

Transportation System and Road Data

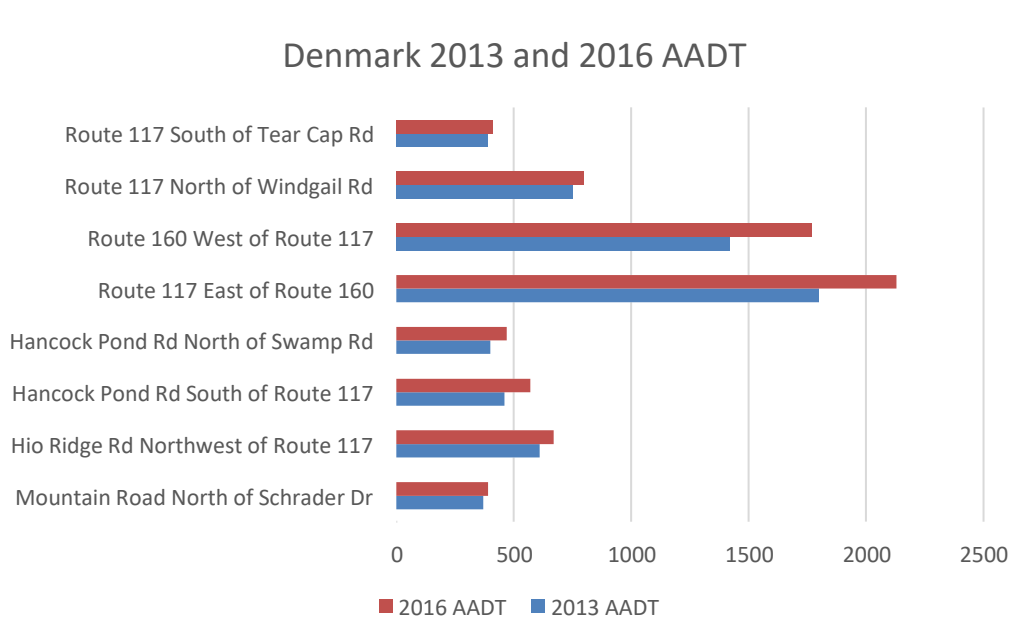
Denmark has 54 miles of public roadways, according to MaineDOT. 43 miles of town owned, local roads and 11 miles of state owned, minor collector roads comprised of Routes 117 and 160. There are 17 miles of private roadways in Denmark. In the last 10 years, out of 149 vehicle crashes Denmark saw a low of 5 crashes in 2010 and a high of 23 in 2016 with one fatality.

Additionally, many of its roadways are only open seasonally to adjust for higher summer traffic volumes. According to data by the Southern Maine Planning and Development Commission, Denmark sees an additional 2,516 in summer population, a whopping 183% increase. These increased volumes have a large effect on Denmark's roadway system. Roads surrounding the town's two main water bodies become major through streets and larger vehicles can damage Denmark's smaller roadways that head to summer camps and seasonal homes. Some of these become primary residences for visitors who wish to move to Denmark, adding to increased wear on roads that are only meant to be used seasonally. MaineDOT has 71 permanent counter locations set up throughout the state. The nearest permanent counters to Denmark are located in Naples on Routes 302 and 11. During summer months, these two roads experience traffic increases in traffic volumes of 31% and 10%, respectively. In Denmark, similar trends in Denmark contribute to seasonal traffic issues. The differences in counts on Route 117 between Windgail Road and Tear Cap Road are due several larger residences located North of Tear Cap Road. These residences house large families that turn off Route 117 before reaching Tear Cap Road, and several home based businesses located in this stretch. Those businesses include: storage facilities, an oil and gas company, and a furnace repair shop.

Roadways

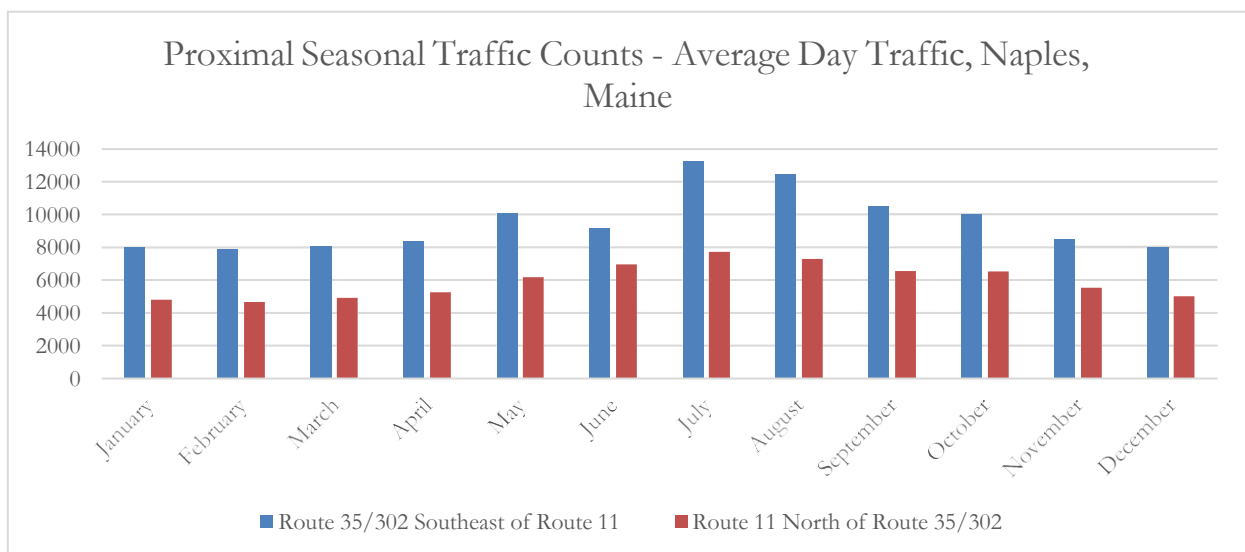
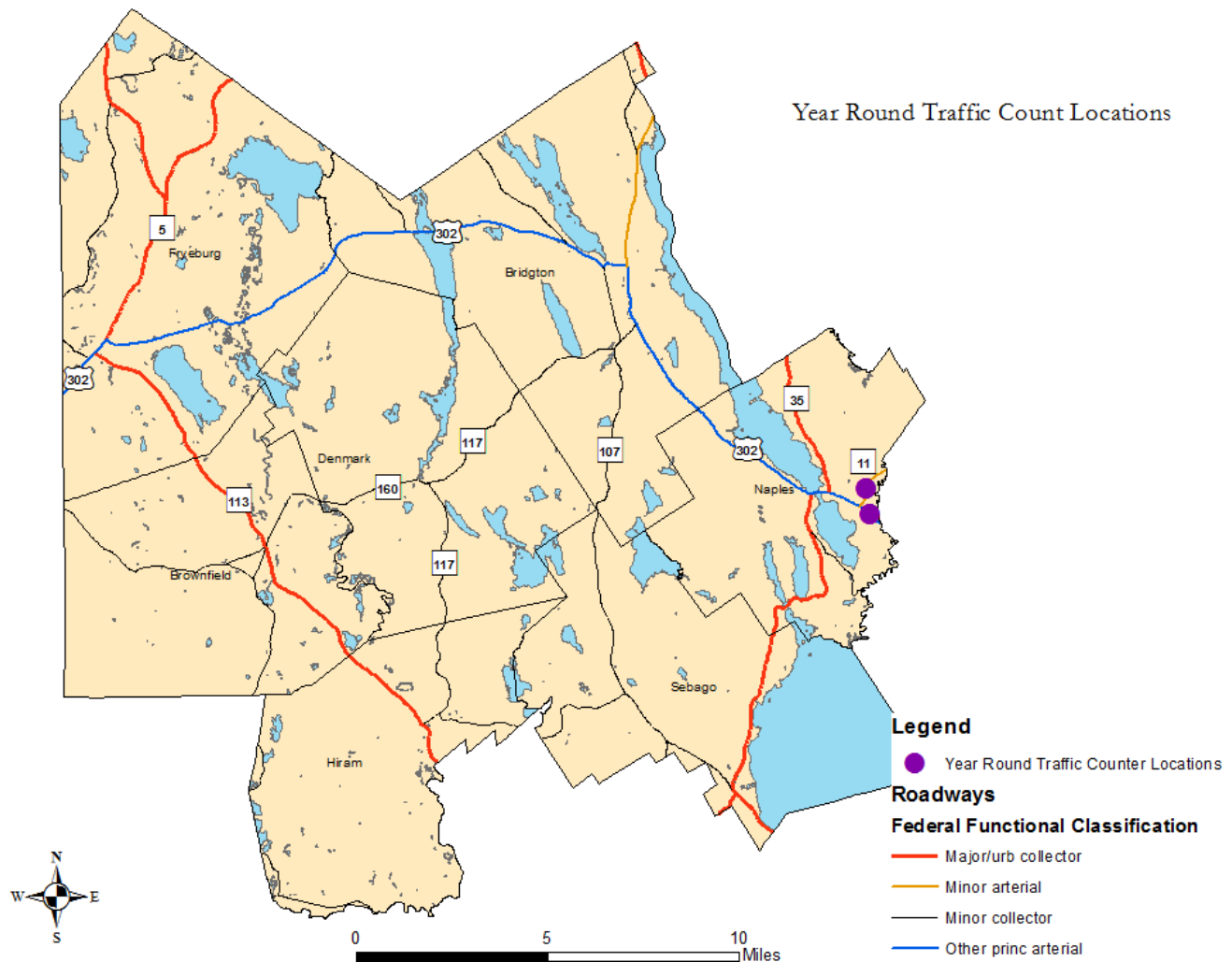
MaineDOT Traffic Counts

Intersection	2013 AADT	2016 AADT
Route 117 East of Route 160	1,800	2,130
Route 117 North of Windgail Rd	750	800
Route 117 South of Tear Cap Rd	390	410
Hancock Pond Rd South of Route 117	460	570
Route 160 West of Route 117	1420	1770
Hio Ridge Rd Northwest of Route 117	610	670
Hancock Pond Rd North of Swamp Rd	400	470



In July of 2019, Denmark conducted a traffic count with MaineDOT and Southern Maine Planning & Development Commission assistance at the Monument, where Route 117 (Bullring Road/E. Main Street) meets Route 160 (W. Main Street). The results indicate that 1,793 vehicles were counted in total going by the Monument, when combining the counts for both directions of Route 160 and Route 117. This number is 23 vehicles higher than the 2016 estimate of AADT at a similar location, referenced in the above graph (1,770) on Route 160 west of Route 117.

Proximal Seasonal Traffic Counts - Naples, Maine



Bridges

There are four (4) publically owned bridges in the Town of Denmark. Three are owned and operated by MaineDOT, while one is town owned and maintained. MaineDOT inspects all Bridges and Minor Spans on public ways every two years in accordance with the Federal Highway Administration (FHWA) and MaineDOT's Bridge Management Coding Guides. The inspections result in a Federal Sufficiency Rating (FSR) for each bridge, which is calculated by analyzing the condition of each of the bridge's components, such as the deck, the substructure, the superstructure, etc. Table 5-1 describes the FSR scale.

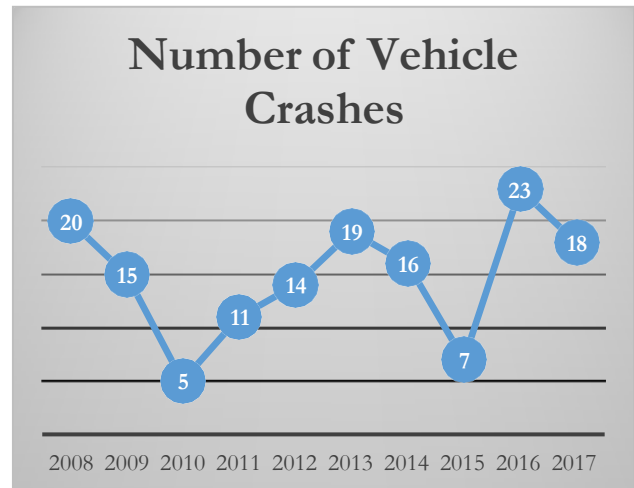


TABLE 5-1. Federal Sufficiency Ratings

FSR Range	Condition Description	FSR Range	Condition Description
90-100	Excellent	40-49	Poor
80-89	Very Good	30-39	Serious
70-79	Good	20-29	Critical
60-69	Satisfactory	1-19	Imminent Failure
50-59	Fair		Failed

If the FSR on a state-owned bridge located on a state or state-aid highway is less than 50, the bridge may qualify for federal funding, depending upon the individual condition ratings of the bridge's various components.

As illustrated in Map “Denmark Roads and Bridges”, of the four bridges, Warren Bridge is town owned, while Walker, Buck Meadow and Brackett Mill Bridges are all MaineDOT owned. Each MaineDOT owned bridge has the following FSR and Annual Average Daily Traffic (AADT):

Bridge	Location	Federal Sufficiency Rating	AADT
Walker	Mountain Rd @ Schrader Dr (Crossing Moose Pond)	81	390
Bracket Mill	W. Main St (Route 160) @ Denmark Rd	76	1614
Buck Meadow	W. Main St (Route 160) @ Brownfield Town Line/	84	1390

All state-owned bridges in Denmark are in good condition or better at this time.

In 2016, MaineDOT conducted traffic counts at seven locations in Denmark. These counts took place on Routes 117 and 160, Hancock Pond Road, Hio Ridge Road and on Walker Bridge (Mountain Road). The counts can be seen at: <https://tinyurl.com/y84bwkny>

Airports

Located 9 miles west of Denmark is Fryeburg's Eastern Slope Airport (IZG). IZG is 3 miles from downtown Fryeburg and is the closest airport serving the North Conway and Mount Washington Valley areas. It has 2 asphalt runways that span 4,200 feet and another that is The Federal Aviation Administration (FAA) categorized IZG as Local Service Airport, supplementing local communities and defined as "the backbone of our general aviation system". Between 2014 and 2015, IZG saw an increase in jet fuel consumption of 87%, and a radio frequency operators increase of 17%. This illustrates that aircrafts are traveling longer distances which further expands the marketability of the regional economy. The IZG Airport authority operates with an annual expense budget just under \$275,000.

Transit

The nearest public transit route is run by the Regional Transportation Program and is called the Lakes Region Explorer. It operates from Bridgton's Community Center (approximately 8 miles from Denmark's town center), to Portland via Route 302. It stops in Naples, Casco, Raymond, Windham and Portland on a 5 day per week schedule. Of the 507 workers living in Denmark in 2016, only 3 had no vehicle available. This illustrates the independent nature of Denmark's transportation system. Most have access to a vehicle or don't need one as they are able to work from home (26 workers in 2016). For those that do own a vehicle (or vehicles) and commute, the average commute is over half an hour, with a fifth of Denmark workers or more commuting over an hour to get to work.

Bicycle, Pedestrian and Trail Facilities

Denmark has several trail systems that are part of Pleasant Mountain, as well as the Mountain Division Trail. Pleasant Mountain's trails include the Southwest Ridge Trail, the Firewarden's Trail, and the Ledges Trail, which run 2.9, 2.4 and 1.8 miles, respectively. These three trails all have entrances in Denmark, off of Denmark Road, Mountain Road and Wilton Warren Road. They are generally for intermediate hikers, and make for a good day hike. The Mountain Division trail, located in Fryeburg, runs 9.7 miles from Route 5 north of Lyman Drive to the Maine Tourism Association in Western Fryeburg. It is relatively flat and made of asphalt and gravel. Denmark has little or no bicycle and pedestrian facilities, with major routes such as 117 and 160 having dirt shoulders. Denmark also has a Town Forest, located off of Perley Mills Road. The forest has the Narrow Gauge Railway, which is a multi-use trail system running from Hiram to Bridgton with many trails running off of it. The trail supports bicycles, pedestrians, hikers, all-terrain vehicles, snowmobiles and four wheelers. It is overseen by the Loon Echo Land Trust.

- Road grades shall not be greater than ten (10) percent
- Existing public roads may be expanded within the legal road right of way regardless of its setback from a water body
- Roads shall be designed such that stormwater runoff to empty onto an unscarified buffer strip and diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip

- Any subdivision expected to generate average daily traffic of 200 trips per day or more shall have at least two street connections with existing public streets, streets shown on an Official Map, or streets on an approved subdivision plan for which performance guarantees have been filed and accepted
- Dead end streets shall be constructed to provide cul-de-sac turn-around (with radii requirements not specified in this document)

For other roadways in Denmark not located in subdivisions, in accordance with the Denmark's Zoning Ordinance:

- Roads and Driveways shall be set back at least one-hundred (100) feet from the normal high-water line of a water body or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the Appeals Board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body. Such techniques may include, but are not limited to, the installation of settling basins, and/or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream, or wetland. On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent. This paragraph shall neither apply to approaches to water crossings nor to roads or driveways that provide access to permitted structures and facilities located nearer to the shoreline due to an operational necessity.
- Existing public roads may be expanded within the legal road right-of-way regardless of its setback from a water body, tributary stream or wetland
- Road banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in [these regulations].
- Road grades shall be no greater than ten (10) percent.
- In order to prevent road surface drainage from directly entering water bodies, roads shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least (50) feet plus two times the average slope, in width between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of a wetland. Road surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.
- Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow in the road or ditches gains sufficient volume or head to erode the road or ditch. To accomplish this, the following shall apply:
 - 1. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road at intervals no greater than indicated in the following table:

Road Grade (Percent)	Spacing (Feet)
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21+	40

- Drainage dips may be used in place of ditch relief culverts only where the road grade is ten (10) percent or less.
- On road sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road.
- Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials
- Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads shall be maintained on a regular basis to assure effective functioning.

An full inventory of roads, road lengths and maintenance responsibilities for roads in Denmark can be found in the Appendix under “Transportation”.

Road Rebuild Timeline

A Road Rebuild Timeline made by the Denmark Public Works Department (Ken Richardson) in 2018 is copied below:

1995 Hio Ridge ----- from RT 117 to Mt Road

1997 Rockyknoll ----- from RT 160 to Gilman Cemetery

1998 nothing done because of Ice storm clean up

2000 Hancock Pond ----- from RT 117 to George Skoglunds

2002 Hancock Pond ----- from George Skoglunds to sand pond Way

2002 Mt Road Bridge

2003 Hancock Pond ----- from Sand Pond Way to Sebago Line

2004 Berry Road ----- from RT 117 to Hancock Pond Rd

2005 Hio Ridge ----- from Mt Road to Bridgton Line

2006 Mt Road ----- from Hio Ridge to Bridge

2007 Warren Road Bridge / Repave Hio Ridge from Rt117 to Mt Rd

2008 Moose Pond Rd just Pave / Repave Rocky Knoll from Rt160 to Gilman Cemetery

2010 Lake Rd ----- from RT 160 to Jim Reeds

2011 Mt Road----- from Bridge to Bridgton Line

2012 Bush Row Rd -----from Rt117 to Mickey Pingrees Landing
Just Pave Rocky Knoll from Gilman Cemetery to Hannibal's Cir

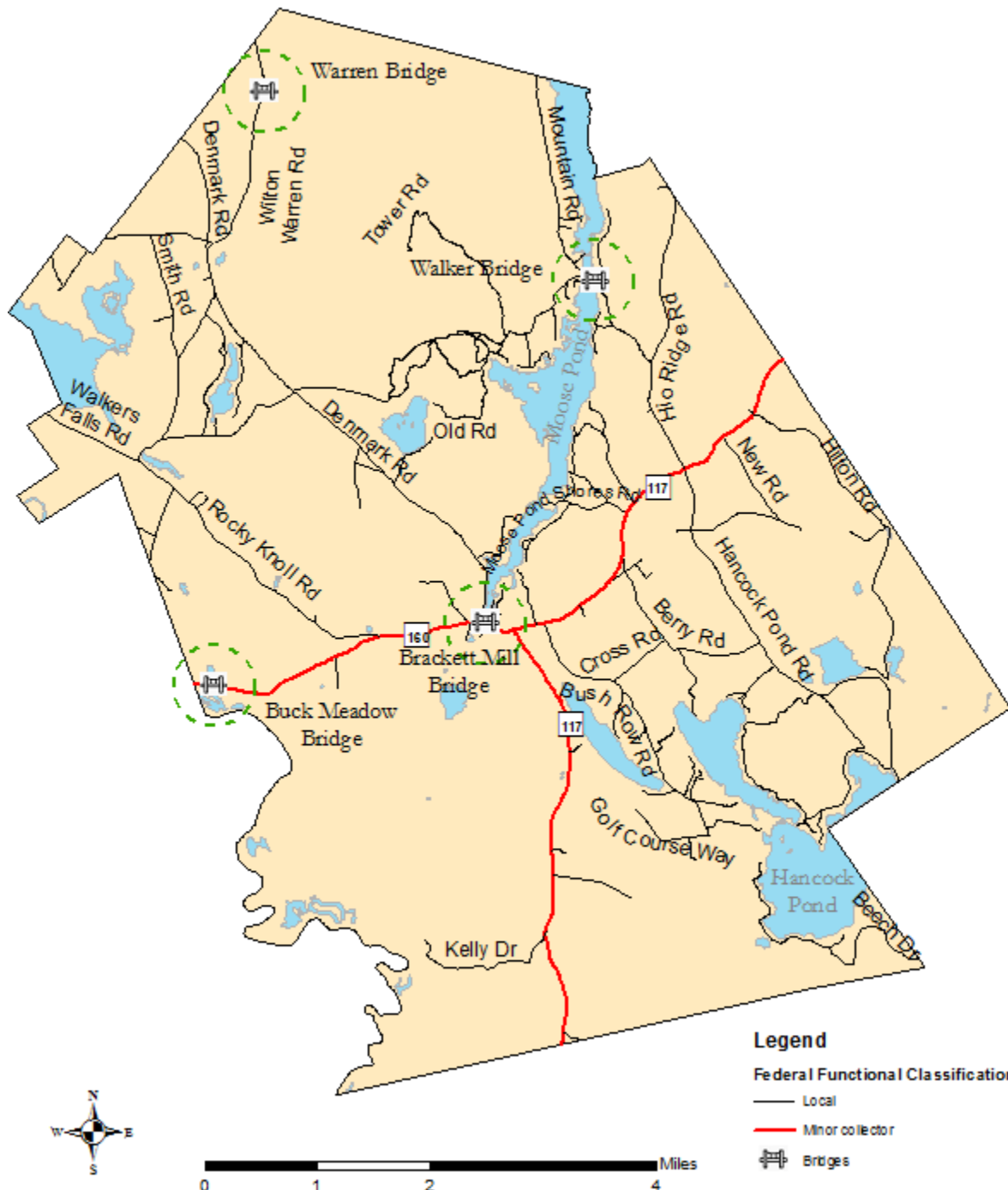
2013 Bush Row Rd Just Pave from Mickey Pingrees Landing to End
Just pave Rocky Knoll Rd from Hannibal's Cir to end of pavement / Just Pave Lords Hill from
Rockyknoll to Town line.

2014 Denmark Road----- from Jim Reeds to Holiday Shores Rd Rebuild and base Pave.

Rocky Knoll Rd ditch widen Install culverts from before cold spring rd. to smith rd./Pave from 117 to
Berry Rd on Hancock Pond Road.

2015 Hancock Pd Rd-----rebuild section 1,100ft by Lily Pond (Rankins Bog) / Pave from Berry Rd to
end of Rebuilt section. / Pave from Beach to Holiday Shores Rd. /Install more culverts and Add 6" of
5" minus state spec gravel, 4"1-1/2 State spec gravel, and 2" 3/4 quarry crushed gravel to Rocky Knoll rd.
project.

Denmark Roads and Bridges



Map by the Southern Maine Planning and Development Commission. Data is not authoritative.

Note: This map only includes public roadways in Denmark, and does not include private roadways in town

Natural Resources

Introduction

Denmark's natural resources are one of the community's greatest assets. Between rolling foothills, Pleasant Mountain, and the town's several ponds and lakes, the wildlife and natural resources of Denmark are the source of the town's natural beauty. Striking a balance between the environment and growth will be a key priority of the Denmark Comprehensive Plan, and this chapter will outline community natural resources and features such as watersheds, soils, wetlands, topography and land cover. Based on these features, the town will be able to make more informed decisions to better preserve and protect Denmark's natural resources, and direct desired, appropriate growth to suitable areas.

Water Resources

There are three major ponds in Denmark: Moose Pond, Hancock Pond, and Pleasant Pond. Each of these extend over Denmark's town boundary, but have significant impacts on Denmark's natural resources and provide significant recreational and economic benefits to the town.

Moose Pond

The deepest of Denmark's three major waterbodies, Moose Pond has an average depth of 22 feet and at its deepest point is 70 feet. According to Lake Stewards of Maine (LSM), Moose Pond covers 1,697 acres in Denmark and Bridgton, spanning from central Denmark, northeast to the Bridgton town line and across Route 302. Pleasant Mountain lies northwest of the pond, with elevation up to 1,900 feet. Several other small hills and slopes of approximately 600 to 700 feet in elevation surround Moose Pond. The pond's water quality is considered above average with decreasing phosphorus and chlorophyll levels over time, according to the Lakes Environmental Association, a group that protects western Maine lakes. In 2017, the pond's water clarity was six meters, just above average for Maine's 1,035 monitored lakes. LSM has indicated there are several aquatic species in Moose Pond, most notably including American Eel, Landlocked Salmon, Large Mouth Bass, Rainbow Smelt and Small Mouth bass. Similarly, plant life in the pond includes but is not limited to several species of pondweed, sponge, and the fragrant water lily.

Hancock Pond

Hancock Pond covers 761 acres in southeast Denmark on its border with Sebago. Its depth goes as far as 59 feet and is at an average of approximately 17 feet. Its variety of depths provide a variety of different habitats for waterfowl and fish, making it a good fishing spot year round. With water clarity of 7 meters in 2017, the pond's clarity and chlorophyll levels are improving over time. However, LSM lists the Pond's water quality as below average. Phosphorus levels of the pond are in the moderate range of values and have remained stable over time. By late summer, dissolved oxygen depletion affects the water, restricting the area of suitable cold water fish habitat in the pond.

Hancock Pond is home to American Eel, Brown Trout, Largemouth Bass, Rainbow Smelt, White Sucker Fish, and Yellow Perch. The pond's plant life include pondweed species, wild celery, and two arrowhead species. LSM also lists the Eastern ellipito and Eastern floater as mussel species present in the pond.

Pleasant Pond

The shallowest of Denmark's three major waterbodies, Pleasant Pond lies at the town's northwest border with Fryeburg and has a maximum depth of 15 feet. LSM lists the pond has having a low water quality, and clarity of 2 meters. It covers 604 acres and is considered a large backwater of the Saco River, meaning the flow of the river does not reach the Pond, making the water stagnant. The pond had high phosphorus levels and was in the moderate range of chlorophyll levels in 2017. The pond is homothermous and lacks suitable habitat for salmonids. However, according to the Lakes Environmental Association of Maine, the pond provides excellent fishing for perch and pickerel, and it also produces some quality-size largemouth bass. Other fish present are creek chubsucker, golden shiners, yellow perch, white suckers, chain pickerel, hornpout (bullhead) and pumpkinseed sunfish. Pleasant Pond has no data available for plant life at the time of this document's publication.

Other notable waterbodies in town are listed in the table below:

Pond	Area (Acres)	Perimeter (miles)	Mean Depth (feet)	Max Depth (feet)	Delorme Page	Fishery Type	Invasive Aquatic Plant Infestation
Beaver Pond	80	2	5	8	4	Warmwater	None Known
Boston Pond	19	1.1			4	n/a	None Known
Burbank Pond	5	0.6			4	n/a	None Known
Granger Pond	125	2.8	12	28	4	Warmwater	None Known
Ingalls Bog	0.5	0.1			4	n/a	None Known
Liberty Corne	3	0.4			4	n/a	None Known
Lilly Pond	6	0.4			4	n/a	None Known
Little Moose Pond	33	1	7	13	4	Warmwater	None Known
Long Pond	44	1.8	8	19	4	Coldwater	None Known
Mud Pond	5	0.4			4	n/a	None Known
Perley Pond	68	1.5	13	27	4	Warmwater	None Known
Pickerel Pond	16	1	9	18	4	Warmwater	None Known
Shaking Bog	1	0.2			4	n/a	None Known

Pond	Acres	Perimeter	Mean Depth	Max Depth	Delorme Page	Fishery Type	Invasive Aquatic Plant Infestation
Walden Pond (Sand Pond)	248	4.7	12	44	4	Coldwater and Warmwater	None Known
Willett Pond	3	0.3			4	n/a	None Known

Source: USGS Water Data, Lakes of Maine, Maine Department of Inland Fisheries and Wildlife

Watersheds and Subwatersheds

One of southern Maine's major rivers, the Saco River, forms the part of the town's western boundary with Brownfield. Similarly, most of the town is located within the Saco River watershed. The Sebago Lake watershed covers a small section of town just east of Hio Ridge Road, Hancock Pond Road and Pickerel Pond. Please see Map 1 for details regarding these boundaries.

According to Beginning with Habitat data, the town also has six subwatersheds that provide drainage into waterbodies such as lakes, ponds, rivers, streams, and wetlands. These subwatersheds are:

1. Barker Pond
2. Kezar Pond
3. Lovewell Pond-Saco River
4. Moose Pond-Moose Pond
5. BrookTenmile River-Saco River
6. Willett Brook

Denmark's subwatersheds often run beyond the town boundary, and Map 1 only shows the subwatershed areas inside the town's boundaries.

Subwatershed 1 is the Barker Pond subwatershed, which collects water from Hancock Pond. Barker Pond has an average depth of 20 feet and a maximum depth of 44 feet. It covers 260 acres on the border of Hiram and Sebago, surrounded by slopes and hills that range from 600 to 1,000 feet in elevation. Barker Pond is partly developed with lakeside cottages and homes scattered sparsely on its southern and eastern shores. The pond has water clarity of 5 meters and had moderate chlorophyll levels and low phosphorus levels. The pond's aquatic life includes Chain Pickerel, Brown Trout, Rainbow Smelt, Smallmouth Bass and Brown Bullhead fish. LSM lists the Eastern ellipito mussel as a species in the pond. No plant life data is available for the pond at the time of this document's publication.

Subwatershed 2 is the Kezar Pond subwatershed. This watershed includes north central Denmark from Denmark Road to Tower Road up to the Bridgton and Fryeburg town lines. Covering less than 2 acres (and the subwatershed as a whole covering over 10 acres), Kezar Pond lies mostly in Fryeburg, with the eastern tip of the pond located in Bridgton. With a sparsely developed shoreline, the pond has an average depth of 7 feet and a maximum depth of 12 feet. According to the Lakes Environmental Association, the pond's water levels fluctuate based on the flow of the Saco River, and it is surrounded by three small mountains: Mount Tom, Smarts Hill and Knights Hill. The pond is not deep enough for a clarity assessment to be done in 2017, but chlorophyll and

values for the pond were both in the moderate range and were improved over time. Most (34%) of the soils in the subwatershed are Type C, or soils with low infiltration rates. They generally have an additional layer that impedes movement of water and can be made from sands, clays, and loams – all common soil types in western Maine. Another 23% of the soils in the subwatershed are type A soils, or well drained soils such as sands, loams and gravels.

Subwatershed 3 is the Lovewell Pond-Saco River subwatershed. The Pond covers over 1,100 acres in Fryeburg and lies adjacent to the Saco River. With an average depth of 17 feet and a maximum depth of 45 feet, it is home to many fish species, including rainbow smelt, largemouth bass, chain pickerel, the American eel. The pond also has species of freshwater sponge, water parsnip, pondweed, wild celery and the grass-leaved arrowhead. This subwatershed provides the basis for Nestle Waters North America (Poland Spring) to draw from nearby Evergreen Spring in Fryeburg, which has lowered the amount of fresh water entering the pond, and Cold Spring in Denmark.

Phosphorus and chlorophyll levels are average to below average, with an average water clarity range indicating a medium water quality. The National Wetlands Inventory defines the land surrounding the south side of the pond (and bordering Denmark) as forested, shrub-scrub wetland class that constitute runoff and natural stormwater control capabilities.

This watershed is also implicated in and proximal in nature to Beaver Pond and Beaver Brook, which, along with Subwatershed 3, is a resource for Nestle Waters North America water bottling operation. A hydrology map of this area and the surrounding Pleasant Mountain is provided on page 44 showing recharge zones and pumping locations. A small scale site plan for this area is shown on Page 45. Beaver Brook is monitored by Nestle Waters North America and will continue to be a protected and valued resource for the town of Denmark.

Subwatershed 4 is the Moose Pond-Moose Pond Brook subwatershed. Passing by the foot of the Pleasant Mountain range, Moose Pond is divided into three distinct basins. According to the Lakes Environmental Association “The upper and lower basins both experience low dissolved oxygen concentrations in the deeper waters, which provides little habitat for coldwater fish species.

Although oxygen depletion often limits summer habitat, the middle basin is managed primarily for landlocked salmon and lake trout. The pond also supports populations of largemouth bass, smallmouth bass, yellow perch, white perch, chain pickerel, hornpout, rainbow smelt, white sucker, fallfish, golden shiners, pumpkinseed sunfish and slimy sculpin”. The subwatershed covers 11.17 acres, with the pond having a maximum depth of 70 feet. 52% of soils in this watershed are type C soils that have an additional layer that impedes movement of water and are composed of sands, clays and loams. Moose Pond Brook flows across Route 160 near Denmark Road and heads south before merging with the Saco River.

Subwatershed 5 is the Tenmile River-Saco River subwatershed, located in west Denmark. According to the National Wetlands Inventory, the area of this subwatershed is covered by more dry, shrub-scrub vegetation. This vegetation provides steady runoff and storm water control capabilities for the town. As natural basins in the landscape, these areas are able to receive, detain and slowly release stormwater runoff. The Tenmile River receives excess flows south from the Saco River (as it is south of the Saco), and drains into Hiram’s Clemons Pond before ending in western Hiram.

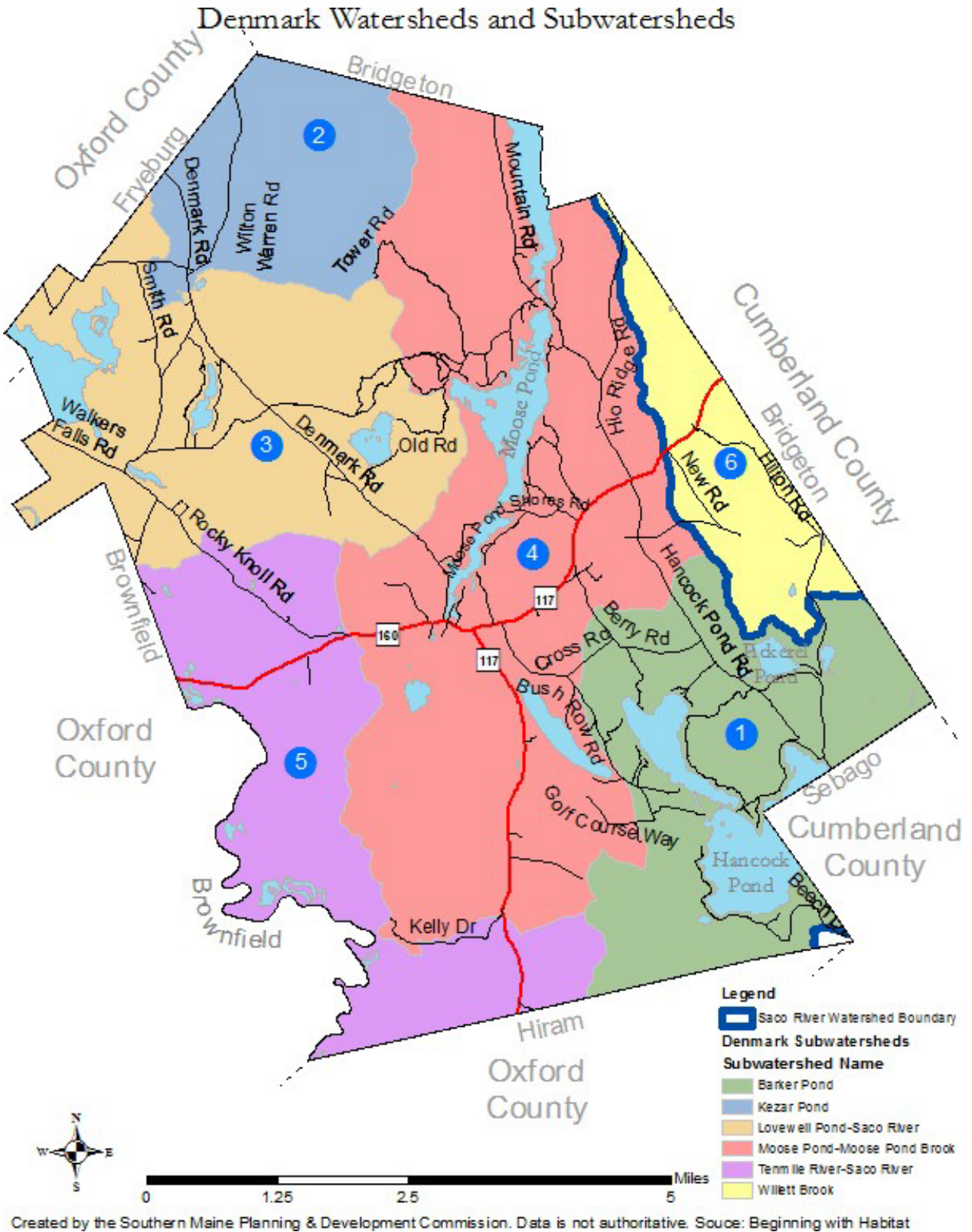
Subwatershed 6 is the Willett Brook subwatershed. Willet Brook starts in a small waterbody just north of Pickerel and Perley Ponds in Denmark and runs northerly toward Bridgton. As it travels northward, it is joined by Jack Brook, Warren Brook, Day Brook and Willis Brook. As it continues in a north-easterly direction, Jack Branch flows into it and then the outlet of Woods Pond flows into Willet/Willis Brook. It then continues northeasterly to the open-water wetland complex just west of Rt. 107 by Sandy Creek. Then the brook continues more or less in a northern direction toward downtown Bridgton for a few miles until it merges with Stevens Brook alongside Pondicherry Park. It all eventually flows into Long Lake and is part of the Sebago Lake Watershed. It is worth noting that Perley and Pickerel Ponds (just south of the origin of Willet Brook) drain to the Saco via Hancock and Barker Ponds).

Saco River Corridor

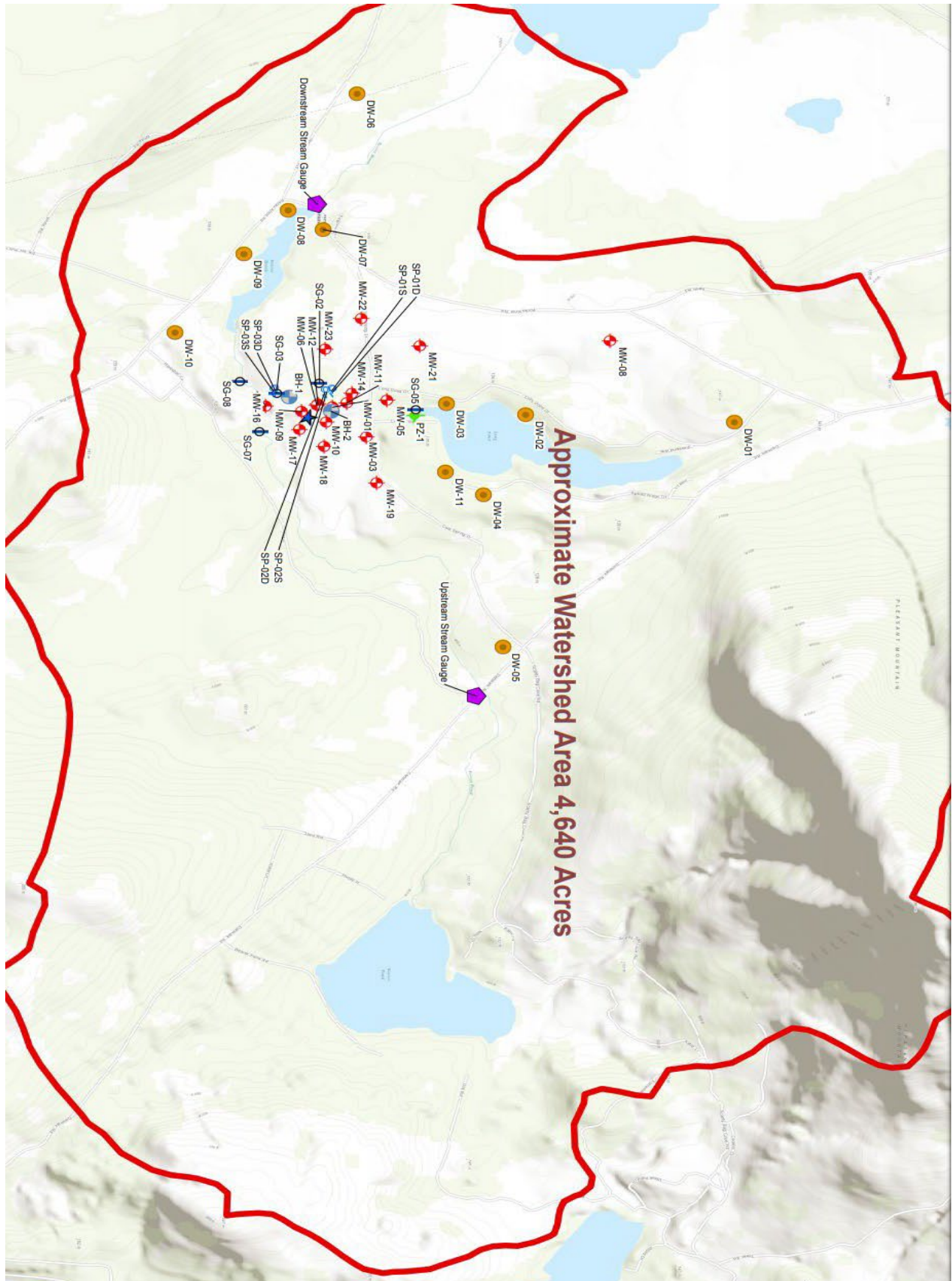
The Saco River Corridor Commission's digital, ARC GIS mapping system detail the jurisdictional boundaries and districts of the Saco River corridor within all twenty member municipalities. These maps are now accessible on our website and may be used at no cost to the public. There is also a guidebook posted on the web page to assist you in navigating the mapping system.

The maps can be accessed through the following link:

https://srcc.maps.arcgis.com/apps/webappviewer/index.html?id=dca6fa639dbd4a29a24da4835f4a_ace6

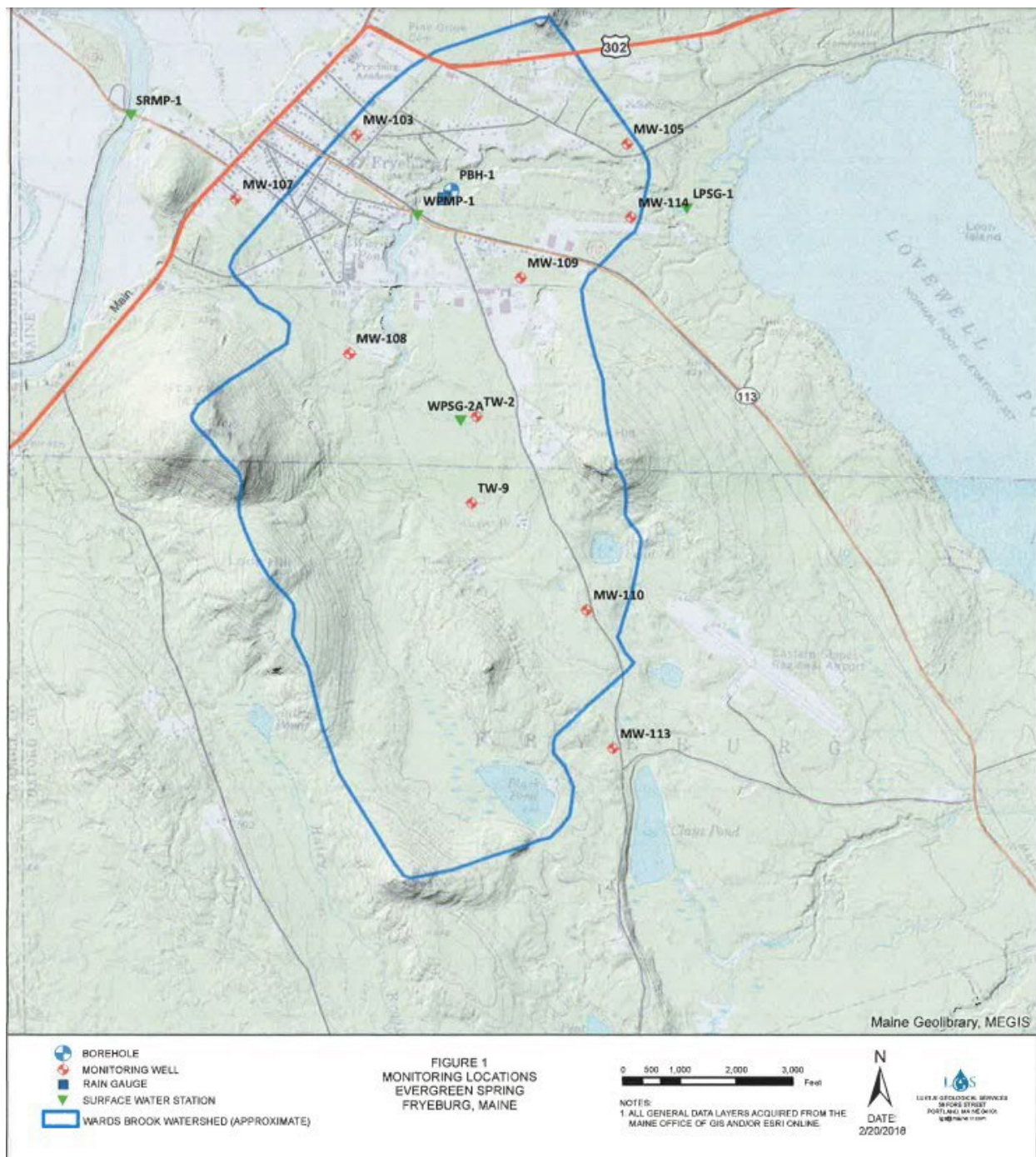


Denmark Water Resource Recharge Zone Located in Subwatershed 3 Plus Locations of Original Monitoring Wells



Evergreen Spring

Southeast of Main Street and along Route 113 in Fryeburg is the Wards Brook Watershed, which contains Evergreen Spring. The spring is used by Nestle Waters North America and is important with respect to water resources in Denmark. A 2019 map of this area can be found below:



Source: Town of Fryeburg, Maine, Luetje Geological Services

Aquifers

Aquifers are geologic formations containing usable amounts of water. Aquifers are traditionally found in two locations: saturated sand and gravel, and cracks in bedrock. These groundwater aquifers are the source of water for individual private wells – the form of water supply in Denmark. The aquifers in town are shown on Map 2. This information was obtained from the Maine Geological Survey.

Glacial ice melt channels, which may have particularly coarse gravel, may be good high-yield aquifers. These sites traditionally maintain yields of 10–50 gallons per minute. Denmark’s 5-10 Gallons Per Minute (GPM) rate for its aquifers is normal compared with most of the state.

According to Maine Geological Survey, in 2018 of all Maine Aquifers, 94% had flows between 10-50 GPM. Small pockets of higher GPM rates can be found in Fryeburg west of Lovewell Pond. The town also has several bodies of surface water that the Maine Geological survey deems not significant enough to determine aquifer status. These areas (shaded red in Map 2) are potential aquifers associated with the surface water.

Water Extraction

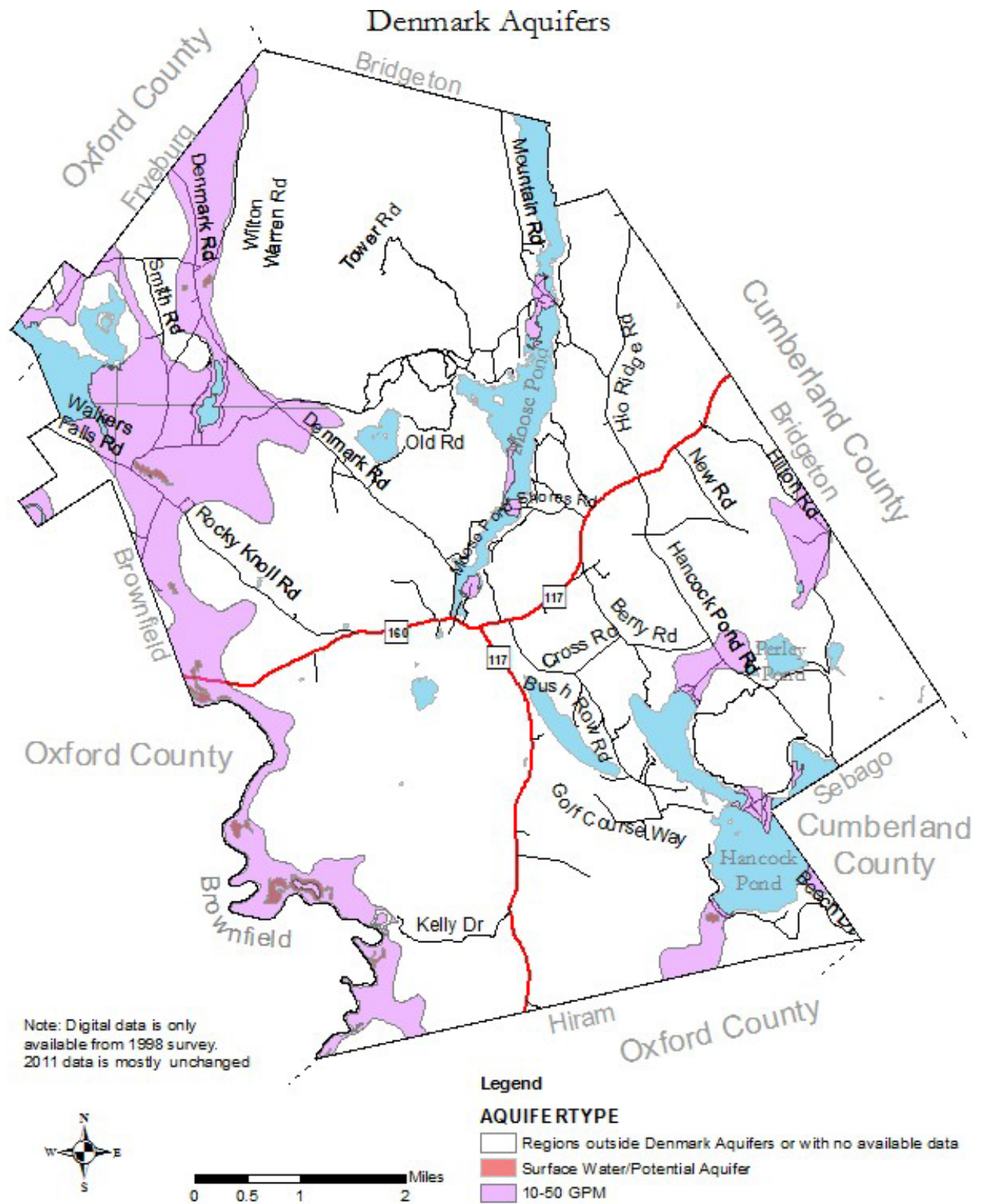
As Denmark is a rural town, there is no existing public water infrastructure, so the town relies on groundwater from dug or drilled wells, which have been tested since 2004. Since November of 2005, Nestle Waters North America has operated a large scale commercial water harvesting operation, extracting up to 105 million gallons per year from the town’s water resources. In 2010, NWN completed the conditions of their permit, and has pumped water since June of 2010. Since the original permit conditions have been changed, action and alert levels are less stringent and much of the monitoring practices have been removed.

To regulate and oversee this extraction by commercial entities, the town adopted a water extraction ordinance (which has been amended as recently as 2012). The ordinance, “Ordinance Governing Large Scale Pumping or Extraction of Groundwater, Spring Water, and/or water from Aquifers within the Municipality of Denmark, Maine” is in place to protect the quality and quantity of Denmark’s water resources and aquifers. It requires any individual, entity or organization extracting 5,000 gallons or more per day from Denmark to obtain a permit from the Board of Selectmen.

Under this ordinance, the town has a right to assess impact fees that can be used for capital and other improvements for town facilities. Currently, Nestle Waters North America is extracting approximately 300 gallons per minute from the town via two wells, and is able to maintain this rate due to deep eskers where water naturally accumulates.

In loading the water onto trucks, 475 gallons per minute can be achieved from the loading station to the trucks. Such pumping often happens in Fryeburg on Route 302. Nestle Waters North America does not always pump from both wells in Denmark in order to preserve the eight inch water main made of thick rubber. As part of the town’s water extraction ordinance, Nestle Waters North America (and thus Poland Spring) trucks are not allowed to drive through Denmark, unless redirected due to emergency circumstances.

Map 2



Wetlands

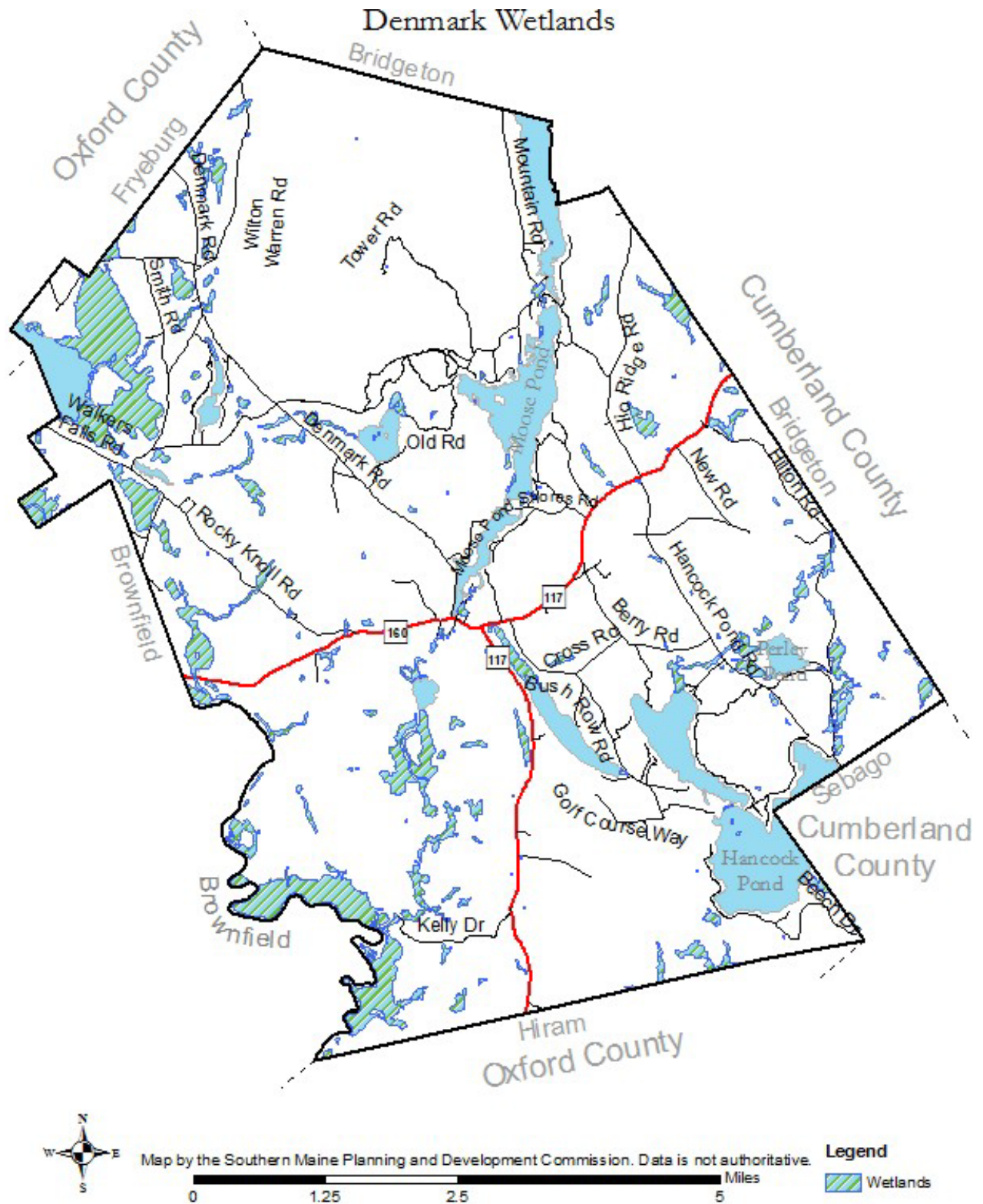
Wetlands, by definition, are areas that are too soggy to develop without expensive filling or engineering. Wetlands are identified by non-permeable soils, water table at or near the surface, or the presence of water-loving vegetation (rushes, cattails, red maple). Despite being difficult places to develop, wetlands are ideal for many natural functions: Wetlands act as groundwater recharge and cleansing areas; they provide habitats for rare and endangered plants and animals; they help to maintain lake and river quality; they store and slowly discharge high water, thus reducing the potential for floods; wetlands act as sediment retention areas controlling agricultural runoff; they retain and transform inorganic phosphorus and nitrogen, thus slowing lake and pond eutrophication; and they provide visual and open-space value. Figure 3 also shows the wetlands in town that are greater than 10 acres, as taken from the Maine Department of Environmental Protection's records.

Several laws regulate the activities that take place in or around wetlands. On the national level, the Clean Water Act gives authority to the Army Corps of Engineers to regulate the dredging and filling of wetlands. Maine has two laws that provide protection for wetlands. The first is regulated by The Maine Department of Environmental Protection, and monitors the dredging, filling, draining, and construction in or over, or within 100 feet of any wetland. There is also a requirement under the Maine State Subdivision Law that states that all wetlands are to be shown on subdivision plans.

Locally, all areas within 250 feet of wetlands of 10 acres or greater must be included in the town's shoreland zoning provisions. Vernal pools, or spring pools, are shallow depressions that usually contain water for only part of the year. "Significant vernal pools" are a subset of vernal pools with particularly valuable habitat, which may not be disturbed in an area within a 250-foot radius of the high water mark. There are specific criteria to identify them. *Significant vernal pool habitat* is protected by law under the Natural Resources Protection Act.

Denmark's wetlands as surveyed by the National Wetlands Inventory, are shown in Map 3.

Map 3



Topography

Denmark is located ten to fifteen miles east of New Hampshire's White Mountains, which includes Mount Washington. Other smaller peaks are located in town, such as Pleasant Mountain (elevation 2,006 feet), Allen Mountain (elevation 1,126 feet) and the Boston Hills (elevation 800 feet) in western Denmark. Many of the town's rivers and streams run at the base of these slopes and provide for significant wildlife habitat and recreational opportunities.

The topography of the town influences development patterns, both man-made and by natural features. Slopes greater than 15% can limit the land for development suitability, and soils steeper than 20% are prohibited by the Maine State Plumbing Code from having any subsurface sewerage disposal systems. These steep slopes in town are found in several areas as illustrated on Map 6.

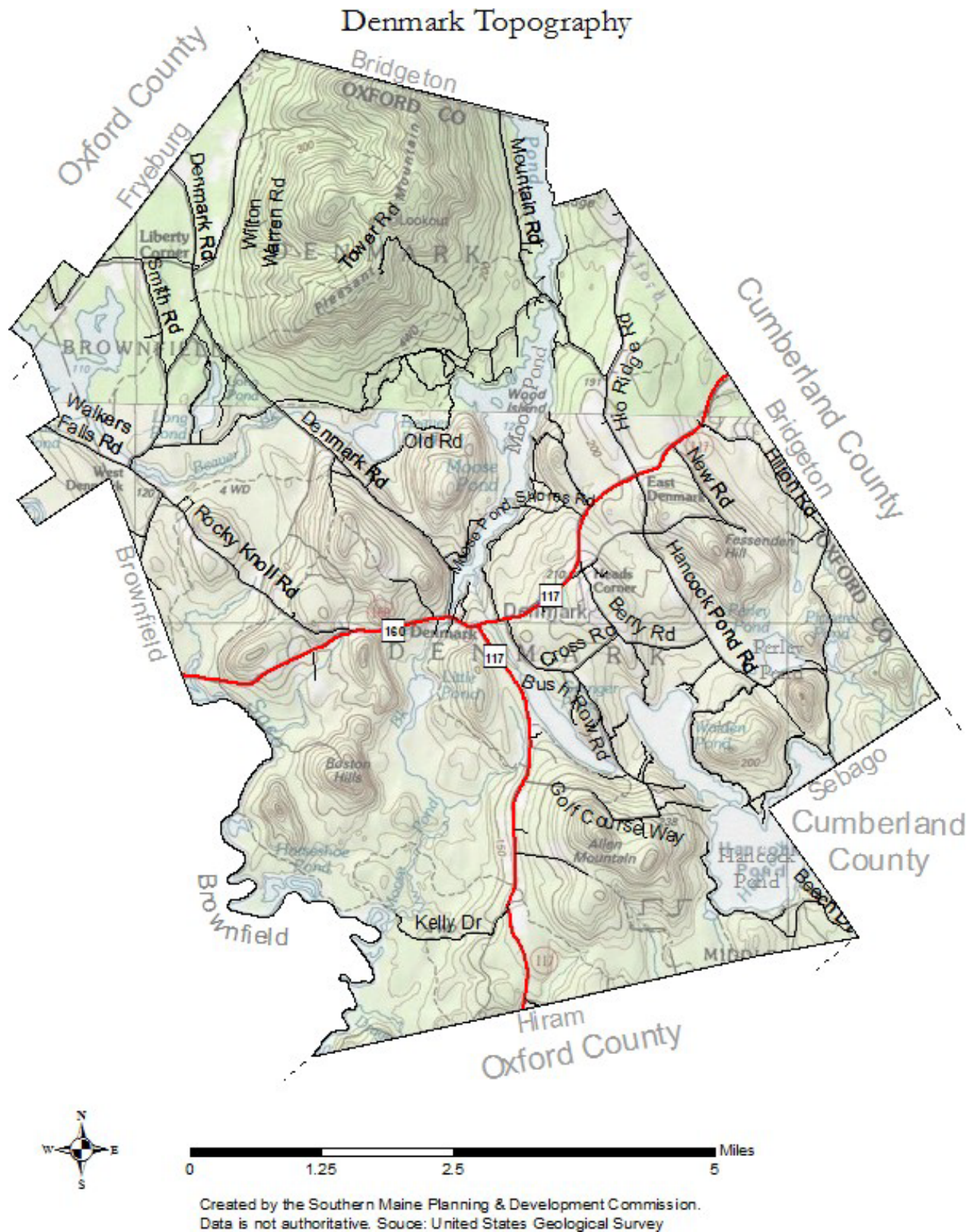


Views of Moose Pond and the surrounding topography.



2020 View of Denmark Village from Pickett Hill. Courtesy: Parker Fairfield

Map 4



Land Cover

Denmark is largely undeveloped. According to Beginning with Habitat data 85% of the town's land is undeveloped, with 15% being developed. Most development occurs surrounding the town's public roadways, Hancock Pond, and the north shore of Moose Pond. Denmark has several farm areas in east and north Denmark, and a forested area known as the Perley Mills Community Forest (PMCF). PMCF crosses the Denmark and Bridgton town boundaries, with 920 acres being in Denmark.

Formerly managed by the Loon Echo Land Trust, PMCF will be a significant and enduring asset to the town of Denmark and surrounding region. It provides protection of the headwaters to the Willett Brook aquifer, Hancock and Sand Ponds, and guarantees permanent public access to Pickerland Willett Ponds, as well as almost three miles of brook trout streams. Management of the land will involve crucial community engagement to preserve the town's forest resources.

Beginning with Habitat also classifies a large part of the town as a Focus Area. These Focus Areas are intended to preserve rare species and provide additional opportunities for conservation. This area (shown below and as cross hashed in Map 5) is known as the Upper Saco River Focus Area and spans into parts of



Source: Department of Agriculture, Conservation and Forestry

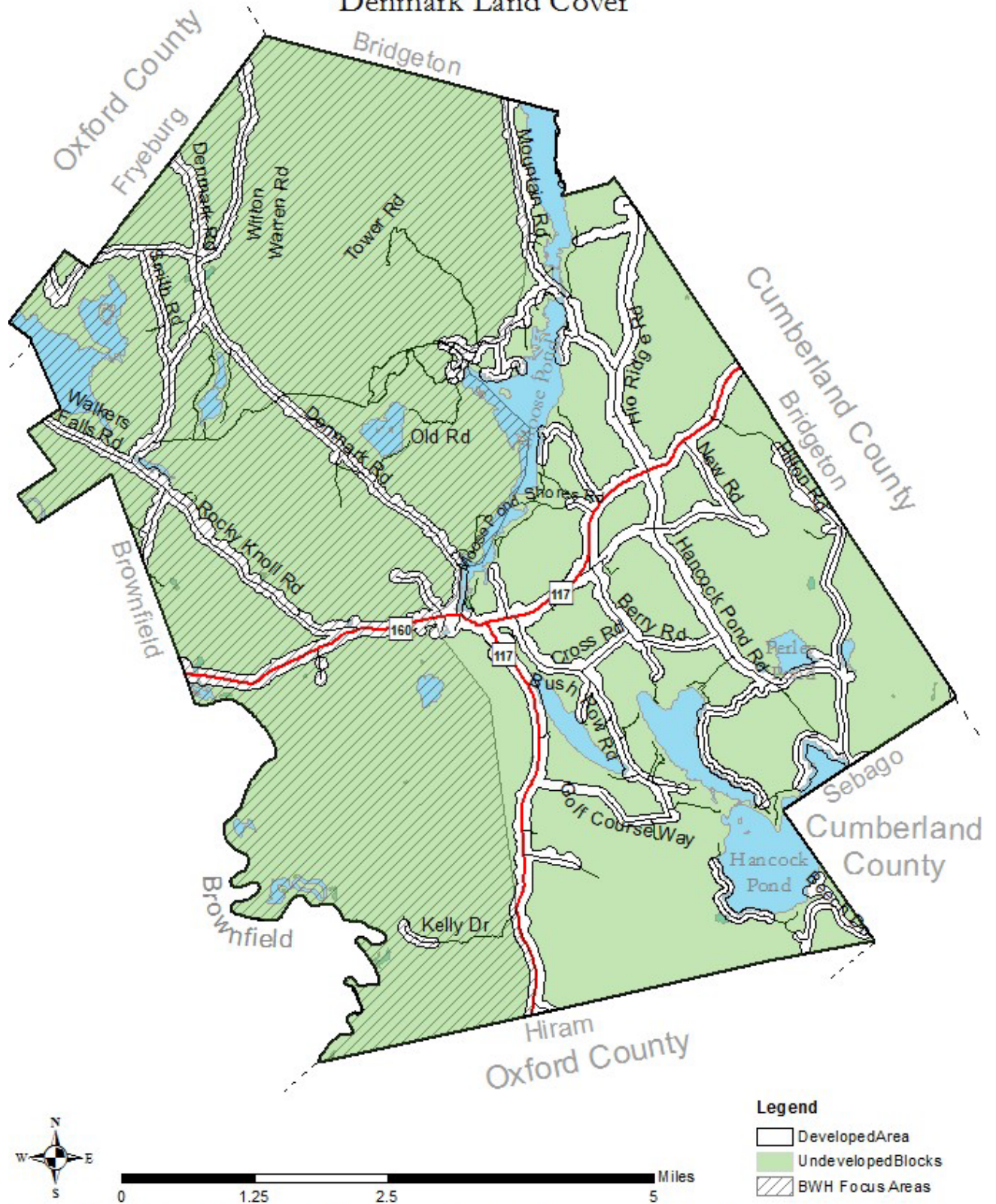
Brownfield, Fryeburg, Sweden, Bridgton and Hiram.

Beginning with Habitat states this area is one of the most biodiverse areas in Maine, featuring one of the largest concentrations of the globally rare Long's bulrush species, three globally rare dragonfly species, the globally rare river-wash barrens community and several outstanding examples of floodplain forests. It also contains ten other plant species that are rare in Maine. Rare wildlife in this area also include several species of bird, reptiles and insects. These wetland communities are vastly affected by flooding of the Saco River, which controls the distribution and species composition of these wetland communities. Poorly planned residential development in this area may lead to irreversible impacts on these natural systems.

A more detailed outline of the species, attributes, and conservation areas of this focus area may be found at: https://www.maine.gov/dacf/mnap/focusarea/upper_saco_river_focus_area.pdf

Map 5

Denmark Land Cover



Soils

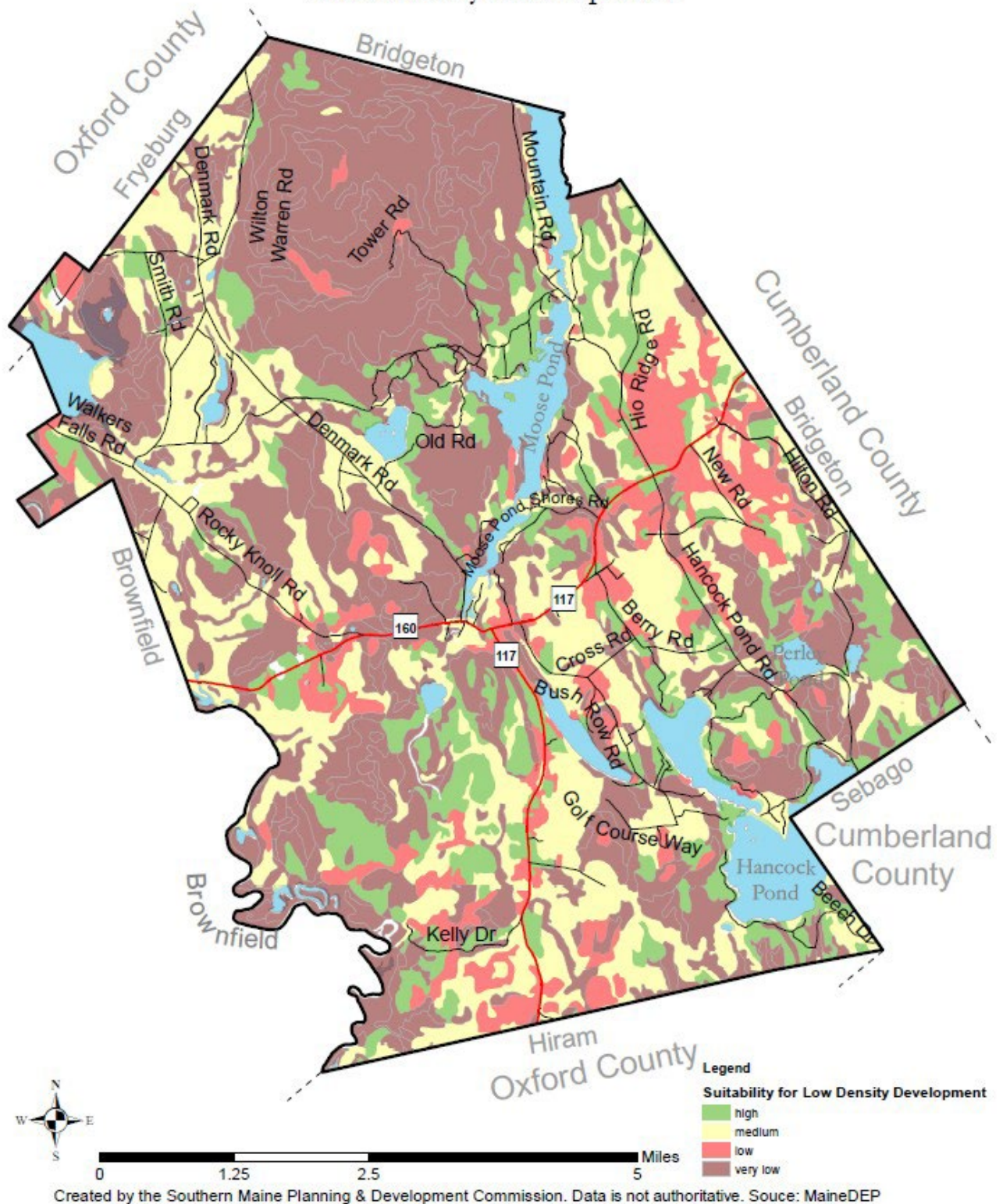
Denmark's soils are crucial to identifying appropriate growth areas. Each type of soil in town has unique characteristics that make them suitable (or not suitable) for development. Construction of homes, septic systems and roads on unsuitable soils can create defective structures, increased construction and maintenance costs, public health and safety problems, and environmental disturbances. To avoid negative impacts, desired and appropriate growth should be designated to areas with suitable soils.

Map 6 shows four very general breakdown levels of the soils in town: highly, medium, low, and very low soil suitability for development. This information was derived from the Maine Department of Environmental Protection and the Oxford County Soil and Water Conservation District's Soils Suitability Survey. The system rates soils based on their suitability for "low density development." This includes single-family residences with basements and septic-tank absorption fields, with or without on-site water sources.

Information was rated based on the soils' suitability for septic-tank absorption fields, dwellings with basements, and local streets and roads. Rating combines suitability based on depth to bedrock, slope, and depth to the seasonal high-water table.

Map 6

Denmark Soil Suitability for Low Density Development



Wildlife Habitats

Denmark has a diverse set of wildlife that contribute to the town's natural beauty and ecosystem. Among these are several state listed animals ranging from the Bald Eagle near Hancock Pond to the Black Racer Snake at Pleasant Mountain. Other state listed animals include the Northern Spring Salamander, Eastern Ribbon Snake (along the Saco River), Ringed Boghunter (south of Pleasant Pond), and Cobra Clubtail Dragonfly (also along the Saco River).

Native Sassafras are found east of Granger Pond and west of Bush Row Road. Mountain Laurel is also found north of Rocky Knoll Road just after it meets Route 160. Pleasant Mountain is home to Canada Mountain Ricegrass and Douglas' Knotweed, each of which are a species of special concern according to Beginning with Habitat Data.

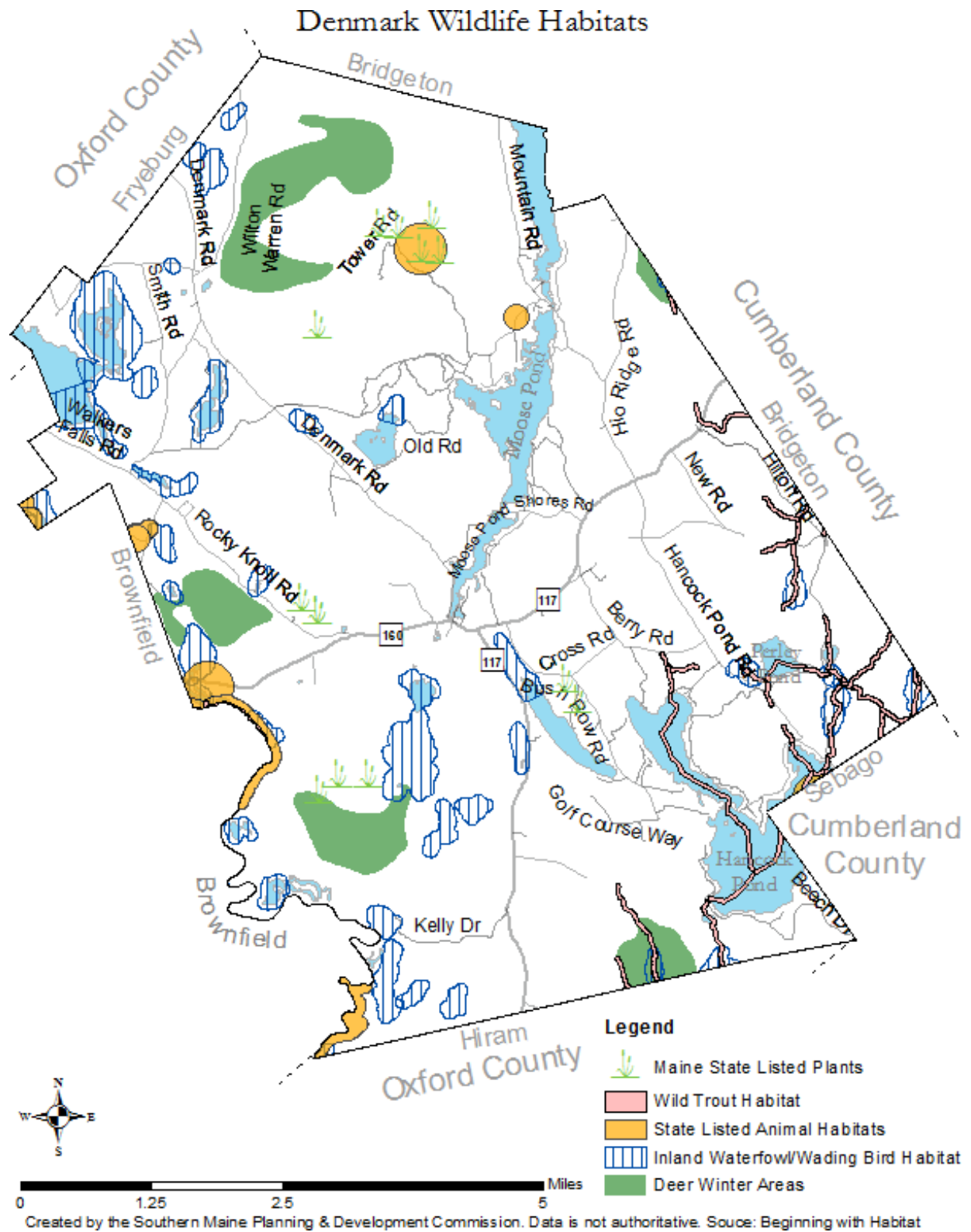
There are also several deer wintering areas in town, wherein the winter, deer congregate to get out of Maine's blistering winds and snow. Usually located in mature softwood areas, deer are often recluses themselves in these areas to preserve their heat and stay warm.



Bald Eagle

Wild Brook Trout are also found in Hancock Pond and its surrounding streams. Other resources surrounding Denmark's waterbodies include inland waterfowl and wading bird habitats, which are associated with wetlands. These include a 250 foot wide zone surrounding the wetland, and are protected under the Maine Natural Resources Protection Act

Map 7



The Department of Inland Fisheries and Wildlife (IFW) and Maine Natural Areas Program (MNAP) has provided the town with an inventory of rare and exemplary natural communities in Denmark.

These populations are:

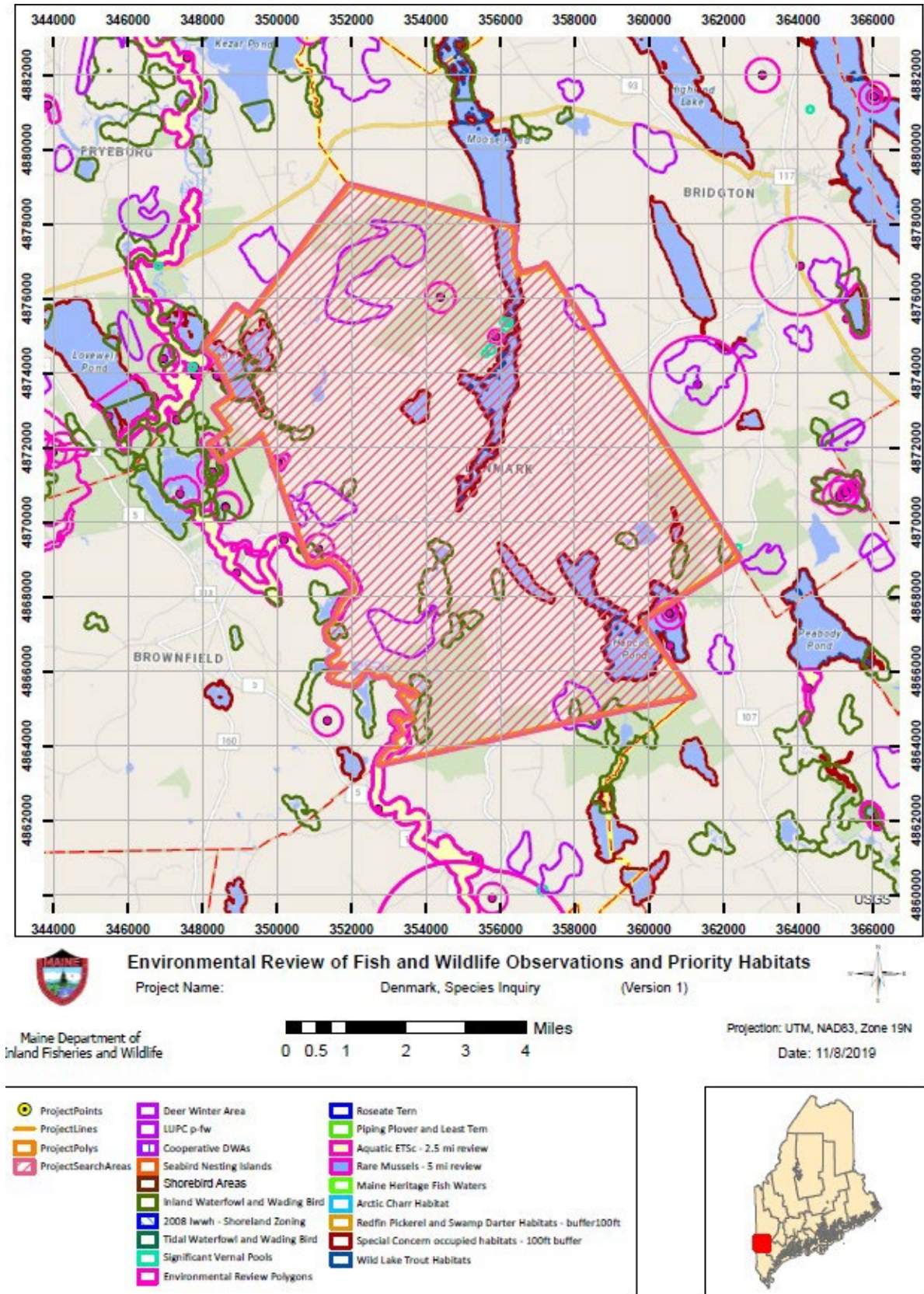
- Kettlehole Bog-pond Ecosystem
- Oak - Ash Woodland
- Oak - Ash Woodland
- Oak - Northern Hardwoods Forest
- Oak - Pine Forest
- Pitch Pine Bog
- Red Pine Woodland
- Sandy Lake-bottom
- Silver Maple Floodplain Forest
- Sweetgale Fen
- Unpatterned Fen Ecosystem
- Canada Mountain-ricegrass
- Douglas' Knotweed
- Ebony Spleenwort
- Fern-leaved False Foxglove
- Fern-leaved False Foxglove
- Mountain-laurel
- Ram's-head Lady's-slipper
- Sassafras
- Smooth Rockcress

IFW has also provided the town with a map of where some of these species can be found.

The IFW map can be found below:

Map 8

Denmark, Maine Fish and Wildlife Observations and Priority Habitats



Government and Fiscal Capacity of the Town of Denmark, Maine

Town Government

Denmark is operated as a Selectmen-Town Meeting-Town Manager form of government. Governed by a municipal charter, the three- member Board of Selectmen are elected in staggered three-year terms, with the Town Manager appointed by the Board. The Town Manager works three days per week, and helps formulate the budget and undertake several other town initiatives. According to the 2018 Town Report, Denmark started the 2018-2019 fiscal year with \$1.3 million in surplus, and is able to maintain its mill rate at \$11.25 (per

\$1,000 of building/home value). Most of the town's budget is encompassed in MSAD 72 which educates the children and young adults of Denmark. The Selectmen implemented single sort recycling at the Transfer Station and acquired the Mount Pleasant Cemetery in west Denmark.



Denmark Municipal Building

A Charter Committee was formed by the Selectmen and a new charter was written with some adjustments to the town manager-selectmen relationship, job descriptions, and some simplification of reference to Maine law but as of this writing has not been implemented as the amount of voters needed to validate it weren't forthcoming. There may be future attempts to pass the new charter as written.

As the town continues to improve, the Town Manager has helped update the town personnel policies and job descriptions, worked to update computers and software in the Town Clerk's Office, and apply for grants for road and fire safety improvements. Staff that work under the Town Manager include the Town Clerk, Assessor, Code Enforcement Officer, Fire Chief/Emergency Management Director, First Responders, Public Works and Recreation Staff. In total the town has 17 staff members, including department deputies and assistants, and various health and animal control officers. The town also has part time cemetery maintenance employees in the summer and seasonal road flaggers.

These staff work in their respective buildings mentioned in this chapter, along with in the Municipal Building on Main Street. Built in 1913 as a school for MSAD 72, the building was acquired in 1987 from the district for \$1. The main floor has a large carpeted meeting room, offices for the Town Clerk and Treasurer, Code Enforcement Officer and Town Manager, two bathrooms, and a break room. The basement is a large room used by the town, non-profits in Denmark and for public functions. The basement also has bathrooms and a kitchen, as well as a vault for municipal records. Working together, the staff provide for the health, safety, and enjoyment of the residents of Denmark, making it a place that is both desirable, pleasant to live in.

Much of the work in maintaining Denmark and its rural character is done by the town's various boards and committees. Other than the Board of Selectmen, Denmark has 6 other boards: the Board of Appeals, the Budget Committee, the Comprehensive Plan Committee, the Planning Board, Conservation Commission and the Tax-Acquired Property Committee. Each of these boards and committees are run by volunteer residents.

The town's annual meeting is held in June, where town measures and initiatives are voted on by the residents of Denmark. The town meeting also serves as an election for local officers and Select Board members.

Planning Denmark's Future

Revenue and Expenses

Denmark has three sources of revenue: property taxes, intergovernmental revenues, and fees for services. Property taxes and intergovernmental revenue account for 98% of all revenue. Total revenue increased by just over half between 1987 and 1991. Taxes, the largest single category, grew by the same percentage.

Having just had a successful annual Town Meeting on June 1, 2019, Denmark can report being on a sound financial footing. Local property taxes have been stable since 2017, spending increases have been moderate, surplus continues to increase, and the tax base (ratables) continue to

grow. Denmark's population has increased due to summer people deciding to live at our many lakes and ponds all year, and many are making substantial investments in either new homes or improved and enlarged cottages. For the first budget in years there is no debt as our new vehicles and capital road projects are being funded with cash. There is no secret that this financial success is due to experienced Selectmen and staff members keeping an eye on Denmark's revenue and finance.

Planning Board

In 2018 and 2019, members of the Planning Board reviewed the text of the Zoning Ordinance. This updated version of the Zoning Ordinance was approved at Town Meeting in June 2019. The municipality of Denmark was divided into 5 distinct districts: Aquifer Protection, Resource Protection, Rural, Shoreland and Village districts.

The Shoreland District was revised in accordance with state and federal law through adherence to the Department of Environmental Protection's Chapter 1000.

The Planning Board is currently developing applications suggested by town attorneys to review any permit to be approved by the Planning Board.

The Planning Board is currently updating their bylaws which will allow both environmental community and state consultation regarding natural resources and consultation by other scientific consultants such as: soil engineers, hydrologists and other consultants in areas of specialty training and education to advise the Planning Board when a permit request comes before the board. These professional consultants will be at the expense of the entity requesting the permit if the Planning Board has questions regarding environmental and healthy quality of living impact on citizens in the various districts of Denmark.

Maine first enacted a requirement for a Comprehensive Plan as the basis for zoning in 1943.

At that time the intent was “zoning ordinance shall be drafted as an integral part of the comprehensive plan for municipal development, and promotion of the health, safety and general welfare of the residents of the municipality”. Maine adopted the Comprehensive Planning and Land Use Act in 1988, which was based on this long-established law.

Thus, based on this Law the Planning Board acts in terms of permitting and zoning projects proposed to it for permit in accordance with the community wishes which are captured through the surveying process deployed by the existing members of the Comprehensive Plan Committee in 2017.

Since new information continually arises regarding projects and environmental concerns and complaints these concerns need to be reviewed in the context of available scientific information and the citizens wishes for their community as captured through the surveying process.

When reviewing the implications of how comprehensive plans can keep pace with changing concerns of residents the Maine Law Review in 2004 is proposing the use of ad hoc commissions and committees to advise and update the comprehensive plan as needed.

The purpose of Comprehensive Planning in Maine is to "conserve large rural territories as working landscapes and natural gems."

The Planning Board, with help from the Comprehensive Planning Committee and other commissions to be appointed by the Select Board in February 2020, will be able to update each remaining chapter of the Zoning Ordinance with up to date information affecting the content of each chapter.

Board of Appeals

The board of appeals Is a seven member board appointed by the Municipal Officers of the Town of Denmark a quorum shall consist of (4) members.

From the town charter: “There shall be a Board of Appeals consisting of seven (7) voting members with staggered three (3) year terms. The Board of Appeals will be appointed by the Selectmen.

Voting members will elect their chairman. The Board of Appeals shall have the power and authority set forth in the Maine Revised Statutes Annotated and, in addition, any other powers of authority set forth in any zoning ordinance or other ordinances adopted by the legislative body of the town. The Chairman shall submit a written report of activities to the municipal officers to be included in the annual town report.”

The board is formed to hear and decide where it is alleged there is an error in any order, requirement, decision, or determination by the Code Enforcement Officer or the Planning Board in the enforcement of this Ordinance. The action of the Code Enforcement Officer or the Planning Board may be modified or reversed by the Board of Appeals, by concurring vote of a majority of those present and voting, but at least 3 members of the Board.

To hear and decide, upon appeal, in specific cases where a relaxation of the terms of this Ordinance would not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Ordinance would

result in unnecessary or undue hardship.

The Board has updated its bylaws as recently as 2020 in conformity with the updates of the Zoning Ordinances.

Code Enforcement

The Code Enforcement Officer is appointed by the Selectman. The Code Enforcement Officer shall enforce the Town's Shoreland Zoning Ordinance, Town's Land Use Regulation and State Laws administered at the local or municipal level, including those set forth in the Maine Revised Statutes Annotated. The Code Enforcement Officer may be required to perform other optional duties.

Public Safety and Law Enforcement

Once Denmark was incorporated its citizens were protected by a Constable. The position was voted on by townspeople at town meeting. In 1999, Denmark discontinued the use of its Constable position. Today, public safety is provided by officers from the Maine State Police and Oxford County Sheriff's Department.

The Oxford County Sheriff's Office is based in South Paris. The Oxford County Sheriff's Office breaks Oxford County into three zones, with Bethel getting its own officer outside of the three zones. Denmark is in the Southern Zone, or Zone 1 which also covers Albany, Brownfield, Fryeburg, Hiram, Lovell, Porter, Stoneham, Stow, Sweden and Waterford. Officers covering Denmark work in 2 shifts. According to the Sheriff's Office, if the covering officer is busy, a call may be transferred to Maine State Police Troop B, depending on the nature of the call. All calls are dispatched by the Oxford County Sheriff's Office in South Paris.

The Oxford County Sheriff's office responded to the following calls in Denmark from 2014 to 2018:

Call Item	2014	2015	2016	2017	2018
Motor Vehicle Accidents	23	15	21	28	22
Traffic Safety Enforcement	11	1	5	10	4
Domestic Disturbances	4	9	32	6	1
Larceny, Forgery & Fraud	7	15	9	9	6
Burglary	1	5	2	3	2
Criminal Mischief	1	5	3	2	6
Drugs	2	6	5	4	1
Other	150	199	183	210	247
Total of all calls	199	255	260	272	289

Source: Oxford County Sheriff's Office

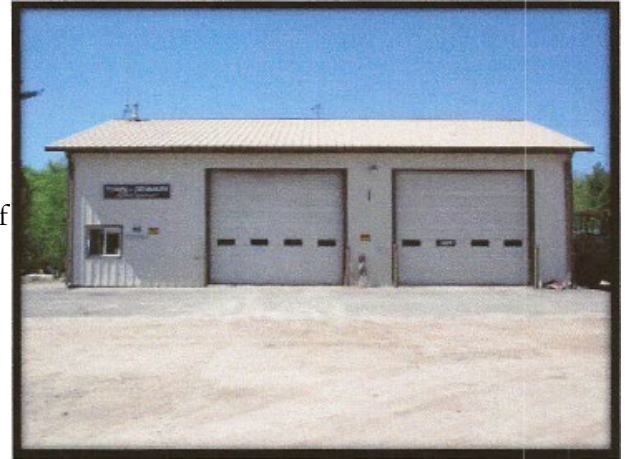
The most common calls in Denmark were Motor Vehicle Accidents and Traffic Safety Enforcement. From 2014 to 2018 the number of all calls rose 45%.

Public Works and Roadway Management

In March 1992, the town created the new Department of Public Works Department.

Denmark has approximately 54 miles of public roads, 11 miles are state aid highways. In addition, there are 17 miles of private roads in the town. The remainder of the roads are town ways. Denmark receives funding from Maine DOT to assist with maintenance on its state aid roadways.

The public works department currently employs five fulltime staff which includes the Public Works Director, 3 members of the road crew and 1 Transfer Station Attendant.



Public Works Garage

Today, the responsible town's public works department is for the maintenance of the town's streets.

throughout the town. Including both snow removal, maintenance of all road surfaces and drainage. The Director has the responsibility of overseeing the maintenance of all town facilities, which include the fire station, town garage, municipal building, transfer station, cemeteries, Bicentennial Park, beach, ball field and dam.

The Public Works Department operates out of the town garage, which is located at 61 Bull Ring Road. The town constructed a salt shed at the town maintenance lot in 1990.

According to the 2018 Town Report, DPW was responsible for over \$506,664 in the town's spending, or 15% of total expenses. This includes management of the transfer station and fuel and oil costs for buildings and the DPW's vehicle fleet. DPW plans to rebuild or overlay several roads between 2019 and 2021. These include: Denmark Road from Rocky Knoll to Fryeburg, Hio Ridge Road, Mountain Road from Hio Road to the Saco River Bridge, the Town Office Parking Lot, and Wyonegonic Road. Not all projects are funded, and those that are have a total cost to the Department of \$216,136. In 1949 the town eliminated some of its roads from public maintenance and shifted that to private landowners, which has caused significant right of way and access issues for the town.

In the 2010-2015 Capital Improvement Plan, the Public Works Garage was one of the most out of date buildings in need of replacement for the town. Built in 1986, the 60' x 48' steel building was built in 1988 and had an estimated lifespan of 10 to 20 years. Even by using the longer timeframe, the building outlasted its lifespan by 13 years as of 2019. The plan projects a new roof will be needed in 2020, and also cites the building as having capacity for a small public works department. As the highway and infrastructure demands of the town increase, it is highly likely that this facility will need to be improved to meet growing demands. The current building has enough room for the storage of all municipal vehicles. Any additional employees or vehicles will outpace storage capability. As the building continues to age, maintenance costs grow. On the positive side, the property has enough space for additions or a new facility entirely. The plan recommends that a reserve fund should be established to offset the impact of future work on this facility.

The DPW facility also has Denmark's Salt/Sand Storage Building. Built in 1987 for \$75,000, it is projected that it met its 30-year lifespan in 1987. A new entryway and minor roof repairs were made in 2008, however a new shingle roof was projected to be needed in 2015 if plans for a new, larger building were not begun. The building is a circular design that makes it difficult to maintain. Due to its small size, the town's sand and salt reserves must be filled twice each season, and depending on the future road needs of Denmark, it may be more feasible to perform minor repairs on the building than to plan a new facility. The floors of the current facility are slanted, and the Selectmen are considering whether it will be better to tear down the current building and re build, or build an addition to the existing structure.

An inventory of the Public Works Department's vehicle fleet can be found below:

Public Works Vehicle Inventory

Vehicle Year	Vehicle Model	Accessories	Expected Replacement Year
2005	John Deere Backhoe/Loader		Already replaced with 2016 Model
2008	GMC Model TC5500	Plow, Wing, Hopper Sander	No plan to replace
2014	Mack Model Gu432	Plow, Wing, Dump/Sander Combo	2029
2015	Ford Model F350	Plow and Sander	2021
2016	Mack Model VHD64F	Plow, Wing, Stainless Dump/Sander Combo	2031
2016	John Deere Backhoe/Loader Model 310SG		2026
2018	Caterpillar Road Grader Model 120M2 AWD		2048
2018	John Deere zTrack Pro Series Gas Mower		2028

Source: Public Works Department, 2019

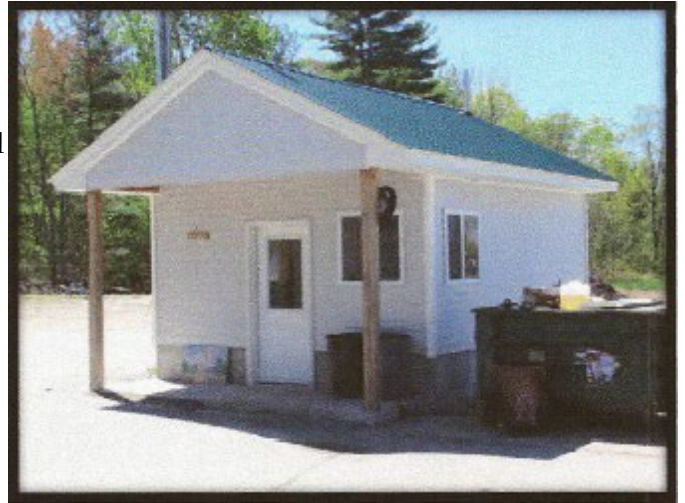
For more information about Denmark's roads see the Transportation chapter.

Transfer Station

Located on Hancock Pond Road just south of Route 117 in East Denmark, the Transfer Station processes all general residential, commercial, and municipal waste products for the Town of Denmark. The Transfer Station is also responsible for the Town's zero sort recycling program.

Staffed by an Attendant, it has an Attendant Building that was built in 2008 by volunteers using municipal funding of

\$5,000. The building's lifespan is 15-30 years, with an expected new roof replacement in 2038.



Transfer Station Attendant Building

Due to the uncertainty of waste collection in the municipal world, it may not be advisable at the time of this plan to expect the replacement of this building. Many Maine municipalities are moving towards regionalization of these services, and the long term future of the facility is hard to predict.

Within the next five to ten years, the building will require only normal maintenance to upkeep. The current contract for solid waste removal from the transfer station is with Pine Tree Waste, but the town is considering other options for 2020. As of publication of this document, the town is holding off on renewing solid waste and recycling contracts until it purchases necessary compactors and boxes to re bid in summer of 2020. The town hopes to budget the funds necessary (estimated at

\$40,000 - \$50,000) to own its own equipment and pass this at Town Meeting before bidding out to solid waste companies.

The Transfer Station's schedule and hours are set seasonally. Between Memorial Day and Labor Day (Summer Hours), it is open on Saturday, Sunday, Tuesday and Thursday from 8:00 AM to 5:00 PM. Winter hours from Labor Day to Memorial Day are Saturday, Sunday, Tuesday and Thursday from 8:00 AM to 4:00 PM.

For a complete list of items accepted at the Transfer Station please call the attendant at (207) 452-2987.

Passes for the Transfer Station for new residents are available at the Denmark Town Office during normal business hours.

Cemeteries

The town of Denmark has thirty-one known cemeteries and burial grounds. Twenty-three of the cemeteries are cared for by the public works department. Eight cemeteries are either burial grounds on private land, or headstones

relocated from other sections in the community, with the original burial location long forgotten. Of the 31 cemeteries, three have space for present day burials. They are: L. A. Berry Cemetery, Gilman Cemetery, and Mt. Pleasant Cemetery.

The public works department mows the cemeteries in the spring before Memorial Day, a second mowing before Independence Day and a third mowing and cleanup in late summer/early autumn. Each year the public works department will make repairs and clean up – from painting and repairing fences, cleaning up brush and fallen trees, and fixing headstones that have broken or fallen. Also, before Memorial Day flags are placed at each known veteran's grave.

See the Appendices and the History sections for information about the cemeteries in Denmark.

Further information regarding government in Denmark will be found in the Public Facilities and Services and History chapters.



Building artwork at the Transfer Station.

Artwork by Cecillia Hendricix and Tara Karpinski

Public Facilities and Services

Introduction

As a rural community, public utilities and infrastructure in Denmark are limited, and have ample room to grow. In town, public utilities generally include electric utilities, telecommunication infrastructure, water treatment and wastewater treatment. These services are vital to Denmark's future and success as a community because they enable residents and businesses in town to maintain their rural lifestyle and character.

Despite Denmark's rural nature, the town is able to provide a variety of services to its residents. These services include fire protection through the Denmark Fire Department, education at the Denmark Elementary School, road and infrastructure upkeep by the Public Works Department, recycling and waste management at the town's transfer station, recreation at the Town Beach on Denmark Road, and other town services provided at the Town Office located on East Main Street. Federally, the U.S. Postal Service operates a Post Office on East Main Street across from Indian Point Road.

Public Utilities

Electricity in Denmark is largely shaped by state specifications and regulatory requirements. In 2000, Maine restructured its electricity industry to allow retail electric competition. Similarly, Maine is part of two regional power initiatives: the Independent System Operator New England (ISO-NE), and the northeastern Regional Greenhouse Gas Initiative, which aims to limit carbon emissions from power generation. To work towards this, Maine regulators set a renewable portfolio standard (RPS) requiring that at least 30% of retail electricity sales statewide come from renewable sources – a standard Maine has already surpassed by utilizing its hydroelectric resources. In 2006, the legislature added a second, separate RPS that requires new renewable resources to supply an increasing share of electricity sales, topping out at 10%. The Denmark Selectmen have brought in a local volunteer in Denmark to replace all lights in the Town Office and Garage with LED lighting, saving energy and money and providing better lighting. They have also sought quotes for solar panel installation on several town owned buildings, including the fire station. The town is also working with CMP to replace its 29 streetlights with LED lights, which would come at little cost to Denmark. Voters must appropriate funding so the project before moving forward so it is on hold at the time of this document's publication.

As Maine is among the 10 states with the lowest carbon emissions in the country, much of Denmark's focus is to expand utility infrastructure to accommodate desired, appropriate growth as determined by the Planning Board and Select Board.

Currently, Denmark's electric grid is mostly above ground power lines maintained by Central Maine Power company (CMP). These utilities are budgeted for in the town's annual budget, and constituted \$13,311 and .3% of the 2017 budget. This includes a fixed monthly fee of \$313.73 which CMP assesses the town (on top of usage rates and charges). CMP owns all street lights, and the electricity supply portion of the town's bill is based on calculation of number of hours the lights

operate each month. These timeframes may vary from month to month as daylight hours change. According to the 2016 ACS data, 17 homes in Denmark are heated using electricity.

The rest of the town's accounts each have a monthly service charge of \$15 in addition to the delivery and supply charges, which are based on meter reads. There are 8 meters total for \$120 per month, or a \$1,440 per year total service charge.

	Town Hall kWh	Town Garage kWh	Fire Sation kWh	Transfer Station kWh	Street Lights kWh	Town Shed kWh	Bicentennial Park kWh	Repeater kWh	Tennis/BBall kWh	Total Monthly kWh Usage
January	1903	2007	983	724	1351	223	197	12	31	7431
February	1460	2411	1099	961	1348	429	55	12	1	7776
March	1442	2479	919	988	1108	752	42	13	2	7745
April	1408	1452	919	676	1104	165	19	12	7	5762
May	1487	1062	882	471	889	19	2	12	21	4845
June	1622	719	1036	256	811	1	0	13	156	4614
July	1934	553	1148	245	893	2	0	13	72	4860
August	2093	506	1125	368	947	0	6	12	105	5162
September	2000	522	1246	394	1168	0	26	13	113	5482
October	1867	568	1011	289	1367	0	11	12	185	5310
November	1509	780	835	225	1460	93	0	12	3	4917
December	1552	1468	997	471	1583	68	13	14	19	6185
2016 Total Usage	20277	14527	12200	6068	14029	1752	371	150	715	70089

Electricity usage rates for each of the town's buildings and facilities (in Kilowatt hours (kWh)) are shown in the table below:

CMP reports having adequate capacity to service additional residential and light commercial growth throughout the town. The availability of three phase service is one consideration in the designation of future areas for industrial development in Denmark.

Water and Wastewater

Under the Maine State Rules for drinking water supplies there are three different types of public drinking water systems. They are:

Community Water System (CWS):

Serves water to 25 people, and/or 15 connections on a year-round basis, or regularly serves at least 25 year-round residents. (Example: water districts, water companies, mobile home parks, condominiums, apartment buildings, and places of employment.)

Non-transient Non-community Water System (NTNCWS):

Serves 25, or more people four hours or more per day, four or more days per week, 26 or more weeks per year. (Includes: schools, factories, office buildings, and facilities with 25 or more employees.)

Non-community System (NCWS):

Serves 25 or more people, and/or 15 connections for at least 30 days out of the year. (Includes restaurants, campgrounds, summer camps, motels, etc.)

Denmark does not have any Community Water System. There is one known Non-transient Non-community Water System (NTNCWS) located on East Main Street at the Brownfield-Denmark Elementary School. Homes in Denmark rely on groundwater from dug or drilled wells and septic systems are privately owned and operated through homeowners.

Transient Non-Community Water Systems (TNCWS)

These systems do not consistently serve the same people and are often found at rest stops, campgrounds and gas stations. According to the Maine Department of Health and Human Services, Division of Environmental and Community Health, Denmark has four TNCWS systems, two of which are for Camp Walden, and one for each Pleasant Mountain Camping Area and the Wyonegonic Camp on Moose Pond.

Nestle Waters North America is also able to draw water from Denmark's cold springs, located in sand and gravel aquifers. These sources are regulated by the state's Water Drinking Program and by Denmark's Water Extraction Ordinance. For more information on aquifers and water extraction in Denmark, please see the Natural Resources chapter.

The Town has 5 dry hydrants and 2 cisterns that are maintained by the Denmark Fire Department.

In terms of wastewater, the town does not have any public sewer systems. Residents have private wells and single resident septic tank/leach field systems.

Telecommunications

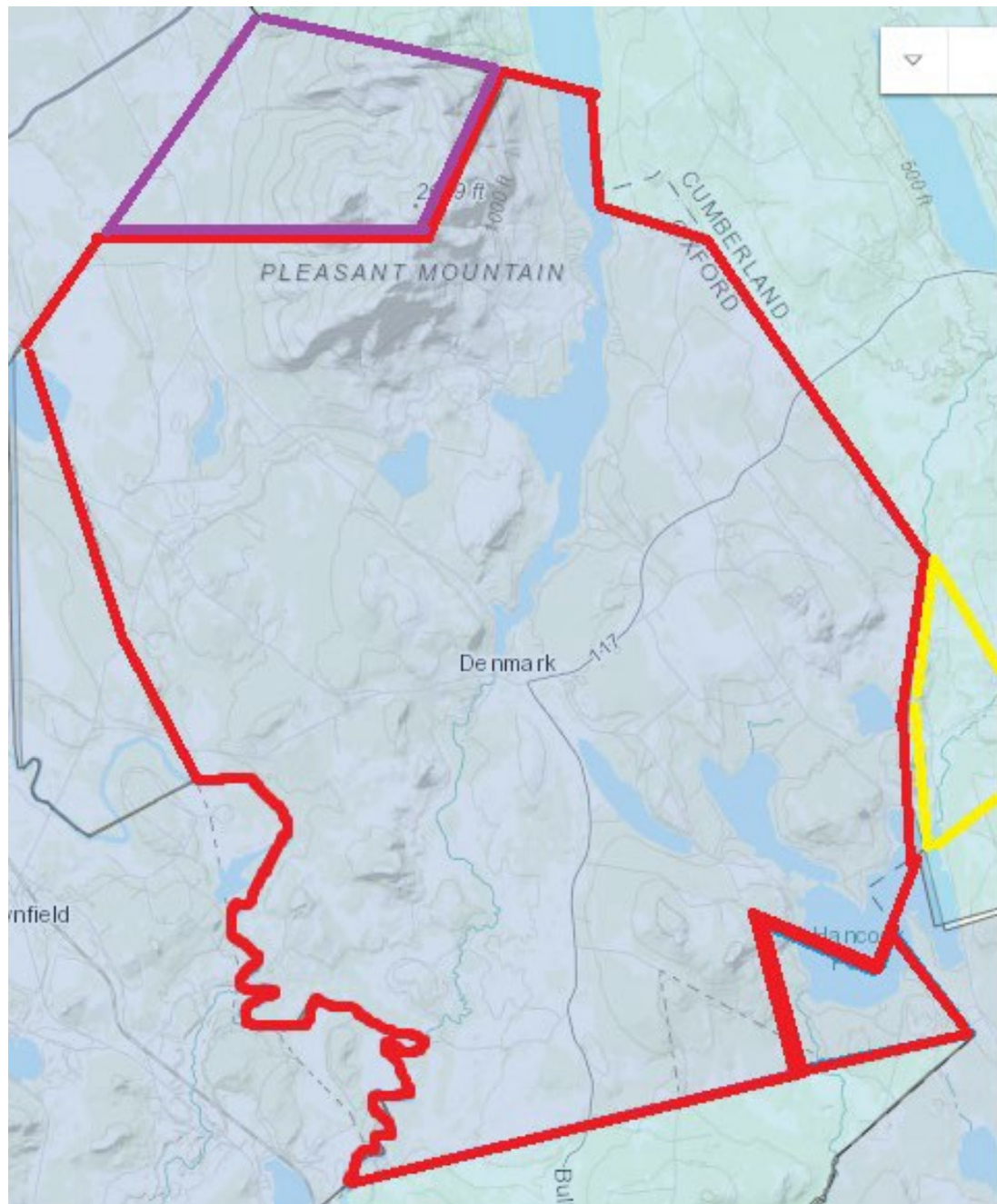
Local and in-state telephone service is provided by Consolidated Communications, which maintains a fully digital switching station connected by a fiber optic system that allows a wide range of telecommunications services.

Cable television came to Denmark in January of 1990 offering a choice of 22 channels. Expansion of the area of the town served by cable TV is possible, but has been postponed due to the financial problems of the franchise holder.

The town offices use Charter Communications Spectrum Internet for internet at town owned buildings, including the Town Offices and the Denmark Public Library. It provides internet access for Denmark residents at an average speed of 2 and 5 gigabytes. The Municipal Building and Denmark Public Library each maintain a network as hubs for public usage. Other internet providers available in Denmark include Spectrum, Hughes Net and Consolidated Communications (formerly FairPoint).

Until 2016, the Maine State Legislature required Consolidated Communications to offer Provider of Last Resort (POLR) service in many areas in Maine. POLR service requires providers to give consumers ability to access a flat-rate service with voice-grade access to the public switched telephone network within a local calling area. When POLR services were deregulated in 2016, Consolidated Communications was required to offer POLR service for one year after the deregulation. Now that POLR is unregulated, Consolidated Communications may charge a new rate for telephone service, according to the Maine Public Utilities Commission (PUC). Approved PUC Telecommunications Companies for the different areas of town are illustrated in map 9 below:

Map 9



-  Utility Name: Standish Telephone, Owner: Fairpoint Communications
-  Utility Name: Northland Telephone Company, Owner: Fairpoint Communications
-  Utility Name: Fairpoint NNE, Owner: Fairpoint Communications

Generally, internet speeds in rural areas of Maine are hobbled without necessary cable lines available throughout town. The Federal Communications Commission (FCC) provides an interactive map of fixed broadband deployment. This map can be accessed at <https://broadbandmap.fcc.gov/#/> and by searching “Denmark, Maine”. To go right to Denmark’s service area, use: <https://tinyurl.com/y64xe8cl>. The map provides information regarding what technology is used, which provider is present, and upload and download speeds. A condensed summary of Denmark’s providers (using resident reported speeds and FCC reported speeds) are copied below:

Area	Provider	Technology	Download Speed (megabytes per second)	Upload Speed (megabytes per second)
Liberty Corner	Consolidated Communications	ADSL	10	10
	Hughes Net	Satellite	25	2
West Denmark	Charter Communications	Cable	100	10
	Consolidated Communications	ADSL	23	2
Heads Corner	Charter Communications	Cable	100	10
	Consolidated Communications	ADSL	25	2
East Denmark	Charter Communications	Cable	100	10
	Consolidated Communications	ADSL	50	20
Denmark Town Center	Charter Communications	Cable	100	10
	Consolidated Communications	ADSL	50	20
	ViaSat	Satellite	25	3

Currently, the only area of town with broadband access is Wabunaki Road off of Hancock Pond Road, which is a private service line. Most speeds listed in the above table are listed higher than actual speeds, as these are much slower. Residents can check their Wi-Fi speed by going to: <https://www.speedcheck.org/>

Denmark’s Selectmen are currently working to develop broadband infrastructure that will support the entire town at a download speed of 25 megabytes per second. As is, cable service stops beyond

Bull Ring Road (by the Denmark Fire Department), and is limited in West Denmark. The Denmark Public Library previously had cable, but this was forgone after a previous contract renewal.

Additionally, two thirds to three quarters of the town does not have access to cable television and internet service.

In terms of cellular companies in Denmark, the town is covered by US Cellular, AT&T, and Verizon. Landlines can be obtained from any of the providers listed above.

Heating

Denmark has available oil delivery from the following companies: Delta, B&L Oil in Fryeburg, D&D Oil in Brownfield, Pitstop Oil, C.N. Brown, and Downeast Energy. The town is considering installing a heat pump for the Town Office (in phases) when window air conditioning units begin to fail. In 2016, 204 of the town's occupied housing units (52.7%) used Oil or Kerosene as their primary heating source.

Renewable Energy in Maine

Renewables produce nearly two-thirds of Maine's net electricity generation.

In 2016, almost two-thirds of Maine's net electricity generation came from renewable sources, with one-fourth from hydroelectric dams, one-fourth from biomass generators using mainly wood waste products, and more than one-eighth from wind. In addition, over three-tenths of net generation came from natural gas. The rest of Maine's net electricity generation came from petroleum, coal, and solar power.

The state power supply has undergone a substantial shift since the early 1990s, when one-third of net electricity generation came from the Maine Yankee nuclear power station and another one-fifth from petroleum. Maine Yankee was decommissioned in 1997. Petroleum-fueled generation has decreased to less than 2% of net generation and is used mainly as a backup fuel to meet peak winter demand.

Hydroelectric dams and biomass from wood products together provide half of Maine's net total electricity generation and account for nearly four-fifths of the state's renewable electricity generation. Biomass alone supplies one-fourth of total net generation, the largest share of any state except Vermont, placing Maine among the top U.S. producers of electricity from wood and wood waste-derived fuels, such as wood pellets. The state has the highest generation per capita of electricity from biomass in the nation, although recent low petroleum and natural gas prices have reduced demand for wood fuels.

Denmark Fire Department

The Denmark Fire Department (DFD) is located in the Public Safety Building on Bullring Road (Route 117) right before it intersects Main Street at the American Civil War monument. Built in 2000 for an initial cost of \$200,000, the building houses all municipal fire apparatus, a small, unmanned dispatch, a small kitchen and a small office for the Fire Chief. The building underwent a minor roof repair in 2008. Run by an appointed Fire Chief (whose salary is paid by a stipend), the DFD is dispatched by the Oxford County Dispatch Center and provides on the job training for its

volunteers. Other members receive a stipend based on number of calls responded to and relevant trainings attended.

According to the Denmark Capital Improvement Plan for 2010-2015, the Public Safety Building has ample capacity for the Denmark Fire Department. It provides quarters for five pieces of fire apparatus including one rescue unit used by Denmark First Responders. Depending on the long-term growth of Denmark, it may be necessary to build additional stations in the future or expand upon the current building. It is not currently equipped to house overnight or full-time staff, but could easily be modified for this role with only minor work. The building also has sufficient capacity for meetings and small sanctioned municipal events.

The Public Safety Building has a helicopter pad which was completed in 2014. It is not known whether this helicopter pad is reliable, as there may not be enough of a clear area (due to tree cover) for most helicopters to land. Clearing this area is something the town could work toward in the future. If cleared, the area and helicopter pad would allow for a controlled environment where a LifeFlight helicopter can land in the area to transport critically injured patients to the most appropriate hospital. At this time no other expansion projects or major capital improvements are planned for the building, other than projected roof replacement slated for 2030 and normal repairs. The Public Safety Building's lifespan is projected to be 30 to 40 years, making a replacement date 2030 or 2040. Despite this lifespan, DFD has outgrown the Fire Station, leaving several trailers and a fleet boat outside for storage. This is a problem shared by the Public Works building as well, as storage for equipment is limited. The future of storage for DFD will depend on what happens with the Public Works building.

An inventory of the equipment owned and operated by the DFD is listed below:

Item	Capacity	Condition	Expected useful years	Replacement Cost
1964 International 4x4 SER			Town can apply for replacement when no longer serviceable	Belongs to State – N/A
1988 International Forestry 2M			Replace when no longer serviceable	
2001 HME Engine 4			25 Years	
2006 Engine 4				
2008 Tanker				
2012 Kenworth Tank 7			25 Years	
2014 Ford Engine 3	Mini pumper		25 Years	

Item	Capacity	Condition	Expected useful years	Replacement Cost
2019 Ford F250 Pickup Rescue 1			20 Years	
Rescue Boat				
Utility Vehicle				
EMT Trailer				

In 2017, DFD responded to 109 calls, which included fire, vehicle accident, medical emergencies and mutual aid calls to surrounding towns.

Denmark First Responders

Emergency Medical Services (EMS) are provided by the Denmark First Responders. Currently, the town has 4 Emergency Medical Technician (EMT) Certified First Responders (one of which has an advanced certification). An additional one member is nearly certified. In conjunction with the DFD, there are about 15 active members between these two agencies. Members of the First Responders receive a stipend based on number of calls, training attended and other criteria. Additional ambulance services are contracted out annually. The town's contract in 2018 was with United Ambulance Service.

In 2017, the Maine Department of Emergency Medical Services awarded Denmark's First Responders as "Provider of the Year" for Zone 1, which covers York, Cumberland and Southern Oxford and Sagadahoc Counties.

Conservation Commission and Perley Mills Community Forest Commission

The first Comprehensive Plan for the town of Denmark included a provision for a Conservation Commission. It appears that it continued for a while, but eventually was disbanded due to a lack of funds for purchase or protection of land.

In the early and mid-2000s there were several subdivisions, and a general feeling that large portions of undeveloped land were at risk of being developed or posted against hunting or public access.

In 2006, in response to those concerns, the Selectmen decided to revive the Conservation Commission. The charge included protecting and improving public access to waterbodies and undeveloped land.

Some of the Commission's early activities included re-establishing public access points to ponds. Signs were posted identifying those locations, and in one case, with landowners' permission, the location was shifted, and a new access trail was created. Also, a map was produced showing those points, along with directions to find them.

As provided for by the state enabling legislation for Conservation Commissions, the Commission has reviewed and provided input on subdivision proposals before the Planning Board. In one case,

the Commission discovered and alerted the Board that a proposed subdivision encroached on a mapped deer yard. The developer modified their proposal to minimize the impact on the yard.

In order to counteract the loss of public access to large, undeveloped areas of land, the Conservation Commission proposed acquiring a town forest, which would be permanently open to the public for traditional uses, such as hunting, fishing, trapping, snowmobiling, atv-ing, etc. It was also expected that there would be some income generated by selective timber harvesting. It was planned to partner with a land trust for the fund raising.

The Selectmen were supportive, and one of them and the Chair of the Commission went on a tour of recently formed town forests in northern New Hampshire.

There were discussions with the Upper Saco Valley Land Trust about a portion of the Boston Hill that was on the market, but that ultimately fell through.

The K&W parcel was also on the market, and because of its location (on the eastern side of town, primarily draining into Sebago Lake), we contacted Loon Echo Land Trust.

The parcel had features that made it attractive to traditional outdoorsmen, as well as conservationists.

LELT agreed to take on the project, and their executive director entered into negotiations with the sellers. Despite almost losing out to another potential buyer, eventually an agreement was signed.

The Conservation Commission and LELT ran a joint campaign to raise the money, \$1.2 mil purchase price, total transaction cost \$1.4 mil.

A total of approximately \$100,000 was raised by the Conservation Commission, which was funneled through the Denmark Charitable Foundation. This was primarily small gifts from local and seasonal residents, and businesses. The municipalities of Denmark, Sebago, and Bridgton each contributed \$25,000 to the campaign. LELT raised the rest, taking advantage of its access to large foundations.

The largest part of the parcel (1200 acres) is in Denmark, but there are also 130 acres in Sebago, and 600 in Bridgton. LELT offered Sebago and Bridgton ownership of their portions; Sebago accepted; Bridgton declined.

Denmark agreed to accept both the Denmark and Bridgton portions from LELT. There was not a great deal of concern with the obligation to pay taxes to Bridgton, having seen two examples of a similar situation in the tour of town forests in New Hampshire. More recently this has become more of an issue, as attempts to reduce the tax obligation to Bridgton have been unsuccessful. At this time, it appears it can be resolved by doing selective timber harvesting. It is anticipated that this will provide more than enough income to cover the taxes.

As part of the arrangement with LELT, the Perley Mills Community Forest is protected by a conservation easement held by them. Its operation and management are controlled by the Perley Mills Community Forest Ordinance, which was created by the Planning Board. The ordinance established the Perley Mills Community Forest Commission, which oversees the forest.

Most recently, the Conservation Commission has not been very active, partly due to the lack of subdivision proposals, but also due to the shift in attention to the Community Forest.

Hospitals or Clinics

The closest healthcare facilities to Denmark are Bridgton Hospital and Central Maine Medical Center (CMMC) in Bridgton, and Memorial Hospital in North Conway, New Hampshire. Bridgton Hospital and CMMC is 8 miles from Denmark, while Memorial Hospital is 24 miles from town.

Denmark is approximately 40 miles from Maine's largest Hospital, Maine Medical Center, located in Portland.

A home-based healthcare service, Southern Maine Agency on Aging, is located 16 miles from Denmark, in Porter.

Education

Education in Denmark is provided by Maine School Administrative District (MSAD) 72, which was established in 1969 and serves Brownfield, Denmark, Fryeburg, Lovell, Stoneham, Stow, Sweden and Chatham, New Hampshire. In 2018 the district's total enrollment was 1,143 students. For fiscal year 2018-2019, the total budget for MSAD 72 was \$19,936,236, of which Denmark paid 10%, totaling \$2,041,523.

Elementary education in Denmark is provided by the Brownfield-Denmark Elementary School, located on West Main Street (Route 160) at the Brownfield Town Line. Serving grades Kindergarten through four, Brownfield-Denmark Elementary school had 101 students in 2018, of which 32 were from Denmark. It has one classroom per grade level. 3 Denmark students attend other elementary schools, according to MSAD 72. The other elementary school in the district is New Suncook Elementary School in Lovell.



Brownfield-Denmark Elementary School

Middle School Students in Denmark are able to attend the Molly Ockett School, which serves students in fifth grade through eighth grade. Located in Fryeburg, the school had 2018 enrollment of 261 students, of which 62 were from Denmark.

MSAD 72 uses Fryeburg Academy in Fryeburg as its secondary school. Serving grades nine through twelve, the school had 41 Denmark students in 2018. Fryeburg Academy is an independent boarding and day school that serves many communities in western Maine and the White Mountains region of New Hampshire. Denmark students interested in trade school may also attend the Lakes Region Vocational Center in Naples. Geographically, MSAD 72 is the largest school district in Maine, which brings several challenges and makes comparisons to other school districts difficult.

Students are bused to school by Bennett Transportation, which owns all buses used in Denmark with the exception of two or three town owned buses. Denmark is planning to turn over its remaining buses to Bennet Transportation, as grant money is awarded to the town for new buses and scheduled maintenance. In transferring the buses, Denmark can continually receive grant money for upgrades and repairs and have Bennet Transportation maintain the buses.

MSAD 72 had a 2018 average cost per pupil of \$17,442. Maine's statewide average cost per pupil for the same period was \$13,472.91. The cost per pupil changes annually using the State EPS formula.

Denmark's student enrollment data since 2008 is listed below:

	District	Denmark students	Denmark students	Denmark students	Denmark students	Denmark %	Total	Denmark	Denmark
Year	Total enrollment	BDES	Other Elem.	MOS	FA	of enrollment	Budget \$	portion \$	%
2008	1,310	45	13	35	59	11.60%	16,433,742	2,155,520	13.12%
2009	1,271	45	17	37	59	12.43%	15,836,325	1,883,271	11.89%
2010	1,233	40	21	38	64	13.21%	15,126,772	1,849,645	12.23%
2011	1,229	39	20	39	58	12.69%	15,416,689	1,911,716	12.40%
2012	1,202	44	11	30	57	11.81%	15,800,621	2,010,361	12.72%
2013	1,173	36	15	29	56	11.59%	15,870,863	1,909,496	12.03%
2014	1,137	35	18	25	55	11.69%	16,211,892	1,866,752	11.51%
2015	1,114	36	16	22	51	11.22%	16,425,555	1,866,753	11.36%
2016	1,119	40	17	24	45	11.26%	17,199,140	1,898,257	11.04%
2017	1,129	32	3	47	47	11.42%	18,851,510	2,158,377	11.45%
2018	1,143	32	3	62	41	12.07%	19,936,236	2,041,523	10.24%

Source: Norma Snow, MSAD 72

Recreation

As Denmark is well known for its rural nature and natural landscapes, recreation in town is an important service. Denmark's Recreation Department is dedicated to providing members of the community the opportunity to participate in activities that will enhance their well being through recreation. Through volunteers and staff, the Recreation Department provide quality programs to the citizens of Denmark. In 2018 Denmark Recreation offered youth sports programming in soccer, basketball and baseball, and held a community Jog that generated a good turnout.

The Department is currently exploring new ways to add adult recreational activities, as well as ways to work with the Recreation Department to strengthen programming for all participants between the two communities. Volunteers, coaches, fundraisers and field maintenance are always needed and appreciated to maintain this programming.



Bicentennial Park

Brownfield

One of the town's facilities that is open to the public is Bicentennial Park. The town owns Denmark Bicentennial Park on Main Street at the southern tip of Moose Pond. The park was built and donated by the Denmark Lions Club in 2007 and has a sheltered seating pavilion with picnic tables and a playground. Projected upgrades for the park include a new roof for the pavilion in 2025 and a bathroom facility. The structure has a projected lifespan of 25 to 40 years.

The park was a joint venture between the town and the Denmark Lions Club. Numerous other organizations and volunteers worked to procure the waterfront property. Future bathroom facilities are planned at the park and may be a joint venture between the town and local non-profits.

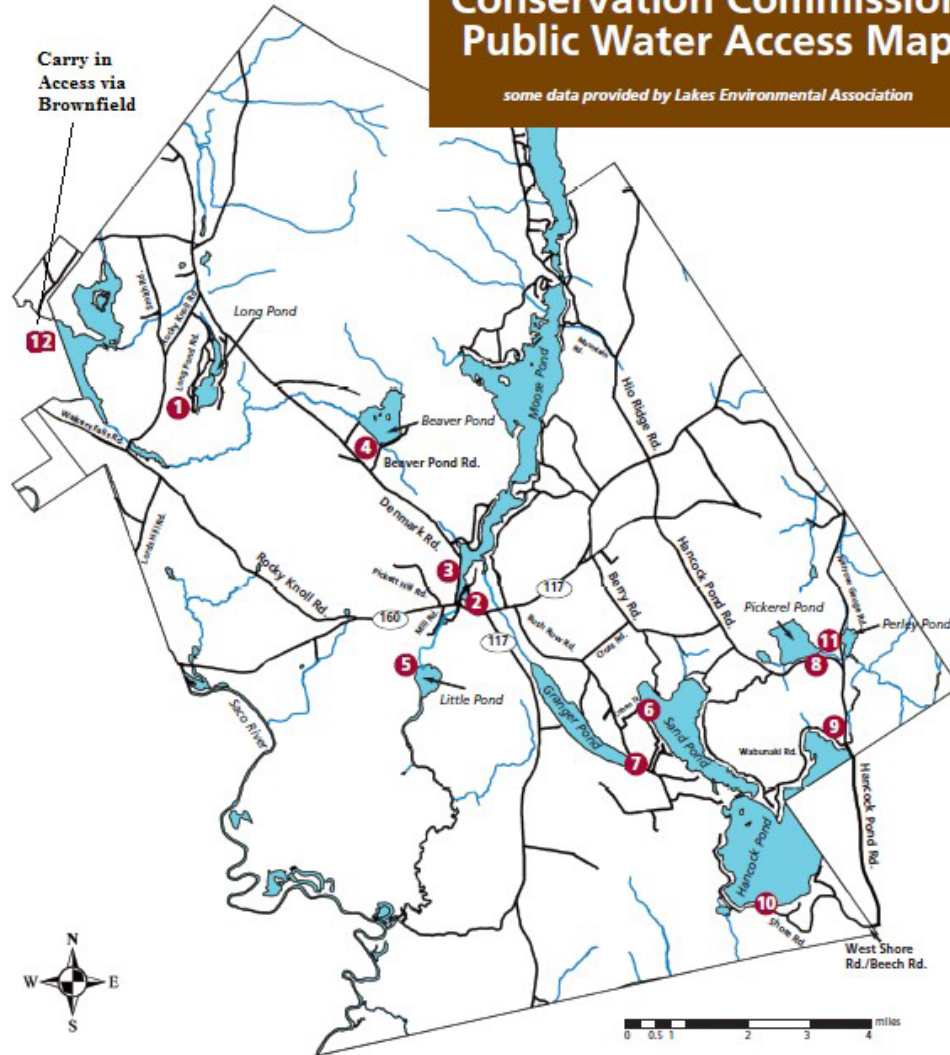
Other facilities overseen by the Recreation Department and open to the public include the Municipal Building Athletic Complex, which offers a baseball field, and tennis and basketball courts; Beaver Pond Islands, which are three islands open for seasonal camping; Granger Pond boat launch; Hancock Pond boat launch; Moose Pond boat launch; and Sand Pond carry in boat access, which is listed as point 2 on the Denmark Conservation Commission's Public Water Access Map (on Page 69 below).

It is possible that the town would like to add new docks and other resources such as picnic tables to the Town Beach. However, such work requires a permit from the Department of Environmental Protection (DEP). It will be important for the town to work with DEP on improving the Town Beach.

The Denmark Conservation Commission encourages the use of Denmark's many outdoor facilities. For convenience, the Commission has provided a Public Water Access Map, below:

The Denmark Conservation Commission Public Water Access Map

some data provided by Lakes Environmental Association



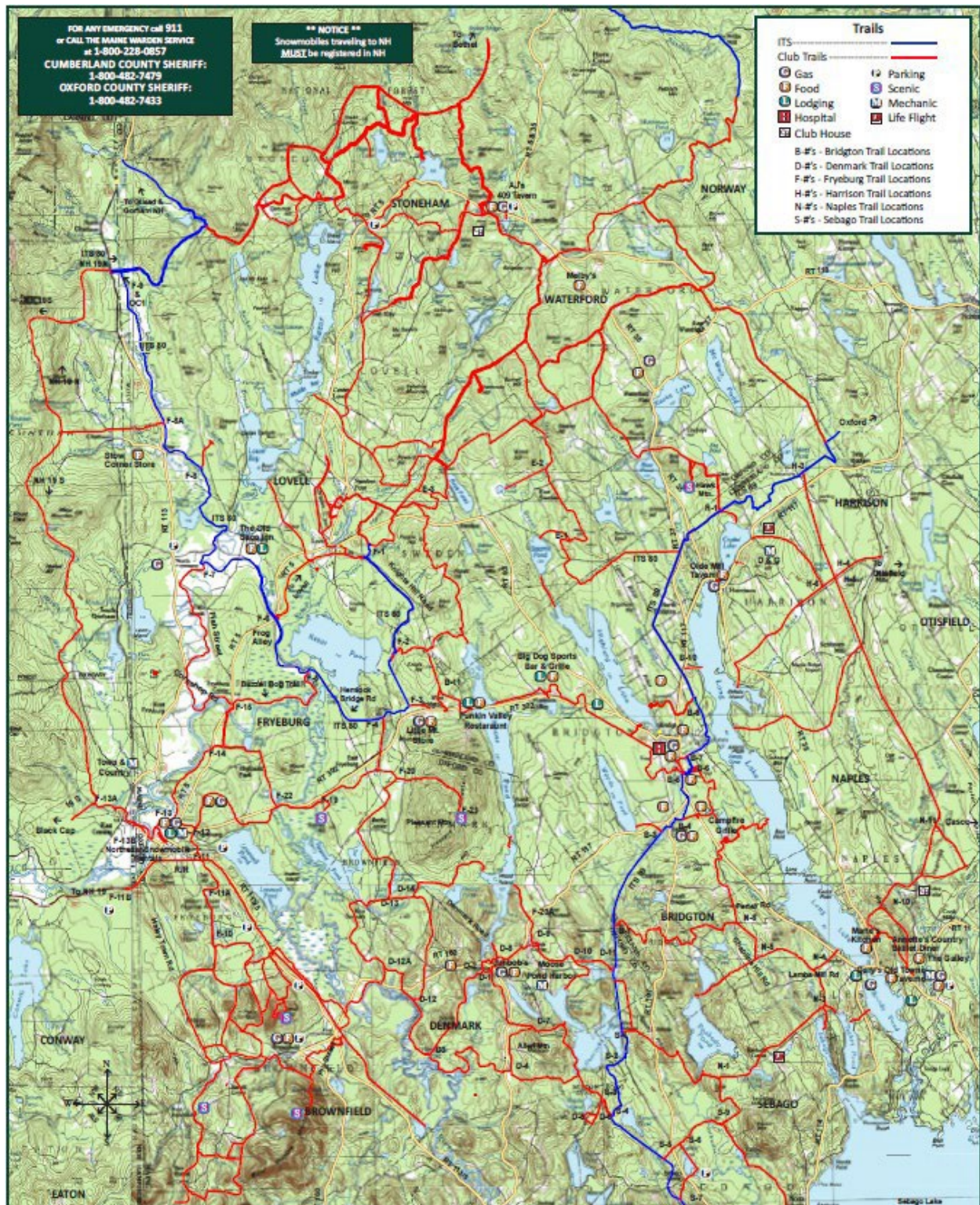
Only use trailers on sites 3 and 9, all other sites suitable for hand carry only (canoe/kayak). All of the sites have limited parking. If the parking area is full be prepared to use another launch site. Please respect the rights of adjoining property owners and leave the sites cleaner than when you found them.

- 1. LONG POND**
From Rocky Knoll Rd, follow Long Pond Rd. S, 1 mile, look for water access sign.
- 2. MOOSE POND**
Denmark Bicentennial Park
Rte. 160 in center of town across from the Denmark Arts Center.
- 3. MOOSE POND**
On Denmark Rd., just N of town beach.
Suitable for trailer launch.
- 4. BEAVER POND**
From Denmark Rd. turn on to Beaver Pond Rd., follow to end.

- 5. LITTLE POND**
From Rte. 160 turn onto Mill Rd. (not Little Pond Road) across from Pickett Hill Road, .7 mile. Look for water access sign.
- 6. SAND POND**
From Rte. 160 take Bush Row Rd. S, after the Cross Road take Cohen Drive to the left, look for water access sign. Do not use during spring or muddy conditions. Be respectful of nearby property owners.
- 7. GRANGER POND**
From Rte. 160 take Bushrow Rd. S, pass Cross Rd. on left, look for water access sign on right. Steep drive, 4x4 access only. Others park on Bush Row Rd., carry down.
- 8. PICKEREL POND**
From Rte. 117 at blinking light turn onto Hancock Pond Rd. Launch from point by crooked white birch on Hancock Pond Rd., not from private beaches. Look for water access sign.

- 9. HANCOCK POND**
From Rte. 117 at blinking light turn onto Hancock Pond Rd. Follow S. to Wabunaki Rd. Suitable for trailer launch. Caution: Shallow water. Not suitable for large outboards or inboards.
- 10. HANCOCK POND**
From Rte. 117 at blinking light turn onto Hancock Pond Rd. Follow S. to West Shore Rd. Turn R onto Shore Rd, R onto Birch Rd., stay straight, look for water access sign.
- 11. PERLEY POND**
From Rte. 117 at blinking light turn onto Hancock Pond Rd. follow S. turn right onto Perley Mills Station Rd. Turn left onto Narrow Gauge Rd., look for water access sign on right.

Denmark is also home to snowmobile and motorized vehicle trails, outlined in the regional map,below:



State of Maine Owned Properties in Denmark

The State of Maine owns several properties in town, with the following acreages and locations:

Property and Location	Size (Acres)
Shore of Hancock Pond	640.9
White Road	3.35
Major Gregory Sanborn Wildlife Management Area	168
Island on Hancock Pond	.58
Island on Hancock Pond	.17
Shoreline on Mountain Road across from Pleasant Valley Road	3.8

Source: Town of Denmark

Denmark-Owned Property

Denmark-Owned Property List

Location	Map	Lot
Beaver Pond	015	035
Beaver Pond	015	036
Beaver Pond	015	037
Bull Ring Road	030	005
Bull Ring Road	009	002A
Bush Row Road	027	019
Cohen Drive	028	017
Denmark Road	031	027
Denmark Road	037	007
Denmark Road	031	087
Denmark Road	031	082
East Main Street	030	031
East Main Street	030	012C
East Main Street	030	032
East Main Street	030	028A
East Main Street	030	028
Gregg Drive	027	016
Hancock Pond Road	013	019
Hancock Pond Road	013	020
Hio Ridge Road	016	008
Little Pond Road	031	139
Long Pond Drive	037	055A
Long Pond Drive	037	055
Lord's Hill	014	041
Narrow Gauge Road	006	013
Shore Road	023	002E
Wabunaki Road	025	003
West Main Street	031	088
West Main Street	031	020
West Main Street	031	092
West Main Street/Island Drive	031	089

Source: Town of Denmark

Largest Taxpayers and Landowners in Denmark

By valuation for 2019-2020, the town's ten largest taxpayers are:

Property Owner	Land Valuation	Buildings Valuation	Total
Central Maine Power	52,380	1,684,800	1,737,180
Wyonegonic Camps Inc	732,220	958,000	1,660,220
Walden Camps, Inc	435,840	694,000	1,129,840
Komer, Richard D.	152,770	363,200	515,970
Ritter, James B.	172,810	336,700	509,510
Moose Pond Condominium	159,920	321,800	481,720
Camp Gowdy LLC	188,750	261,400	450,150
Carlson, F. Roy & William	189,120	259,000	448,120
Rodgers, Ronald Eugene	147,460	281,900	429,360
Netter, Edith M.	131,080	283,400	414,480
	2,362,350	5,444,200	7,806,550

Source: Town of Denmark. Figures are in dollars.

The ten largest landowners by acreage for 2019-2020 are:

Property Owner	Total Acreage Owned
Loon Echo Land Trust Inc.	1877.87
North Country Land, Inc.	1528.00
Pulsifer Land Company LLC	1361.00
WW Warren & Family LLC	1106.00
The Joint Revocable Trust of Howard Burt	1056.41
Town of Denmark	929.50
State Of Maine	868.79
Nestle Waters North America, Inc.	660.54
Western Shore, LLC	482.76
The Nature Conservancy	420.50

Denmark's Non-Profit Organizations

4-H

The first club was organized in 1922. Through to the present day there have been 4-H groups in Denmark. Most notably and longest-running is the Happy Hustlers. The Oxford County CaprineMilkers 4-H Club raise and show dairy goats.

Denmark Arts Center

"Had a good time discussing the question of the hall, and we could almost see a stately hall in our mind's eye, looming upgrandly, with the three golden links decorating its end fronting the street" (Minutes: Lodge #50 IOOF, May 15, 1883).

The Odd Fellows Hall was built in the Italianate Victorian Style in the lower village of Denmark, Maine, under the hill, in 1884 for \$1,360.32. It became an important social center for the citizens of Denmark and surrounding towns for over a hundred years.

Land for the stables was purchased from J.N. Smith for \$10.50 in 1885, and the stables were built in 1894 at a cost of \$380.53. In 1905 the lodge was reminded that the contract for this land stated that J.N. Smith should have all manure made at the stable. The lodge bought another strip of land from Mr. Smith in 1895 for \$120. The lower hall was sheathed in 1903 for \$109.26, and in 1908 an addition was built. Fifteen gas lights were installed in 1911 for \$237.50, and in 1913 land on the East side of the hall was purchased from Mrs. Richardson for \$75. Electricity was added in 1918 and a movie booth was built in 1921. A new floor was laid in the dance hall in 1950 for \$937.66 and a tonic cooler was purchased. Through these years the hall was rented to pay for the improvements; and plays, movies, and dances were always well attended.

When Raymond Hale, the last member of Lodge 350, passed away the town purchased the Odd Fellows Hall.

Town meetings were held there through 1986 when the town moved its offices to the converted viDage school.

At the town meeting in 1991 it was decided to sell rather than demolish the hall. Henry Banks, the successful bidder, with the help of Alex Stevens and others, worked to restore the use of the building as an arts center.

In August 1994 Henry signed over the deed of the Odd Fellows Hall to the Denmark Arts Center, a non-profit organization.

From that time until present, the old building, now the Denmark Arts Center, has again served as a community focal point, providing cultural activities for the people of Denmark and surrounding towns.

Telephone: 207-452-2412 Email: info@denmarkarts.org

Website: <http://www.denmarkarts.org/>

Facebook: <https://www.facebook.com/denmarkartscenter/>

Address: 50 West Main Street

Denmark Congregational Church

The Congregational Church formed in 1829 by eleven inspired citizens who met at the Davis home on Bush Row Road. In 1834 the house of worship was erected at its present-day East Main Street location. The chapel was remodeled in 1878-1879 adding the vestibule, chancel and belfry. At this time there were 33 active members. In the same time period women became voting members, a rare occurrence to have women helping to direct the path of the fellowship.

The Congregational Church has always been active holding lectures, conferences, Sunday School, Bible Classes, concerts, and prayer meetings.

The first paid minister was Rev. Charles F. Sargent. Under his stewardship membership increased, a parsonage was purchased and paid for, a bell was purchased, and published The Parish Record.

For many years Denmark shared its pastors with other local towns. Today we now the church has its own minister.

In 1971 the church building was raised to construct a basement meeting room, kitchen and bathroom facilities in June and completed the end of autumn. At this time the Church sold the Community House to Donald and Marion Monson to pay construction costs.

Denmark Congregational Church is active in the community today and welcomes all community members to worship in its parish.

Location Address:

70 East Main Street Denmark, ME 04022

Mailing Address:

PO BOX 816 Denmark, ME 04022

Telephone: 207-452-2600

Website: http://denmarkcongregationalchurch.org/Denmark_Congo/Welcome.html

Facebook: <https://www.facebook.com/groups/261033004090734/>

Church Guild

The Church Guild is made up of parishioners of Denmark Congregational Church and the community. The date the Guild was formed is unknown, as records were not kept. The earliest reference is in 1880 when the group supplied \$100 to help paint the interior and exterior of the Congregational Church and sew new cushions for the pews.

The name of the group has varied over the years from the Ladies Circle, Ladies Guild, Women's Fellowship, and Church Guild. It supports the church and its charities through fundraising events, bazaars, carnivals, plays, suppers and bake sales. In recent years members have supplied food at funeral gatherings and for the ill of the community.

Denmark Historical Society

Denmark Historical Society first met at Denmark Public Library Wednesday, November 8, 1989 for the purpose to collect, preserve, and make available historical and genealogical material relating to Denmark through exhibits, educational programs and publications.

The present members of the board of directors appreciate the vision of the charter members to preserve Denmark's past.

Since the first meeting the historical society has called Denmark Public Library it's home. Artifacts are stored in a section of the basement and the society uses the library's meeting room for events and its displays.

The Mission of the Denmark Historical Society is to collect, preserve and make available through exhibits, educational programs and publications, historical and genealogical material relating principally to the Town of Denmark and its citizens so that people, now and in the future, will have resources to study their heritage.

In 2017 the library agreed to display the Society's book collection in the reference section of the library's book stacks. With this agreement patrons are better able to research Maine and New England history and genealogy during library hours. Soon the historical society's book holdings will be searchable with Maine State Library's online catalog.

The historical society has begun the ambitious program to professionally digitize much of its collection.

When complete their collection of images, albums, scrapbooks, ledgers and documents will be searchable from Maine State Library's online catalog. Many of the items will be able to be viewed from computers around the world!

The Historical Society has created a collections fund to preserve and protect their holdings, an acquisition fund to purchase artifacts pertaining to Denmark's past, and a digitization fund to continue the process of scanning and making items available on the internet.

Along with their bylaws they have a collections policy which defines their collections plan and procedures.

The Historical Society is supported by the town with \$1,000.00 each year beginning in 2019. The Lion's Club has financially supported the Society's activities. The Birch Cove Fund has funded the digitization and protection of the Society's collection. Nestle Waters North America have gifted the Society with filing cabinets and a safe to protect the collection, along with financial support. The Highland Street Foundation gifted the Society with funds to purchase computers, printer, scanner, projector and screen and television and sound system. With this gift we have partnered with the Library and Arts Center with more programming for the community.

The Historical Society maintains a presence on the internet with a website and Facebook page Denmark, Maine Memories to talk about all things Denmark!

Email: denmarkhistoricalsociety@gmail.com

Website: <https://denmarkhistoricalsociety.com/>

Facebook: <https://www.facebook.com/groups/DenmarkMemories/>

Denmark Public Ubrary

Denmark Public Library opened its doors to the community in 1987, after a year of construction under supervision from Henry and Kathy Banks. The library is unique in that it was built by volunteer contractors, electricians and plumbers. With the assistance of the library's board of directors and Lion's Club members, funds were raised, and grants written to purchase building materials.

The library sees its role in the community as a resource in several dimensions to access items within the library itself and in the state library system for print and digital materials, as a space for use for meetings, programs and children's activities, and the library does its own programming with story hour, summer activities, book club and other special programs.

The internet is a crucial resource in learning for both young people and adults. Many have used it for job search and the computers for resume writing. The community has access to an extensive offering of courses, employment resources, and access to E-Books and audio books. The library is funded by donations and gifts from within the community and grants. The Town of Denmark raises \$5,000.00 annually at townmeeting in support of the library.

Below are services provided since 2005, according to the library:

Year	Patrons Served	Items Circulated
2005	2,543	2,458
2006	2,508	2,603
2016	2,055	1,960
2017	1,772	23,769

The library updated its computers and circulation software from 2016 to 2018 and is now able to track both print and digital transactions, which explains the high rate of circulation of items in 2017. This was made possible through the development of the eBook software that is used by the Maine State Library.

In 2017, the library improved its offering of nature books, enhanced its early childhood materials and become a resource for homeschooled children. And in 2018-2019 the library added an adult book group, a morning coffee cafe, and speakers on a variety of topics including gardening and wildlife, book and a movie activity. And in 2019 the library became a hub for health insurance information and help.

Denmark Public Library has held a unique relationship with the Denmark Historical Society since its inception in 1989. The library houses its archive. The historical society's collection of local and New England history⁷ and genealogical resources is offered for use to the public (as hard copy only) in the library's reference section. In turn the historical society supports the library's functions and resources.

Telephone: 207-452-2200

Email: denmarklib@denmark.lib.me.us

Website: <https://denmarklibrary3.wixsite.com/denmarklibrary>

Facebook: <https://www.facebook.com/Denmark-Public-Library-170393358669/>

Address: 121 East Main Street

Denmark Lions Club

The Denmark Dons Club organized on May 4th, 1967, with 19 Charter Members. The club was organized to serve Denmark and the Lions International mandate of sight conservation, eye health, and providing eye exams and glasses to those in need.

In 1968-the Denmark Dons Club set a standard that they have lived by since that day.

If it is good for Denmark — Get it done! The Club continues to serve to that standard.

The club has organized itself to conduct several fund-raising activities each year that support their donations to Denmark needs, improvements, and to its non-profit Organizations.

Some of the projects the Denmark Dons Club has initiated and/or supported with both money and muscle during the past fifty-one years includes:

Annual Children's Ice Fishing Derby and village roads clean-up, Annual Scholarship Program for Denmark's High School Seniors, Bi-annual Red Cross Blood Drives and establish a Visiting Nurse Program, Donation of flags for the Town, Holiday support and food for Denmark's disadvantaged, Conversion of the Denmark School to the Denmark Municipal Building, the Odd-Fellows Hall to Denmark Art Center and Conversion of the old Moose Pond Marina to the Denmark Bicentennial Park, New roof and painting the Denmark Congregational Church, Construction and maintenance of the Denmark tennis and basketball courts and ballfields at the Municipal Building and the Denmark-Brownfield Elementary School, Raising funds and participation in the construction of the Denmark Public Library, Support the Boy and Girl Scout Programs and Boys and Girls Dttle League Teams

Each of these projects was made possible by dedicated Denmark men and women, some were Denmark Lions and some not, but all worked together to complete their projects.

Denmark Lions Club general meetings are held at the Municipal building on the first Tuesday of each month. Dons Club Socials, once called *Lady's Night* until women became members of the Denmark Lions Club in 2002, Lions Club Socials are held on the third Tuesday of each month. All are welcome.

Centennial Hall

Centennial Hall was built in 1876. Like many other public buildings built that year throughout New England, it was named in honor of the nation's centennial.

The upstairs hall was used as a meeting place for the Knights of the Maccabees, a fraternal organization active in Denmark in the late 1800s and early 1900s. The door to the upstairs still has a sliding "speakeasy panel", to be certain only those who knew the password were allowed in.

An 1880 map of Denmark village labels the building as "Potter & Ordway's Clothing Factory". So apparently the downstairs was used for making clothing. And, in fact, the 1880 Denmark census shows some 20 women as being employed in the manufacture of clothing.

In the 1920s a portion of the downstairs became the Post Office.

During the 1930s the upstairs was used as a casket factory. Evidence of a large opening used to lower the completed caskets to the ground floor can still be seen in the first-floor ceiling.

In 1982 the Post Office was moved to another location in town. The building was used somewhat for storage, but with no tenant, it was essentially abandoned.

In 2012 the property was purchased by a Denmark resident. An extensive restoration was started, including a new foundation and a two-story addition with a bathroom for each floor.

The ground floor is a museum of artifacts relating to Denmark's past, with an emphasis on the water-powered mills, which were an important part of Denmark's economy in the 19th and early 20th centuries.

The upstairs hall, including a small stage, is available for public or private events.

Denmark Rod & Gun Club

Denmark Rod and Gun Club was established in September 2012, with the mission to promote and foster good sportsmanship with the sportsmen of today and to educate the sportsmen of tomorrow. This is accomplished through courses in the safe handling of firearms, and hunting and fishing best practices; and to influence the proper protection, propagation and distribution of fish and game, in order to conserve and preserve our natural resources.

The club has offers hunter safety courses, crossbow safety courses, shoot matches, and ice fishing derbies.

Facebook: <https://www.facebook.com/denmarkrodgun/> Website:
<http://www.denmarkrodandgunclub.org/>

Land Use In Denmark, Maine

Denmark's Land Use in its present state is primarily rural and forested. Land use in town has a significant impact on the community's well-being, and sets the town up for a future that is both sustainable and desirable by the residents in town. Land uses can affect safety, accessibility to essential services and infrastructure, housing costs, and continue to make Denmark a pleasant and rural place to live and do business.

The Perley Mills Community Forest, Perley Mills Lot, Railroad Lot and Ingalls lot are collectively known as the "Denmark Perley Mills Community Forest" (DPMCF), per the town's Community Forest Ordinance (adopted at Town Meeting June 5, 2015). The Community Forest Ordinance, creates a Community Forest Commission, which is responsible for managing the DPMCF and ensuring that it is used, preserved and managed in a way that reflects applicable deeded covenants and restrictions.

According to Beginning with Habitat data, Denmark is 85% undeveloped (see Figure 5 of the Natural Resources Chapter). Most of this development is residential housing, with the exception of Denmark village, which is zoned to support small and locally owned business in town, and the several farms located in Denmark

Zoning

Denmark enacted zoning in 1974, and has since amended its zoning ordinance as recently as 2019. The town is currently re-writing the ordinance to add language that would support small and home based businesses, preserve rural character, and encourage year round residency.

After seeking legal advice and gathering information from hydrologists the Town placed a Moratorium to give us adequate time to develop a "Large Scale Pumping Ordinance". After consultation with the current planning board, at the time, they felt they did not have the time to develop such an ordinance. With the assistance of a hydrogeologist firm and legal services the Board of Selectman hence set forth to develop the ordinance, which in fact does contain measures to protect the aquifer in respect to pumping. The zoning ordinance has been updated to give additional protection to Aquifers, waterfront, etc. thru land use. Large Scale Pumping was allowed because there is a legal document, ordinance, that was developed to deal with large scale pumping from its aquifers that was overwhelmingly passed by the voters at a legally called Town Meeting.

The town's Zoning Ordinance has five zoning districts: a Village District, a Rural District, an Aquifer Protection District, a Resource Protection District and a Shoreland District. The Village District stretches 3,200 feet northeast from the intersection of Route 117 and 160, and 2,400 feet west from Moose Pond Brook. The district goes about as far north as Holiday Shores Drive and hugs the shore of Moose Pond south of Holiday Shores Drive until Moose Pond Shores Road ends on the southeastern corner of the Pond. The district also runs south of the east-west sections of Route 160 and 117. The Village District is in place to provide opportunity for compact development in a village setting but protect existing residences in the more densely developed parts of town from adverse impacts of commercial development.

The Aquifer Protection District is more scattered around several water bodies and wetlands in town. Other than encompassing Denmark's wetlands, it also extends several thousand feet east of the Saco

River and touches Beaver Pond and Long Pond. The purpose of the Aquifer Protection District is to protect ground water resources which are most vulnerable to contamination from certain adverse land use activities. This includes allowing decreased densities and restrictions on land uses which can be expected to pose increased risks to ground water quality. Protecting these resources will preserve Denmark's water supply and resources in the long term.

The Rural district encompasses all of the land in town that is not in the Village District. The Rural District is intended to allow a maximum diversity of uses, while ensuring the public health, safety, environmental quality and well being of the town. Its requirements control waste discharge, noise, glare, fumes, smoke, dust, odors or other traffic effects of development such that nuisances or unsafe conditions are not created by said development.

In the 2019 update of the town's Zoning Ordinance, Denmark's Shoreland District was separated from the other three districts such that Shoreland Zoning in town can be done separately from these districts.

Residential Growth

Denmark has experienced residential housing growth in the last twenty years. Much of this growth has occurred around Moose, Hancock and Walden Ponds and has consisted of single family residences. From 1999 to 2018, Denmark issued 241 single family home building permits.

Year	Single Family Home Building Permits Issued	Total Permit Issued
1999	3	37
2000	12	60
2001	16	77
2002	31	92
2003	26	107
2004	23	98
2005	11	109
2006	4	21
2007	21	43
2008	10	77
2009	4	40
2010	4	60

Year	Single Family Home Building Permits Issued	Total Permits Issued
2011	6	97
2012	11	59
2013	11	61
2014	10	44
2015	13	69
2016	5	44
2017	8	54
2018	12	60
Totals	241	1,309

Source: Denmark Code Enforcement Officer and Select Board (RS)

Between 1997 and 2018, the town issued 887 Plumbing Permits, broken down by type in the table below:

Year	External Permits	Internal Permits	Total Permits Issued
1997	16	7	26
1998	18	11	29
1999	31	27	58
2000	23	29	52
2001	18	20	38
2002	32	36	68
2003	36	45	81
2004	38	39	77
2005	26	26	52
2006	7	5	12

Year	External Permits	Internal Permits	Total Permits Issued
2007	33	30	63
2008	13	14	27
2009	6	11	17
2010	17	9	26
2011	16	18	34
2012	23	13	36
2013	14	18	32
2014	20	9	29
2015	16	18	34
2016	12	9	21
2017	19	19	38
2018	20	17	37
Totals	454	430	887

Source: Denmark Select Board (RS)

This growth is controlled by Denmark's Shoreland Zoning Ordinance, which, in many cases, provide for more stringent requirements for development than the state's minimum shoreland zoning guidelines. According to the results of the town's 2017 Comprehensive Plan Survey, the town's residents are happy with these results.

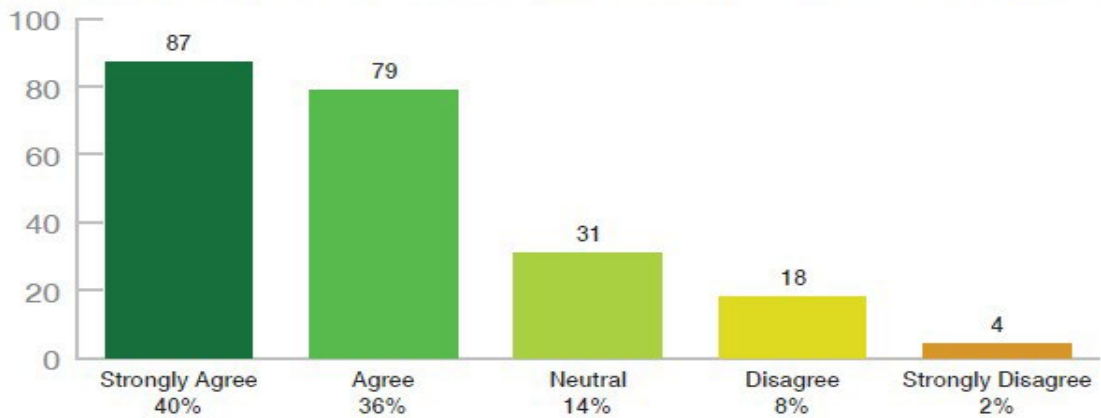
Farming, Working Lands and Open Space

Farming has greatly diminished in recent years in Denmark. Much of the town's open space is subject to state law, which states that if a property owner wants to include their property for tree growth protection, at least a limited access must be granted for public use.

Denmark residents overwhelmingly supported protection of open space and natural areas which may be lost to development. In the town's 2017 survey, 76% of (166) survey respondents either strongly agreed or agreed that these areas may be lost to development, creating concern for Denmark's rural character. The results are copied below:

Impacts of Growth

Important open space and natural areas may be lost to development.



Answered: 219 Skipped: 6

Answer Choices	Responses	
Strongly Agree	40%	87
Agree	36%	79
Neutral	14%	31
Disagree	8%	18
Strongly Disagree	2%	4
Total Responses	100%	219

Furthermore, residents have identified a need for impact fees on new development to pay for public infrastructure, with 145 residents (70% of 2017 survey respondents) agreeing or strongly agreeing for such a system. While this may be viewed as spurring rapid growth, Denmark's survey showed that most residents in town (60% of survey respondents), disagreed with the statement "The Town should promote continued growth through the encouragement of subdivisions and clustered housing". This view is coupled with a need for retirement housing, so options should be explored to allow Denmark residents to retire in Denmark, such as accessory dwelling units or mixed use buildings that allow for small businesses to operate in conjunction with housing.

Denmark also is in a unique position to promote itself as a recreational hub and outdoor destination. Many residents agree that the town should work more actively to encourage small, home-based businesses and occupations, while limiting commercial growth. This could be done by developing a more comprehensive system of trails, and creating zoning that limits commercial and retail uses. In the Denmark Zoning Ordinance, principal and accessory structures are required to be set back 100 horizontal feet from the normal high-water line of a great pond.

This update has made many commercial uses prohibited in the Resource Protection, Shoreland, Village and Rural Zones while allowing the Denmark Planning Board to use its judgement for conditional use permits for select commercial uses. To maintain Denmark's rural character, the town could adopt design standards that require development to match existing land use and design.

By supporting agricultural, home based, and recreational businesses in its land use, Denmark will remain a viable and attractive place to live, while promoting for the health and safety of its residents.

Future Land Use Plan

The Future Land Use Plan (FLUP) from the 1999 Comprehensive Plan has been copied, below to inform and inspire creation of a Future Land Use Map and updated FLUP that will suit the needs of the town. The FLUP from the 1999 Comprehensive Plan below should serve as a reference, but may be considered when creating a Future Land Use map and FLUP.

Future Land Use Plan

GOALS AND POLICIES FOR THE FUTURE OF DENMARK

STATE GOAL: ORDERLY GROWTH AND DEVELOPMENT WHILE PROTECTING RURAL

CHARACTER AND PREVENTING SPRAWL

STATE GUIDELINES: DESIGNATE "GROWTH" AND "RURAL" AREAS

CREATE GREENBELTS, PUBLIC PARKS, CONSERVATION EASEMENTS

SUMMARY AND ANALYSIS OF ISSUES:

While at first blush the issues of orderly growth and prevention of sprawl may not seem appropriate topics for small rural towns such as Denmark, they may actually be of more importance here than in larger urban municipalities. It is after all the pattern of development which defines and place and creates its "character." Of nine choices, the town's "rural character" was the item most appreciated about Denmark by respondents to the 1991 survey. The overwhelming majority of respondents indicated they live in Denmark because of the attractiveness of the area.

The visual patterns of the landscape are usually the most important feature which defines the character of an area. An area need not have a number of farms or sawmills to appear rural. It may not necessarily be the lack of development which cause a place to appear rural or "attractive." In many cases it is the perception of lack of development. If housing developments are not in view from the street, or if lakeside cottages are screened from the pond, a landscape will retain its rural character.

Orderly development deals not only with the location of new construction in terms of its relationship with other development or scenic views, but also with its proximity to public facilities and services. An increase in the number of residences on poorly constructed and unsurfaced roads will lead to a demand for costly improvements. Development activity far from existing facilities may increase the need for additional school buses or a fire department substation. The construction of new roads for lots with wide frontages leads to increases in cost for plowing and repaving.

Promoting orderly development and preventing sprawl are also dependent on the choices the town makes regarding its natural resources. If a community values wetlands or wildlife habitat, provision can be made to harmonize the development of the town with these natural features. In areas such as Denmark which have an economic dependence on second homes and tourism. New development

can be guided to protect water quality and the scenic beauty of the town which attracts summer residents and visitors.

A future land use plan is an attempt by the town to articulate the direction in which it would like to develop. The issues may include the separation of various land uses from one another, the encouragement or discouragement of residential development in parts of a town, the support for an economic base, or the avoidance of conflict between traditional rural land uses such as forestry and agriculture and residential or commercial uses which may not be compatible neighbors.

The vast majority of Denmark is covered by forest and is actively managed for forest resources. Housing is concentrated around lakes and ponds on relatively small lots. A scattered network of roads crisscrosses the town.

In 1960, there were 278 housing units in Denmark. The 1990 Census counted 945, and increase of 667 or a 240% increase. Between 1960 and 1981, 37 subdivision developments had been approved by the town, containing a total of 1,012 lots. Eight additional subdivisions have been approved adding 48 lots. The majority of the early subdivisions were around the town's ponds. Later subdivisions have been scattered. Lots within subdivisions make up two thirds of the lots in town.

Denmark enacted a zoning ordinance in 1974. This ordinance put in place a 40,000 square foot minimum lot size requirement for new lots and established three zoning districts: Resource Protection, Shoreland and General Purpose. In 1998, a fourth zoning district was created to protect the town's high yield sand and gravel aquifers.

The resource protection and shoreland districts were changed in March, 1991. The 100-year floodplain and within 250 feet of wetlands are in the resource protection district. The shoreland district covers the area within 250 feet of great ponds and 75 feet of streams.

1565 parcels examined in the assessors' records totaled 27,680 acres. Eight hundred and twenty-four or 53% had a residential use reported, accounting for 5945 acres or 21% of the land area of the town. Counting only the first five acres of a lot results in 1,498 acres, or 5.5% of the town, and counting only the first two acres results in 920 acres or only 3.3%. Of this latter amount 322 acres were in 411 lots with shore frontage. Half of the residential lots have shore frontage.

Five lots are larger than 1,000 acres, 30 lots between 100 and 500 acres. Nearly half the town's land area is in 36 parcels. Decisions by the owners of these large lots will have major impacts on the future land use patterns in the town. Major forest products companies in New England have been divesting their real estate holdings. As large parcels are divided, access for hunting, fishing and hiking may be restricted.

Distribution of Lot Sizes in Denmark

	Number of Lots	Percent of All lots	Combine d Acreage	Percent of Total Acreage
Larger than 1,000 acres	5	0.30%	7,765	28%
500 - 1,000 acres	1	0.10%	641	2%
100 - 500 acres	30	2%	4,913	18%
50 - 100 acres	76	5%	5,675	21%
5 - 50 acres	369	24%	7,399	27%
Less than 5 acres	1,084	69%	1,287	5%

The 1,084 lots smaller than 5 acres in size account for only 5% of the town and are concentrated around the town's ponds and in Denmark Village. Of the 642 lots smaller than two acres in size, 383 are vacant. These make up half of the total of 741 vacant lots in town. Assuming conditions are adequate for sewage disposal there is a substantial supply of vacant "house lots" without new subdivisions being approved. At the average building rate of the 1980's, over 15 years could pass prior to needing additional house lots.

Other than shorefront development, Denmark Village is the only area of concentrated settlement. The village is the site of town office facilities, the post office, a convenience store/gas station, restaurant, oil and propane dealer, electric motor rewinding shop, printer, real estate offices and home businesses. Most of the businesses in town are located in or near the village, as well as a number of residences on relatively small lots.

Considering the village to be the area within a half mile radius of the town monument, roughly 140 lots comprise 580 acres, for an average lot size of about four acres. Included are two lots larger than 80 acres. If these lots are not included the average lot size in the village is less than three acres. Of the 140 lots, 81 are in residential use, the town owns ten and thirteen have a commercial use, leaving about thirty vacant lots in addition to the church, library and cemetery.

While there are no significant reports of drinking water quality problems in the village, there have been surface water problems from domestic sewage; high bacteria counts have occasionally let to closure of the town beach. If suitable sewage treatment practices can be established, there is ample vacant land within the village area to provide for additional growth.

A number of other businesses are spread about the town, mostly home occupation type operations. Two summer camps occupy large parcels of land with shore frontage.

The predominant land use in Denmark is forest. Over half the land area in the town has been registered in the Tree Growth tax program. With over 16,000 acres enrolled, the importance of commercial forestry activities in the town is obvious. The Sebago Lakes Region Labor Market Area, of which Denmark is a part, provided an average of 470 jobs in the lumber and wood products industry⁷ during 1990.

Agriculture is important perhaps more for its visual impact than its extent or economic value. The 1981 comprehensive plan noted three full time commercial farms and 52 farmsteads comprising 545 acres of cleared land. A 1982 U.S.D.A. study counted 504 acres of grassland or crop land in the portion of Denmark within the Saco River watershed. The Saco River watershed accounts for about 85% of the town. Agricultural land accounts for less than 2% of the land area of the town. Seven agricultural operations were identified in 1991 including a berry farm, Christmas tree nursery and an equestrian center.

The state Bureau of Parks and Recreation owns a 640-acre parcel which is part of a larger tract of land extending into Hiram and Sebago. Though there are no definite plans at this date, the Bureau's long-range plans are for development of this parcel into a state park. The parcel has approximately 500 feet of frontage on Hancock Pond. The Department of Inland Fisheries and Wildlife owns approximately 170 acres in West Denmark along the Saco River. This parcel is part of the Department's Brownfield Bog Wildlife Management Area. The state also owns several of the islands in Hancock and Moose Ponds.

The town's land holdings are fairly modest, comprising fifteen parcels of land totaling just over 20 acres. The town owns several lots within the village, including the town office, the public works department, fire station and a fire pond. The school district owns a fifteen-acre parcel on Route 160 adjacent to the Saco River. The town owns five parcels used for access to ponds.

The major land use changes in the past forty years have been the conversion of forest land or vacant land to residential uses. The number of housing units increased from 515 in 1970 to 945 in 1990. Active agricultural land has declined in Denmark as it has throughout the southern part of the state. There has been little change in the level of commercial activity, and none is foreseen in the future. Due to its size, seasonal population fluctuations, location between larger towns with a commercial base (Fryeburg and Bridgton) and proximity to regional commercial centers (North Conway and Windham), Denmark will likely see only small-scale commercial development, if any. Retail uses will likely be limited to neighborhood and convenience uses, and those directly related to tourism, or boating.

Denmark required for many years a minimum lot size of 40,000 square feet. Currently the minimum lot size is 80,000. This restriction does not seem to have been the guiding force in the decision making of landowners who want to divide their property. Of the subdivisions approved since 1980, the average lot size in all but one has been over two acres, and exceeded five acres in two.

Hydrogeologists have recommended that areas with individual water supplies and individual sewage disposal be developed at densities less than one unit per acre. Septic systems can be sources of microbial contamination and excess nitrates in ground water. Microbial contamination is prevented by separation of wells and septic systems to allow the death of pathogens. Nitrate contamination is prevented through the control of density, to allow adequate dilution.

Studies in Maine have made recommendations on residential density based on soil type to allow adequate dilution of nitrates. One method, based on overall soils types and simplified calculations, has suggested lot sizes range from as small as 15,000 square feet in sand and gravel soils to as large as four acres in thin soils or clay soils. Most of Denmark's developable soils are till, in which lot sizes of one to three acres have been suggested based on this simplified method.

Aside from the issue of nitrate dilution, much of the town is covered by soils which have severe constraints for development. Steep slopes and shallow depth to bedrock soils cover an extensive part of the Pleasant Mountain area and the areas in the southwest part of town around Allen Mountain and along Routes 117 and 160, Mountain Road and West Denmark Road.

The 1991 survey asked about respondents' perceptions and desires regarding future land use patterns in the town. When asked if the town's zoning ordinance should define areas in town in which different types of development may take place, 78% of all respondents answered affirmatively. A higher percentage of seasonal residents agreed than year-round residents. Seventy-one percent of the year-round residents answered "yes" compared to 86% of the seasonal residents. One fifth of the year-round respondents answered "no". A slim majority (52%) of the year-round residents indicated that areas should be set aside for only commercial and/or industrial facilities. Over two thirds of the seasonal residents thought so.

By less of a majority, respondents felt that there should be a differentiation of lot sizes within the town. Two-thirds of the year-round respondents indicated there should be areas of town where lot sizes should be larger or smaller than other areas of town. Just under one quarter responded negatively. When looking at the total responses, 72% favored differing lot sizes and 17% opposed.

The questionnaire went on to ask if perhaps the existing village should be the location of different density growth than the remainder of town. There was less agreement on this question. Only 51% of the year-round respondents felt so, while 39% disagreed. The question did not specify whether the difference in density would be higher or lower. There was more of a difference between year-round and seasonal residents on this question. Three quarters of the seasonal residents indicated that the village should grow at a different density.

The most solid agreement came on the question regarding relationship between lot sizes and the ability of the soil to accommodate wastewater. Eight of ten year-round respondents felt there should be a relationship between lot size and soils type. Only 12% disagreed. There was little difference of opinion between year-round and seasonal respondents on this question, with 86% of the seasonal respondents favoring a connection and 7% opposed.

The survey yielded some interesting responses regarding other issues involving future growth and land use change within the town. A majority of respondents, both year-round and seasonal, felt the town should discourage multi-family housing and mobile homes. Mobile home parks were liked significantly less well than mobile homes in individual lots. Year-round residents were more sympathetic to multi-family dwellings and mobile homes than seasonal residents.

New developments which preserve open space were favored by approximately two thirds of the respondents. However, by equal percentages cluster developments, which do just that, should be discouraged in the respondents' opinions.

When asked about the types of commercial development that should occur in Denmark, amusement and concessions were the least popular, followed by shopping centers, fast food and drive in restaurants and heavy industry. The respondents most strongly favored sit down restaurants, light industry and individual retail stores.

TOWN GOALS:

Maintain the rural, quiet nature of the town

Development located on lots which are of a size to provide for adequate water supply and waste disposal while avoiding development on sensitive areas and protecting surface and ground water quality.

Maintain the beautiful natural surroundings of the town.

RECOMMENDATION: The planning board should continue taking responsibility for reviewing the zoning ordinance from time to time, and recommend any changes or additions it considers appropriate and consistent with the provisions of the Comprehensive Plan.

Denmark's Future Land Use Plan

The intent of the Future Land Use Plan is to provide a framework for the future development of the town. The Future Land Use Plan recognizes the existing development patterns in the town, the town's heavy reliance on seasonal property on financing its public services and facilities, the importance of maintaining scenic beauty and a pastoral atmosphere to both the residents and visitors of the town, and the role Denmark plays in the regional economy.

Denmark's economy is based on tourism and employment in the western Maine region. As such, the maintenance of the characteristics of the town which attracts visitors, and residents alike, is a high priority. At the same time the Town recognizes there will be continued growth. The aim of the Future Land Use Plan is to have this future growth be compatible with the town's goals and policies.

The Future Land Use Plan suggests several changes from the existing land use regulations in Denmark. The main intent of the Village District is to protect existing residences in the more densely developed part of town from the adverse impacts frequently associated with various types of commercial development, while continuing to allow controlled commercial development elsewhere in town. This should both maintain residential property values in the village and provide opportunity for new businesses to provide jobs for Denmark's residents.

The Village District surrounds the existing village center of Denmark. The district is roughly a rectangular area approximately one mile long along Routes 160 and 117 and one half to two thirds mile wide. The Village district will extend between Pickett Hill on Route 160, where the speed limit currently decreases to 30 miles an hour to the Library on Route 117. It will extend as far north up the Lake Road to its intersection with Holiday Shores Road and as far south as the Town Garage and the oil/gas dealer on South Road (Route 117 south).

The Village district is one of more compact development than the rest of the town. Within the Village District lot size and residential density requirements will remain at one dwelling unit per acre. All residential uses will be permitted in the Village District. Small-scale retail, office and other commercial uses which can compatibly mix with residential uses will be permitted. The zoning ordinance will establish a maximum floor area requirement for new commercial construction and for commercial uses in order to protect village residents from the adverse impacts of larger commercial development and to preserve the character of the existing development in the village. The zoning ordinance should also contain basic architectural controls to require new commercial and multifamily structures to retain compatibility to the neighboring structures in order to avoid conflicts in appearance.

The General Purpose District, is now known as the Rural District, includes the remainder of the town not included in the Village District. All uses permitted in the Village District will be permitted in the Rural District, and the Rural District will permit a wider variety of commercial uses. The minimum lot size in the Rural increased to 80,000 square feet. In addition, the requirement that minimum lot size be based on a "net acreage" calculation, subtracting portions of a lot not suitable for development due to the presence of steep slopes, wetlands or other soil conditions, will be expanded from only applying to lots in subdivisions to apply to all new lots in the Rural District.

Many individuals in Denmark have recently been concerned about the potential for development on mountaintops and ridgelines within the town. Such construction has the potential for causing soil erosion and for resulting in undesirable visual impacts on the scenic character of the town. In order

to minimize the potential for both of these adverse impacts the Zoning Ordinance should contain restrictions on development activity on steep slopes.

The current prohibition on structures in the Shoreland Zone being located on sites with a 10% slope should be expanded to include the entire town and to include other development activity such as roads and other earth moving on areas larger than two acres. In addition, structures should be prohibited at elevations greater than 1,700 feet above sea level.

Denmark has significant natural features which will need to be protected in the future. These natural features are in all areas of Denmark and are different depending on where you are. Towards Bridgton area we are in the Sebago Lake watershed which affects future development for all the areas that surround Portland and the ever-growing expansion of the Portland Water District to the towns surrounding it.

To the west of Denmark, we are in the area where the Aquifer District is most notable and even an International Company like Nestle Waters North America has viewed it as important place to tap into (so to speak).

In the Village District we are in an area that the Maine Historical Society has described as an important cultural asset to the State of Maine due to the cluster of many intact old buildings that they view as a replica of the way life used to be and wish we would protect it.

Towards Hiram on Bull Ring Road the Saco corridor Commission and previously the Nature Conservancy views this area as ecologically significant and containing environmental features of extreme worth.

In the Perley Mills Community Forest we have an ecological system that affects even Portland's water system as well as providing Denmark's residents with access to trails and hunting and land for the town to use for different purposes.

Across from the town forest in the Hancock Pond area of Denmark there is a large parcel of land owned by the State Wildlife and Game Department that they find valuable for teaching children how to preserve Maine skills such as hunting and fishing and recognizing plants and animals native to Maine. As southern Maine becomes increasingly developed Denmark becomes a rare place for families to visit from the megalopolis which has become the Greater Portland area.

In west Denmark there is the Brownfield Bog that has special plants and animals.

here are properties in the Shoreland District which provides our tax base and the concerns of those taxpayers have about water levels and water quality which affect the value of their property and consequently how much tax money the town has available to them.

The Planning Board will need help from various experts in considering any permitting that comes before us. The Zoning Ordinance allows the Planning Board and Board of Appeals to seek expert help when request for permits. It seems the help we will need will be considering environmental impact and what is actually of value and needs to be protected in those areas where a project or disturbance due to human activity might impact the area under consideration for development.

Understanding Denmark's ecology will benefit the community as being recognized as one of the last hold outs of an undeveloped environmentally important area in the Southern Maine megalopolis.

POLICY 1: Protect areas with existing denser development in each district from incompatible commercial uses, i.e. Big Box stores and chain stores and restaurants.

Strategy 1: Protect Denmark from incompatible commercial use.

Responsible Party: Planning Board

Strategy 2: Establish more thorough review procedure and standards for commercial development in each district.

Responsible Party: Planning Board

Strategy 3: Continue existing zoning in each district.

Responsible Party: Planning Board

Strategy 4: Have local non-profit organizations and community groups with knowledge of Denmark's ecology provide workshops to educate landowners, Selectmen, Planning Board, Board of Appeals and other town committees about the special features in Denmark which need further protections. And to serve as consultants in developing ordinances and procedures to protect the flora and fauna of Denmark.

Responsible Party: Planning Board and Selectmen

POLICY 2: Provide adequate location for new commercial uses compatible with the community.

Strategy 1: #####

Responsible Party: Planning Board

Policy 3: Maintain lot sizes adequate to protect drinking water supplies

Strategy 1: Continue existing Aquifer Protection district

Responsible Party: Planning Board

Strategy 2: #####

Responsible Party: Planning Board

Strategy 3: Maintain 80,000 square foot minimum lot size in the Rural, Shoreland and Village Districts

Responsible Party: Planning Board

Strategy 4: *Require a "net acreage" calculation for all new lots in the Rural District, in which land which is not suitable for development because of slope, existence of wetlands, soil conditions or other reasons is not included in the determination of the lot area.*

Responsible Party: Planning Board

Policy 4: Protect Scenic Beauty

Strategy? 1: Maintain existing restrictions of development for slopes of 25% or more

Responsible Party: Planning Board

Strategy 2: Restrict development from elevations above 1,700 feet

Responsible Party: Planning Board

Policy 5: Establish more thorough review procedure and standards for commercial development in each district.

Strategy 1:

Responsible Party: Planning Board

History Goals & Objectives

Goals & Objectives

Goal 1: Continue educational efforts to preserve the town's historical resources

Objective 1: Work with State Historic Preservation Office and Maine Historic Commission to Educate Denmark Residents

- A. Host historic building techniques class at Fryeburg Academy through Central Maine Community College
- B. Encourage the inclusion of Denmark's history into the curriculum of the Brownfield-Denmark Elementary School

Objective 2: Identify State Historic Resources in Denmark

- A. Utilize Planning Board, Select Board and other relevant partners to identify
- B. Denmark's historic properties, or properties that should be included in the State or National Register (as of this document's publication Denmark has 0 sites on the National Historic Register).

Objective 3: Protect historical and cultural information of the town

- A. Digitize historical documents, images, stories and other culturally significant information in the Town Office Vault. Consider publishing on Town websites, pages and distributing to residents

Goal 2: Ensure formal recognition of town residents interested in Denmark's history and preservation

Objective 1: Explore creation of Historic Preservation Committee

- A. Utilize private donations and town funds to the degree that they are available to complete historic preservation projects

Population & Demographics Goals & Objectives

Goals & Objectives

Goal 1: Manage population growth to preserve rural character, taking into consideration needs of residents of all ages, backgrounds and incomes

Objective 1: Consider Zoning Ordinance revisions

- A. Develop policies to accommodate elderly residents in order that they may stay in their homes
- B. Develop Site Plan Review ordinance for larger commercial and residential properties, ensuring Americans with Disabilities Act guidelines and other rules are followed and implemented during the planning process

Objective 2: Explore measures to better incorporate seasonal residents

- A. Utilize Road Surface Management Software through MaineDOT to prioritize grading and upgrades to seasonal and heavily traveled roads in summer months

Objective 3: Create more town spaces for public events

- A. Consider establishment of town parking lot for larger town events and recreation opportunities

Objective 4: Investigate new technologies (i.e. internet delivery, e-car charging stations etc.) and improve present technology which supports the capability and accessibility of families living in rural areas to communicate with the wider world

Local Economy Goals & Objectives

Goals & Objectives

Goal 1: Support Denmark's local businesses, farms and home based businesses

Objective 1: Educate residents on small business programs

- A. Make information available to businesses and residents on availability of no charge business counseling through the Small Business Development Center and Service Core of Retired Executives. Explore local work spaces in town for local business owners and residents to meet and collaborate

Objective 2: Encourage year round tourism

- A. Promote cross country skiing, ice fishing, trail and equestrian facilities in Denmark
- B. Work with Greater Bridgton Lakes Region Chamber of Commerce to have Denmark and its businesses (especially tourism related businesses) involved and represented

Objective 3: Support home based businesses

- A. Incorporate "home based business" or related term (as deemed appropriate by the Planning Board) into Zoning Ordinance and Subdivision Regulations
- B. Explore food sovereignty ordinance to encourage home based business

Objective 4: Investigate new technologies (i.e. internet delivery, e-car charging stations etc.) and improve present technology which supports the capability and accessibility of small businesses and home businesses in rural areas to compete in the wider world

- A. Develop appropriate guidelines and ordinances which will safely regulate implementation of said technology

Goal 2: Maintain a local economy where Denmark residents of all ages, experiences and education levels can find suitable employment in and close to Denmark

Objective 1: Work with educational institutions to establish courses in fields that Denmark residents are interested in, and can find suitable employment in

- A. Organize classes through Central Maine Community College through their partnership with Fryeburg Academy
- B. Explore connections to transit services in the Lakes Region, so residents can access the Greater Portland and Fryeburg areas. This includes establishing a park and ride location in town (or proximal to it) and a local commuter program
- C. Work with Central Maine Community College to establish apprenticeship programs for residents of Denmark and students of Fryeburg Academy

Housing Goals & Objectives

Goals & Objectives

Goal 1: Maintain the rural character of Denmark while increasing housing opportunities

Objective 1: Keep housing affordable and accessible to residents and proximal to businesses

- A. Consider incorporating mixed use buildings on Route 160 and 117, as deemed appropriate by eventual Future Land Use Plan, Planning Board, and Select Board
- B. Encourage accessor)' structures in local ordinances
- C. Encourage development aimed at assisting elderly residents remain in town
- D. Encourage development to attract young homeowners to Denmark such as rent to own programs

Objective 2: Improve quality of Denmark residents, housing and commercial structures

- A. Apply for grants (either technical assistance, loans or grants) from the U.S. Department of Agriculture Rural Development program. These could be used single family, multi family or community facilities, including town owned buildings
- B. Develop a volunteer program where residents can help elder and disabled residents with light chores, incorporating social events for residents to connect in the community
- C. Educate homeowners on state and community programs that offer assistance through grants and loans to qualified homeowners

Goal 2: Incorporate seasonal units into the town's year round housing structure

Objective 1: Encourage seasonal residents to rent out homes to Denmark residents in the winter months

- A. Establish an electronic and hard copy list of all seasonal homeowners in town willing to rent to Denmark residents in the off season

Transportation Goals & Objectives

Goals & Objectives

Goal 1: Preserve the existing transportation network

Objective 1: Maintain Town road system in optimal condition, with respect for rural character and natural resources of the Town

- A. Keep roadways and bridges in condition of good or better for easy use by emergency services, in-home health workers and visitors
- B. Encourage any improvements made to incorporate non-impervious surfaces such as greenspace in the absorbent pavement to manage stormwater runoff
- C. Any new streets will be designed to parallel and preserve existing stone walls, tree lines and other natural resources
- D. Coordinate future utility and road work with Central Maine Power and MaineDOT to ensure roads are only dug up once during utility work

Objective 2: Expand access to services

- A. Explore transit agreement for possible connections to Lakes Region Explorer and other public transit routes

Support farming and Denmark community by establishing a community gatherings such as farmer's markets and trade events to support Denmark's agricultural and home based businesses.

Goal 2: Increase safety of roadway network

Objective 1: Consider results of town-wide survey to implement the following:

- A. Explore speed reduction measures in the village area and by the town beach at Moose Pond
- B. Work with MaineDOT Bureau of Planning to acquire pedestrian reflective gear to distribute throughout Denmark. Bureau contacts can be found at: <https://www.maine.gov/mdot/about/bureaus/>. The Bureau of Planning phone is (207) 624-3300
- C. Conduct two separate traffic counts (one in July and one in October) at the intersection of Routes 160 and 117 to assess seasonal traffic impacts
- D. Investigate seasonal bike and pedestrian safety improvements on Mill Hill Road (Route 160)

Goal 3: Maintain quality? of capital assets

Objective 1: Formulate an asset management plan for DPW vehicles and fleet

- A. Maintain inventory of make, model, age and wear of current vehicles
- B. Estimate current number of years remaining until vehicle replacement
- C. Work with Town Manager to reduce long term costs. This includes utilization of regional sand program run by Southern Maine Planning & Development Commission

Objective 2: Activate Denmark Road Committee

- A. Road Committee will work with Public Works Department to develop comprehensive, publicly available inventory of Denmark's public roads and their respective conditions
- B. Research Rights of Way, Easements and Discontinued Roads in town
- C. Document established Rights of Way and Easements of roads and byways

Natural Resources Goals & Objectives

Goals & Objectives

Goal 1: Ensure protection of Denmark's waterbodies, natural wildlife habitats and land and forest resources to maintain the long term health of Denmark's natural environment and residents

Objective 1: Consider revisions of Shoreland Zoning Ordinance

- A. Work with MaineDEP to form comprehensive list of pesticides and commonly used chemicals in property maintenance. Include the list in Shoreland Zoning Ordinance
- B. Ensure any gutters drain into porous surfaces (yards, dirt, etc.) to limit stormwater runoff into Denmark's waterbodies

Objective 2: Educate Denmark residents and property owners of Natural Resource protection

- A. Work with MSAD 72 to host school sponsored trips into Pleasant Mountain, Perley Mills Community Forest and Denmark's waterways, demonstrating wildlife interdependence in the field
- B. Residential drainage systems (including gutters) should drain into porous surfaces if possible
- C. Educate landowners of wastewater management
- D. Investigate the potential to utilize locally grown produce in school food service programs through a food sovereignty ordinance

Goal 2: Protect and enhance open spaces and recreational amenities of the town

Objective 1: Ensure recreational water quality is maintained at healthy levels

- A. Continue to encourage boat inspections for motorized boats using public boat launches in town to protect against invasive aquatic plant species in the lakes, streams and ponds of Denmark
- B. Preserve water quality of Denmark's water resources that follow applicable state ordinances on water quality
- C. Encourage development of greenbelts, public parks, conservation easements and protect undeveloped shoreline
- D. Develop a watershed based water quality protection plan for each of the great ponds
- E. Establish a trust fund to be governed by the conservation commission to receive donation grants and funds for purchasing land and conservation easements
- F. Create awareness of shared ponds and establish communication regarding water resources with neighboring towns

Objective 2: Educate property owners of their rights as landowners and work with them to provide more open space to Denmark residents (where desired and agreeable by respective landowners)

- A. Use Maine's 2015 Wildlife Action Plan to educate private property owners of their rights, while developing relationships that encourage preservation and land connectivity (for wildlife and recreation). This plan can be found at: <https://www.maine.gov/ifw/docs/swap/2015MESWAP.pdf>
- B. Encourage all property owners who are eligible to register in the tree growth property tax program

Government & Fiscal Responsibility Goals & Objectives

Goals & Objectives

Goal 1: Establish presence of Emergency Management program

Objective 1: Work with Emergency Management Director to host emergency scenario drills

- A. Work with EMD to gain access to a commercial size generator to power necessary town operations during an emergency
- B. Distribute educational materials on procedures for evacuating animals (horses, cows, dogs etc.)
- C. Maintain a level of fire protection appropriate for the growth of the town

Goal 2: Upgrade existing buildings and facilities to suit the needs of Denmark for the long term

Objective 1: Ensure emergency access for Life Flight helicopter to access Denmark in various locations in the community

- A. Work with DVFD and Maine Department of Public Safety to establish helicopter access in town (for emergency use)

Objective 2: Explore ways to better utilize existing DVFD and Public Works Department facilities and plan for long term replacement

- A. Budget for and discuss with appropriate town staff, residents and boards and committees cost estimates by contractors for replacement of existing facilities or addition to Public Works Garage

Goal 3: Create a Capital Improvement Plan based on inventory analysis in Chapter Seven of the Comprehensive Plan Inventory to maintain and improve the town's infrastructure

Objective 1: Work with MaineDEP to identify areas in town most suitable for public water and Sewer, creating a map for internal town use. Direct desired, appropriate growth based on this map and the town's Zoning Ordinance.

- A. Use soil suitability for low density development map (from Natural Resources chapter) to work with Public utilities providers to identify existing utilities
- B. Work with Public Works to conduct Road Surface Management Software inventory through MaineDOT and Southern Maine Planning & Development Commission
- C. The town should take necessary actions to prevent the spread of groundwater contamination from the landfill and assure long-term availability of septage disposal for Denmark property owners

Goal 5: Develop alternative sources for town revenues other than property taxes

Goal 6: Encourage community participation in local government

Objective 1: Establish partnerships and formalized contact lists to publicize town meetings

- A. Create a listserv to inform residents of meetings, board vacancies and elections
- B. Explore options to create community partnerships for town meetings, boards, and committees and events
- C. Encourage young people to attend town meeting

D. Encourage non-profit organizations to support town meeting (i.e. via community breakfast and lunch)

Goal 7: Continue Planning (both long term and short term) processes and documents

Objective 1: Maintain the Charter, Comprehensive Plan, Future Land Use Map and Plan, Zoning Ordinance and Subdivision Regulations according to all relevant State and local laws or as deemed appropriate by the Town of Denmark

- A. Update Charter within appropriate number of years or as needed
- B. Update Comprehensive Plan as needed and evaluate the progress of elements of the plan, as needed
- C. Update Future Land Use Map and Plan within appropriate number of years or as needed
- D. Update Zoning Ordinance within appropriate number of years or as needed
- E. Update Subdivision Regulations within appropriate number of years or as needed

Public Facilities & Services Goals & Objectives

Goals & Objectives

Goal 1: Work to increase access to recreational facilities and appeal

Objective 1: The Town should encourage land owners to continue traditional uses (i.e. hunting, fishing, hiking, trapping, snowmobiling, ATV use etc.)

- A. Approach land owners who own large parcels to create easements for recreational purposes
- B. Create a plan to maintain residents' ability to continue subsistence lifestyle including hunting, fishing, and foraging on public and private lands that have been historically used for that purpose

Objective 2: Work with Maine Department of Environmental Protection to enhance facilities and other Denmark Waterbodies

- A. Replace docks at the Town Beach
- B. Add picnic tables at Town Beach
- C. Work with Denmark Conservation Commission and Planning Board to establish additional access points to Moose Pond
- D. Organize community events and publicize using traditional methods (newspaper, bulletins etc.) and newer methods such as social media

Objective 3: Support Denmark Recreation Department

- A. Establish fund to pay coaches and volunteers a small stipend
- B. Create a comprehensive list of residents interested in coaching or volunteering
- C. Collaborate with other local recreation departments to promote continued education for our coaches and volunteers. This could include CPR and First Aid training, sport specific as well as age specific instructional clinics.
- D. Foster development of public recreation facilities

Objective 4: Market Denmark as a recreational hub, which will encourage establishment and growth of small, home based businesses

- A. Establish a trail inventor⁷ available on the town's website and social media pages
- B. Work with neighboring towns including Fryeburg, Bridgton, Brownfield and Naples on collaborative recreation activities and promotion
- C. Explore development of town social media pages
- D. Publish images of Denmark's vast scenery

Land Use Goals & Objectives

Goals & Objectives

Goal 1: Maintain the Rural Character of Denmark

Objective 1: Better utilize land uses for Denmark businesses and families

- A. Develop design standards for Village District to maintain rural village character
- B. Continue to allow home based businesses, making Zoning Ordinance changes as needed (as determined by the Planning Board and residents in town)
- C. Allow mixed use buildings in the Village District that accommodate both housing and business, to promote aging in place in Denmark
- D. Develop program and actively seek grants and other funding opportunities to restore historic buildings in town, working with the State Historic Preservation Commission. Potential funding organizations include:
 - a. National Park Service
 - b. National Trust for Historic Preservation
- E. Develop a property maintenance code as part of the zoning ordinance that applies to abandoned buildings
- F. Encourage all property owners who are eligible to register in the tree growth property tax program

Objective 2: Actively track and plan for any anticipated growth in Denmark

- A. Purchase assessor software to produce reports showing where growth is occurring and what type is occurring in town. If this is not possible, use spreadsheets
- B. Work with Planning Board to create a Future Land Use Plan for Denmark, including a written narrative and maps
- C. Create a long term plan for a public water source in town
- D. Update zoning ordinance to contain restrictions on development activity on steep slopes. In addition to this, structures should be prohibited at elevations greater than 1,700 feet
- E. Investigate development of impact fees and explore short term rental tax (i.e. Airbnb etc.)

Objective 3: Prohibit national or regional chains and retail corporations from doing Business in Denmark

- A. Incorporate business size limits into Zoning Ordinance use table, allowing exceptions as determined appropriate by the Planning Board and Board of Selectmen
- B. Require applications for national and regional chains and retail development as well as larger commercial establishments to receive town voter approval before being approved by the Planning Board
- C. Create a town policy that would incorporate use of Maine's laws and statutes pertaining to abandoned and dangerous buildings

Objective 4: Document established rights of way and easements throughout town

- A. Create a document of all rights of way and easements
- B. Keep document updated and available to the public
- C. Educate land owners of existing rights of way and easements

Future Land Use Plan Goals & Objectives

GOAL: Manage potential growth in order to protect natural resources and the rural character of the community.

GROWTH AREAS

Growth conditions in Denmark make the identification of specific areas for residential, institutional, commercial, and/or industrial growth inappropriate.

1. Residential

Denmark has experienced minimal residential development.

	2010	2020
Population	1148	1017
# Households	479	406
Avg Household Size	2.4	2.5

Source: American Community Survey

2. Commercial / Institutional

In the preceding 10-year period, there has been virtually no growth in the already limited institutional or commercial development in Denmark. Denmark actually lost one of the largest commercial enterprises in town, which had employed 34 people.

3. Industrial

In the preceding 10-year period, there has been no industrial development in Denmark and we do not expect this to change in the foreseeable future.

Severe physical limitations in Denmark further make identification of areas for growth inappropriate, due to the following conditions:

- Lack of public water or sewer services
- Lack of major roadways through town (Routes 160 /117 only)
- The existence of many protected natural areas within the town
- A significant portion of the surface area consists of waterbodies or wetlands
- Much of the remaining land has slopes not suitable for development

RURAL AREAS

The Rural District is outlined in the Denmark Zoning Ordinance.

Farms

Denmark currently has four tax lots in Farmland, totaling 33 acres. The town does not have any large tracts of prime agricultural soils.

Woodlots

Denmark currently has 178 tax lots in Tree Growth, totaling 14,106 acres.

Open Space

Denmark currently has 29 lots in Open Space, totaling 4351 acres.

Critical and Important Natural Resources

Denmark has many protected natural resources, some of which are protected through the Zoning Ordinance (Shoreland, Resource Protection, and Aquifer Protection districts.) Others are protected through conservation easements, public ownership, or ownership by conservation organizations.

The community does not actively encourage new residential, commercial, or institutional development in the rural areas.

Denmark's rural areas abut the rural areas of surrounding towns.

Critical and Important Natural Resources

See maps on pages 134, 136, 139, 142 of the Comprehensive Plan

Denmark protects its natural resource through the Zoning Ordinance and through the establishment of the Conservation Commission, which has an advisory role in protecting and improving public access to waterbodies and undeveloped land, to protect wildlife habitat, and to minimize the detrimental effects of suburban sprawl.

Denmark values its undeveloped land, as do a number of land trusts and other organizations which own or hold easements on properties in the town.

On the initiative of the town Conservation Commission, Loon Echo Land Trust purchased the Perley Mills Community Forest. Approximately 1250 acres are within Denmark. That, and a contiguous 300 acres in Bridgton, now belong to the town, with a conservation easement held by LELT. The land is open to the public for recreation, hiking, skiing, hunting, trapping, snowmobiling, and atving.

LELT also owns 1209 acres on Pleasant Mountain and holds an easement on an additional 1238 acres.

The 210-acre Black Brook Bog (in the Northwestern corner of town) is protected by an easement held by LELT. It is designated as a "Maine Natural Areas Program exemplary natural community."

LELT also holds an 8-acre easement on Beaver Pond.

Upper Saco Valley Land Trust owns 324 acres along the Saco River in the southwestern corner of town, and holds an easement on an adjoining 415 acres, known as the Bull Ring Annex.

USVLT also holds an easement on the 1,027-acre Denmark portion of the Moose Pond Brook parcel. This includes much of the undeveloped road frontage along Bull Ring Road.

Also, on the eastern side of Bull Ring Road, USVLT has an easement on another 211 acres, known as the Dragon Meadow Brook Forest.

The western two-thirds of Denmark are in the Upper Saco River Focus Area, described by the IF&W program,

Beginning with Habitat, as “one of the most biodiverse areas in Maine.” The Maine Department of Inland Fisheries & Wildlife and The Nature Conservancy assisted USVLT in purchasing these easements.

Additionally, the State of Maine owns 589 acres between Hancock Pond and the border with Sebago. The State has indicated they intend to, in combination with abutting land in Sebago, turn this into a State Park.

Also, thanks to fund raising by the Lions Club, the Town owns Bicentennial Park, approximately 2 acres in the village, with frontage on Moose Pond. While not strictly “undeveloped,” it is open for public use.

Analysis

The FLUP aligns with the general vision of the Comprehensive Plan; that is, to preserve the natural resources and rural character of the town, while allowing for orderly development that allows Denmark to remain a viable and attractive place to live, while promoting the health and safety of its residents.

Current development trends indicate that Denmark is unlikely to experience growth in commercial, institutional, or industrial development in the planning period.

There has been an increase in home business registries. In addition, while there is no hard data to rely on, there is reason to believe that Denmark is seeing an increase in the number of people working from home. This seems to be due to employers’ changes in work structure instituted in response to the pandemic, which may continue after the pandemic. Furthermore, it appears many of Denmark’s seasonal residents are spending more time in Denmark, or even converting to full-time residency. It is not clear whether that trend will continue as the pandemic resolves. It is recommended that the town develop a way to monitor this type of growth, as it may affect the future demand for infrastructure, services, and schools.

This type of growth, however, would not be expected to affect critical and important natural resources, as it would not require significant increases in land use. It could, however, affect the nature of land use, increase demand for residential lots over commercial space, and could prompt improvements in internet access throughout town.

Neighboring towns have experienced an increase in short-term rental activity due to sites like AirBNB and VRBO, and it’s reasonable to assume Denmark may experience a similar increase. Other towns have reported that this activity has sometimes become a nuisance to neighbors and has had environmental impacts. This has not been reported in Denmark, but it should be considered in the development of future ordinance amendments.

Components

See maps on pages 134, 136, 139, 142 of the Comprehensive Plan.

Policies and Strategies

Policy: Protect Denmark from incompatible land uses and protect its natural resources.

Strategy: Continue developing regulation concerning mining, which the Ordinance does not currently address (Planning Board, Select Board – in progress)

Strategy: Develop “light touch” regulations regarding short-term rentals, to prevent septic overuse, nuisance activity, and other detrimental impacts. (Planning Board, Select Board; Consider establishing a committee to research and make recommendations.)

Strategy: Continue the thorough review procedures and standards for commercial development in each district.

(Planning Board)

Strategy: Continue enforcement of Ordinance and Zoning Districts. (CEO, Planning Board)

Strategy: Encourage local non-profit organizations and community groups with knowledge of Denmark's ecology to provide workshops to educate landowners, the Select Board, Planning Board, and Board of Appeals and other town committees about the special features in Denmark which need further protections. (Planning Board, Select Board)

Policy: Protect groundwater quality and quantity.

Strategy: Maintain and enforce current Groundwater Extraction Ordinance and conduct regular reviews of groundwater extraction activities.

Strategy: Develop regulations addressing potential activities that could affect groundwater; e.g. extraction, mining and short-term rentals, and climate change.

Policy: Allow for adequate space and infrastructure for commercial uses compatible with the community.

Strategy: Continue to develop and institute plans to improve access to high-speed internet in town. (Broadband Committee)

Policy: Optimize use of existing municipal properties

Strategy: Investigate the feasibility of a solar farm on the landfill location to help defray the town's electricity expenses.

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Cemeteries

Gilman Cemetery

A lot is 10'x10' and the cost is \$200.

Traditional burial should include a cement vault. The association asks that lot owners or family members contact cemetery association representative at or near time of burial so that the cemetery association can keep the cemetery records up to date and accurate. (a copy of an obituary would be helpful.)

Contact: Judy Tardif

Email: judytardif@yahoo.com

Telephone: 207-210-5914 or 207-809-7449

If Judy cannot be reached, please call Margaret Mills at 207-452-2120, or Ken Richardson.

L. A. Berry Cemetery

A lot is 8' X 11' feet, which will fit 2 people. Fees: \$150.00 for a single space and \$200.00 for a double space.

A 11' X 16' lot will fit 4 people. \$100.00 for a single space and \$400.00 for the lot.

Contact: Anne Barton

Cemeteries Cared For by Denmark

Bean Cemetery

Blaisdell Head Cemetery

Bushrow Merrifield Cemetery

Colby Cemetery

Fessenden Cemetery

Fessenden Ingalls Cemetery

Gilman Cemetery

Goodwin Cemetery

Gray Cemetery

Harnden Cemetery

Hilton Cemetery

Holt Cemetery

L. A. Berry Cemetery

Long Cemetery

Lowell Cemetery

Mt. Pleasant Cemetery

Pingree Davis McKusick Cemetery

Pingree Wilson Cemetery

Roberts Cemetery

Schoolhouse Cemetery

Stephen Peary Yard

Wales Cemetery

Walker Cemetery



Town of Denmark Mount Pleasant Cemetery Fee Schedule

1. PURPOSE

This fee schedule is provide to enable the Town of Denmark to sell lots in the Mount Pleasant Cemetery to the residents of Denmark, Maine and qualifying residents of east Fryeburg.

FEES

The Fee Schedule is authorized by the Selectmen and filed with the Town Clerk.

Lots in the Mount Pleasant Cemetery are sold individually. The rate for one lot, (~~one person~~ ^{2 plots}), is \$200.00 and a pair of lots, (~~2 people~~), is \$400.00. This is for traditional burials with a casket and vault.

A lot may be purchased for cremated remains. A lot for normally used for one traditional burial may be used for up to four cremated remains. The price per lot is \$200.00 (~~2 in each plot, total of 4~~).

Verbal from
Betty LeGoff
8/15/18

GIVEN UNDER OUR HANDS THIS 21st DAY OF NOVEMBER A.D. 2017

DENMARK BOARD OF SELECTMEN:

Richard Snow, Chairman
Betty LeGoff, Selectman
Luke Allocco, Selectman

A True Copy Attested Alaina Day Date 11/29/2017



Town of Denmark Mount Pleasant Cemetery Policy

1. PURPOSE

This policy is to regulate the operation and use of the Mt. Pleasant Cemetery in Denmark. It is not meant to be restraining, but rather to make the best use of the cemetery for the citizens of Denmark.

2 APPLICATION

2.1 The provisions of this policy shall apply to the Mt. Pleasant Cemetery as it is currently the only active Town owned cemetery.

3 DEFINITIONS

3.1 Perpetual care

3.1.1 Regular cutting and trimming of grass and other wild growth. Raking and cleaning of grounds.

3.1.2 Perimeter fences will be maintained as time and money allow

3.2 Memorial

3.2.1 Includes monuments, markers, tablets or headstones for family or individual use placed for the purpose of identification or memory of the interred

3.3 Internment

3.3.1 The permanent disposition of remains of a deceased person by cremation and internment, entombment or burial

3.4 Owner 3.4.1 Owner of the rights of internment for no other purpose than the burial of the dead

4 SUPERVISION

4.1 Cemeteries shall be administered by the Cemetery Sexton to oversee maintenance and improvements.

4.2 All files and drawings will be kept up to date and in the clerk's office.

5 ACCESSIBILITY

5.1 Cemeteries are accessible daily from sunrise to sunset, weather permitting

6 LOT SIZE

6.1 Lots are currently only available at the Mt. Pleasant Cemetery and are 4' x 8'

Town of Denmark Mt. Pleasant Cemetery Policy

7 PURCHASE OF LOTS

7.1 Sale of lots is limited to persons who own taxable real or personal property within the Town of Denmark at the time of purchase, or those from east Fryeburg who can show a family relationship to others already interred in the cemetery.

7.2 The purchase of a lot is for the purchaser, their heirs and assigns.

7.3 If, after a period of 75 years from the date of this contract, the space(s) have not been utilized by the person(s) for whom reserved, and the intent to use the space(s) by such person(s) is unknown, an attempt will be made by the Cemetery Sexton or appointee to determine such intent. If there is no response or other confirmation of intent to use the space(s), the space(s) will revert to the Town and may be reserved to others.

7.4 All income, both from the proceeds from sales of reserved spaces to individuals, from donations or other sources, will be placed in the cemetery account and used to provide maintenance for the cemeteries.

8 TRANSFER OF LOTS

8.1 Transfer of lots to any other person(s) of unwanted lots may be made ONLY with the consent of the Town Manager or appointee.

8.2 Transfer forms are available from the Clerk's office and must be completed before a transfer can be approved to keep clear records of ownership.

9 PERPETUAL CARE

9.1 Provided by the Town for Town owned cemeteries and as required by State Statute for Veteran's graves.

10 GENERAL CARE

10.1 The Town is responsible for cutting the grass at reasonable intervals

10.2 Raking and cleaning of the lots as necessary to keep the graves in neat condition

10.3 The Town does not accept legal responsibility for the care, restoration and maintenance of monuments, grave stones, and markers of any kind beyond what is established in State statute.

10.4 The Town is not responsible for any damages or losses necessitated by vandalism, Acts of God, war, or the elements

11 BURIAL PERMIT

11.1 A Burial Permit from the Town Clerk is required before internment can take place

12 GRAVE DIGGING

12.1 Graves will not be marked for burial until the lot is paid in full

12.2 The Town requires a minimum 48 hour notice to mark a burial lot

Town of Denmark Mt. Pleasant Cemetery Policy

13 LANDSCAPING AND DECORATIONS

13.1 The Town is not liable for any floral pieces or items of any kind left at plots, nor any damage caused by thieves or vandals.

13.2 Fresh and artificial arrangements may be placed on graves at any time.

13.2.1 Arrangements must be anchored and shall not interfere with normal mowing and trimming.

13.3 The Town reserves the right to remove all floral designs, flowers, weeds, trees, shrubs, plants or herbage of any kind, from the Cemeteries, if it is deemed detrimental, unsightly, diseased or dangerous.

13.4 Glass is prohibited

13.5 No mounds shall be raised on any grave above the general level of the lot.

13.6 Personal mementos are acceptable on or at the base of a monument. Items interfering with mowing and trimming will be removed.

13.7 Any flowers or other arrangements used for decoration of lots should be removed by individual or family members by the end of October.

13.8 Any items left after October 31st will be removed at the discretion of the Director of Public Works or Cemetery Sexton

13.9 No fences, bricks, tile, stone, gravel, woodchips or such shall be allowed on any lot.

14 INTERNMENTS

14.1 All internments and removals are made subject to the order and laws of the properly constituted authorities of the Town, County and State.

14.2 Lots herein granted are to be used and occupied as places of human burial and subject to these and such policies, rules and regulations as may now be prescribed by the Town, County and State.

14.3 Prior notification to the Town Clerk is required before burial so as to locate and mark all internments on maps and maintain accurate documentation of records.

14.4 A vault is required for the burial of a casket. One vault per lot

14.5 Cremated remains may be placed in a lot. No vault is required. Maximum of four urns per lot

15 RULES OF CONDUCT

15.1 It is the expectation of the Town that anyone within the boundaries of the cemeteries will behave appropriately and be respectful of the grounds and those buried within.

15.2 No hunting or discharging of firearms, air rifles or pistols unless permitted for memorial services and tributes.

15.3 No dogs are allowed to roam at large within the limits of the cemetery.

15.4 All vehicles are to stay on the designated roadway

**Town of Denmark
Mt. Pleasant Cemetery Policy**

15.5 Riding or driving of ATV's, snowmobiles, bicycles or recreational vehicles within the boundaries of any Town cemetery is strictly prohibited.

16 FEES

16.1 The Fee Schedule is authorized by the Selectmen and filed with the Town Clerk.

GIVEN UNDER OUR HANDS THIS 21st DAY OF NOVEMBER A.D. 2017

DENMARK BOARD OF SELECTMEN:

Three handwritten signatures are shown, each on a horizontal line. The first signature is for Richard Snow, the second for Betty LeGoff, and the third for Luke Allocco.

Richard Snow, Chairman

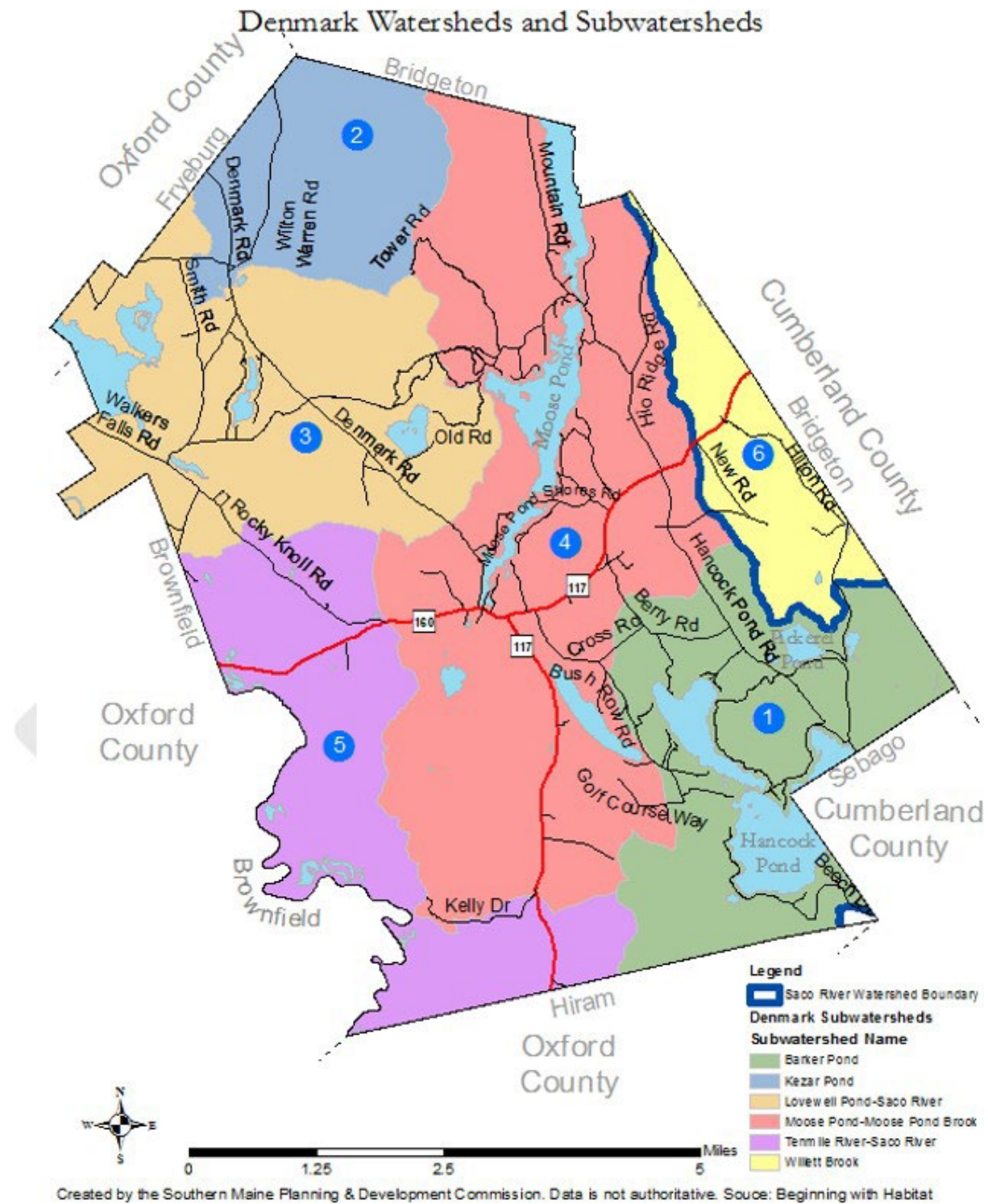
Betty LeGoff, Selectman

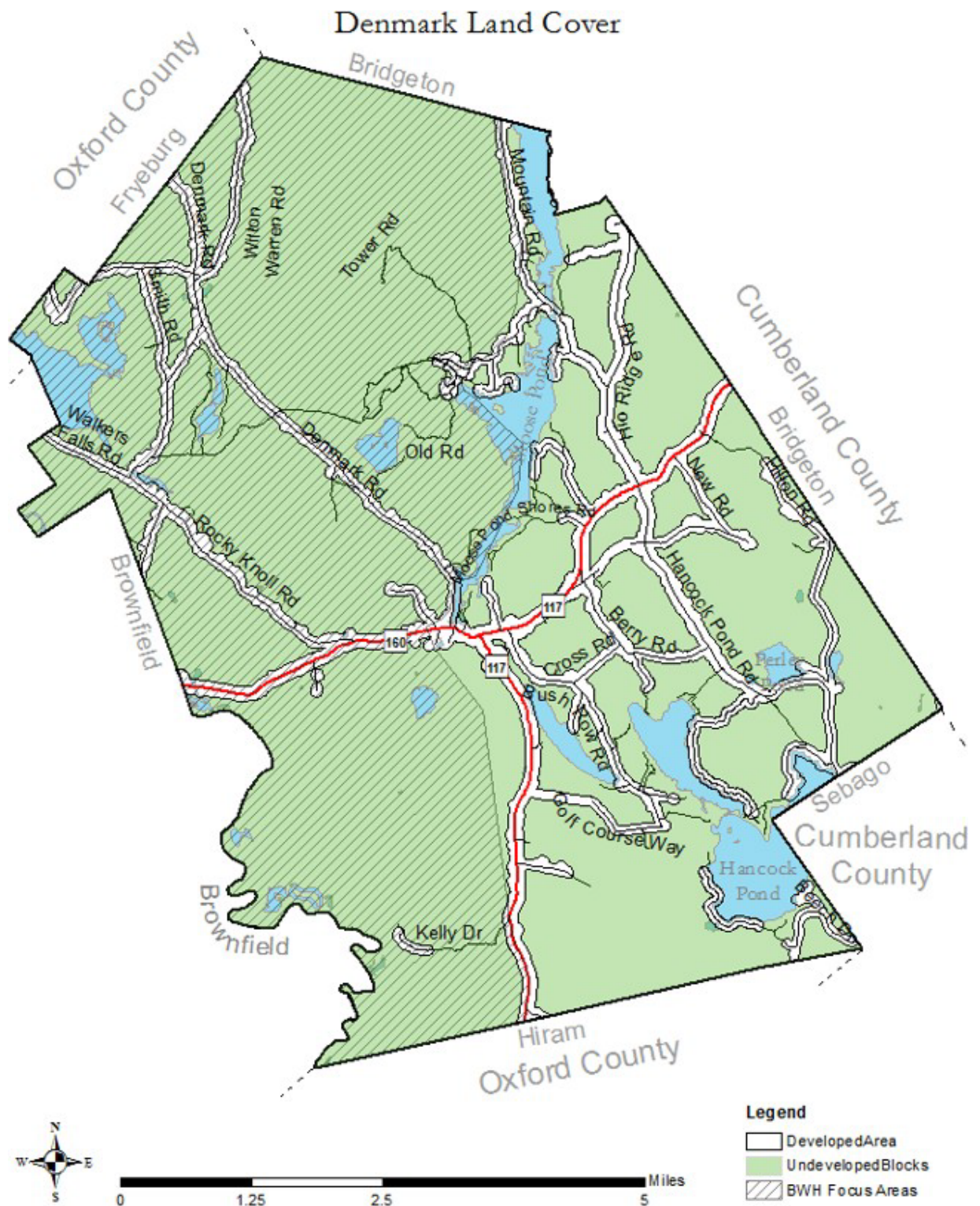
Luke Allocco, Selectman

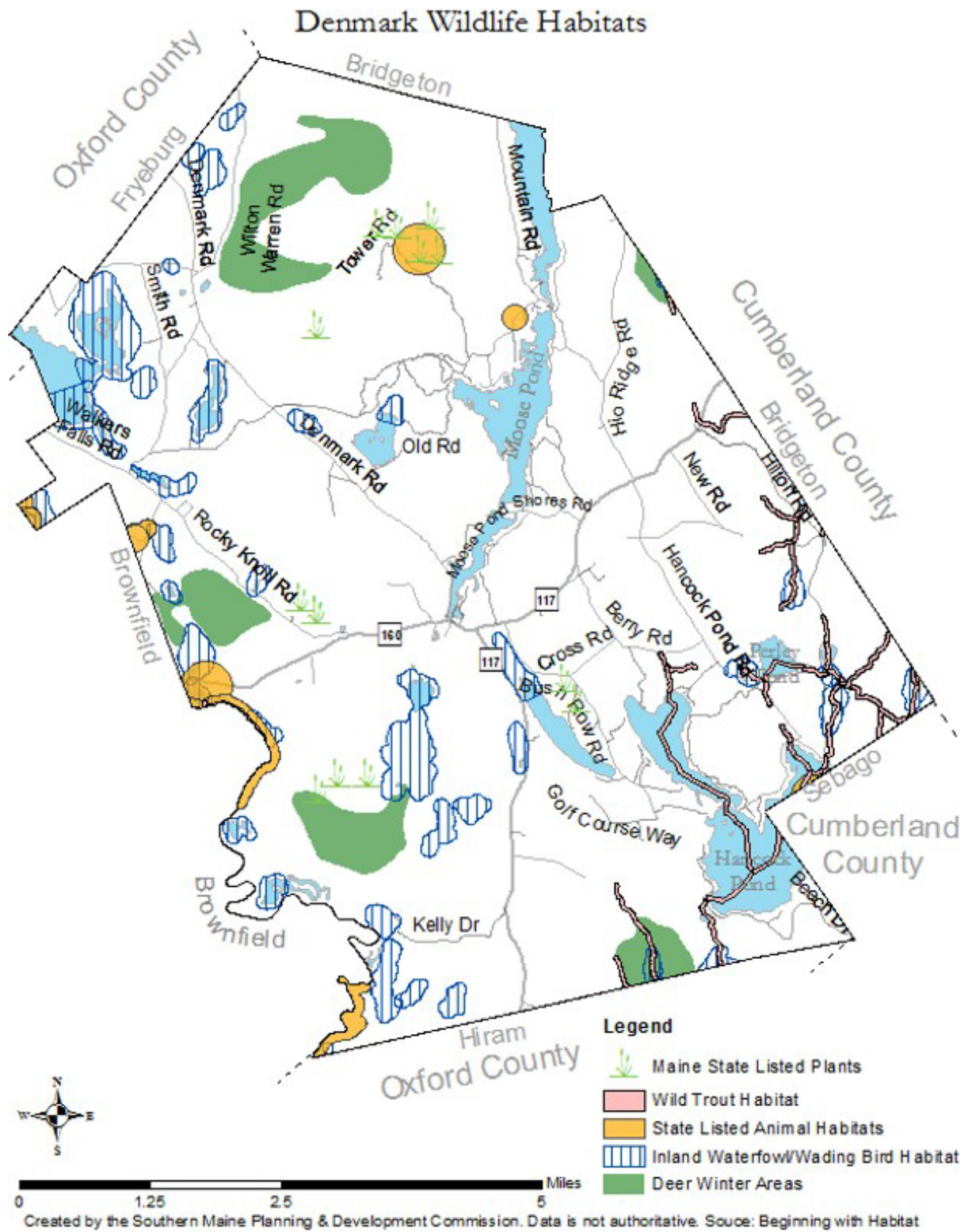
A True Copy Attested Olivia Day Date 11/29/2017

Maps

Beginning with Habitat

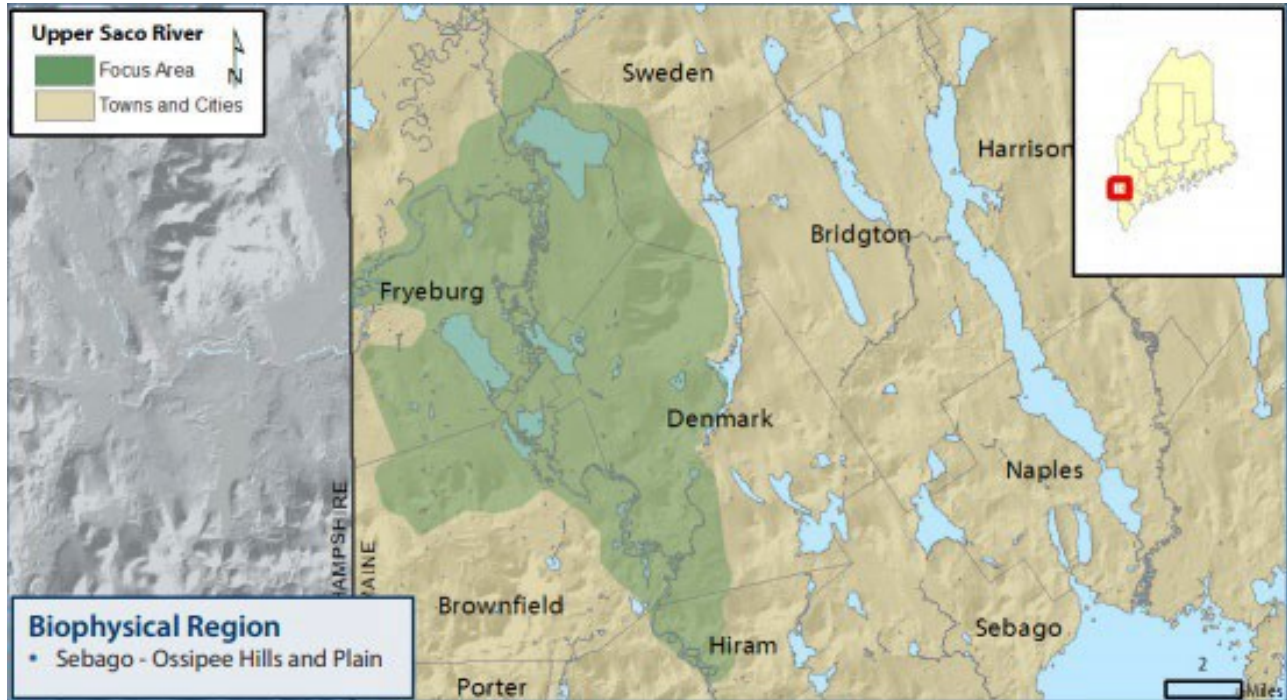




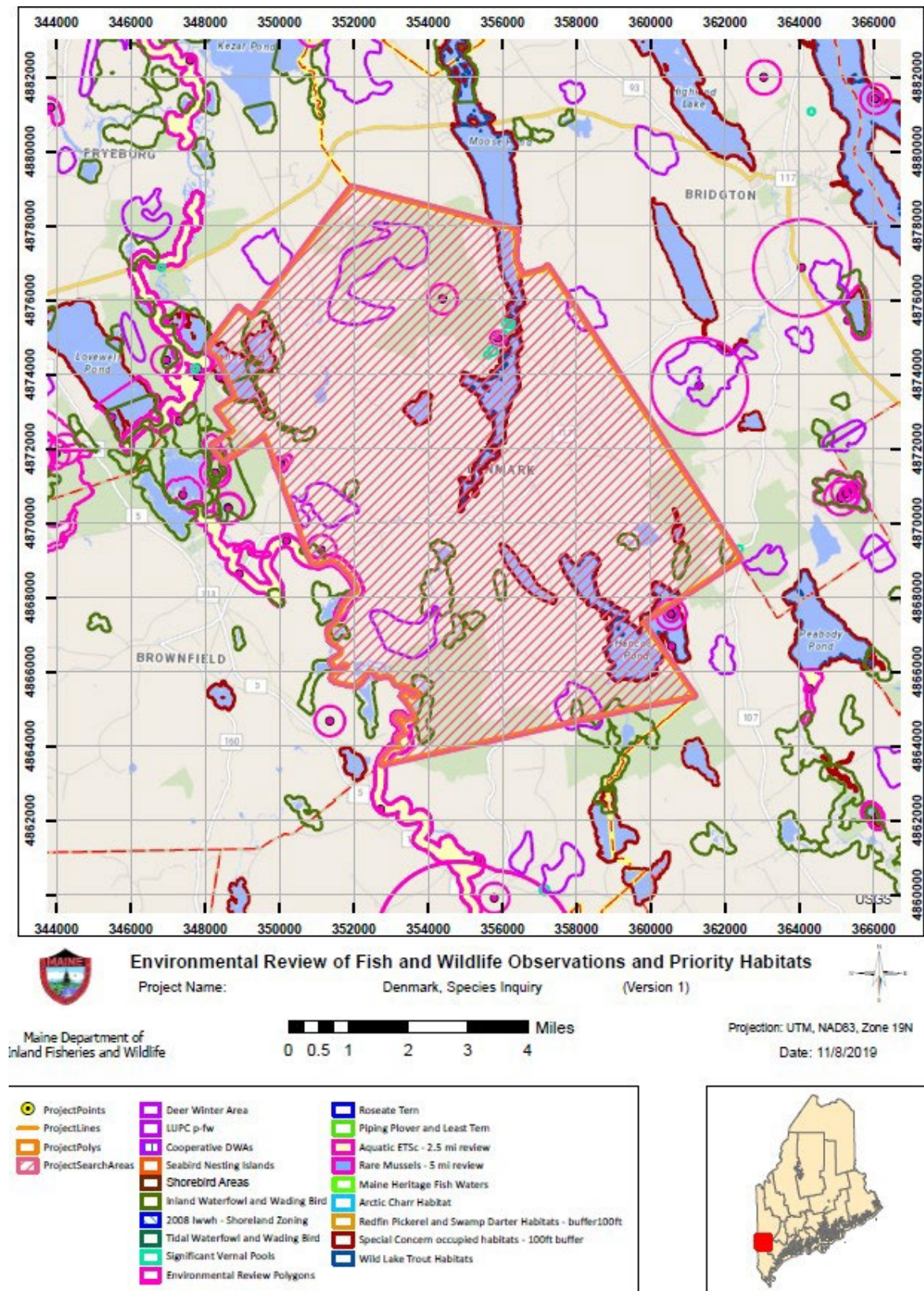


Department of Agriculture, Conservation and Forestry

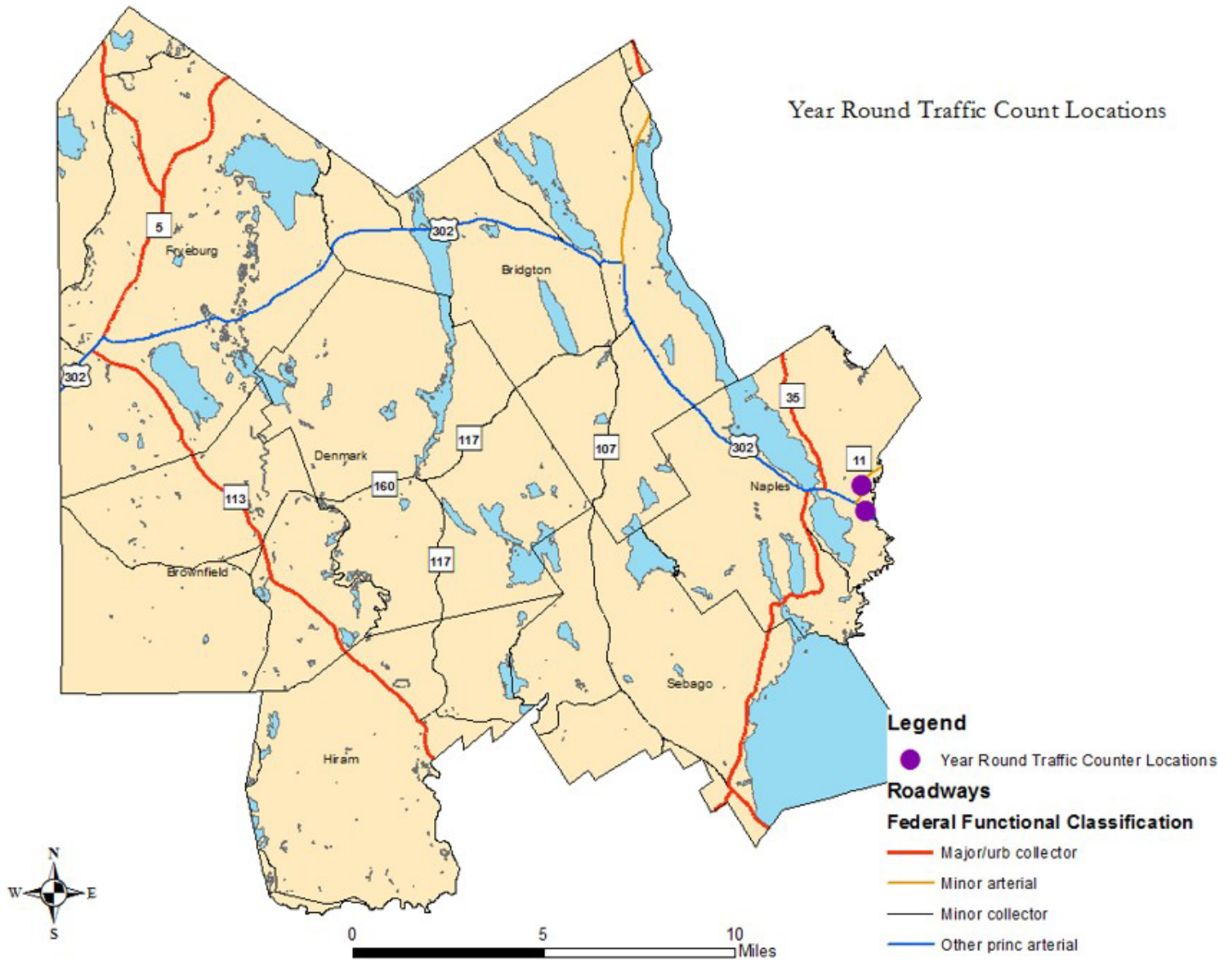
Saco River Watershed



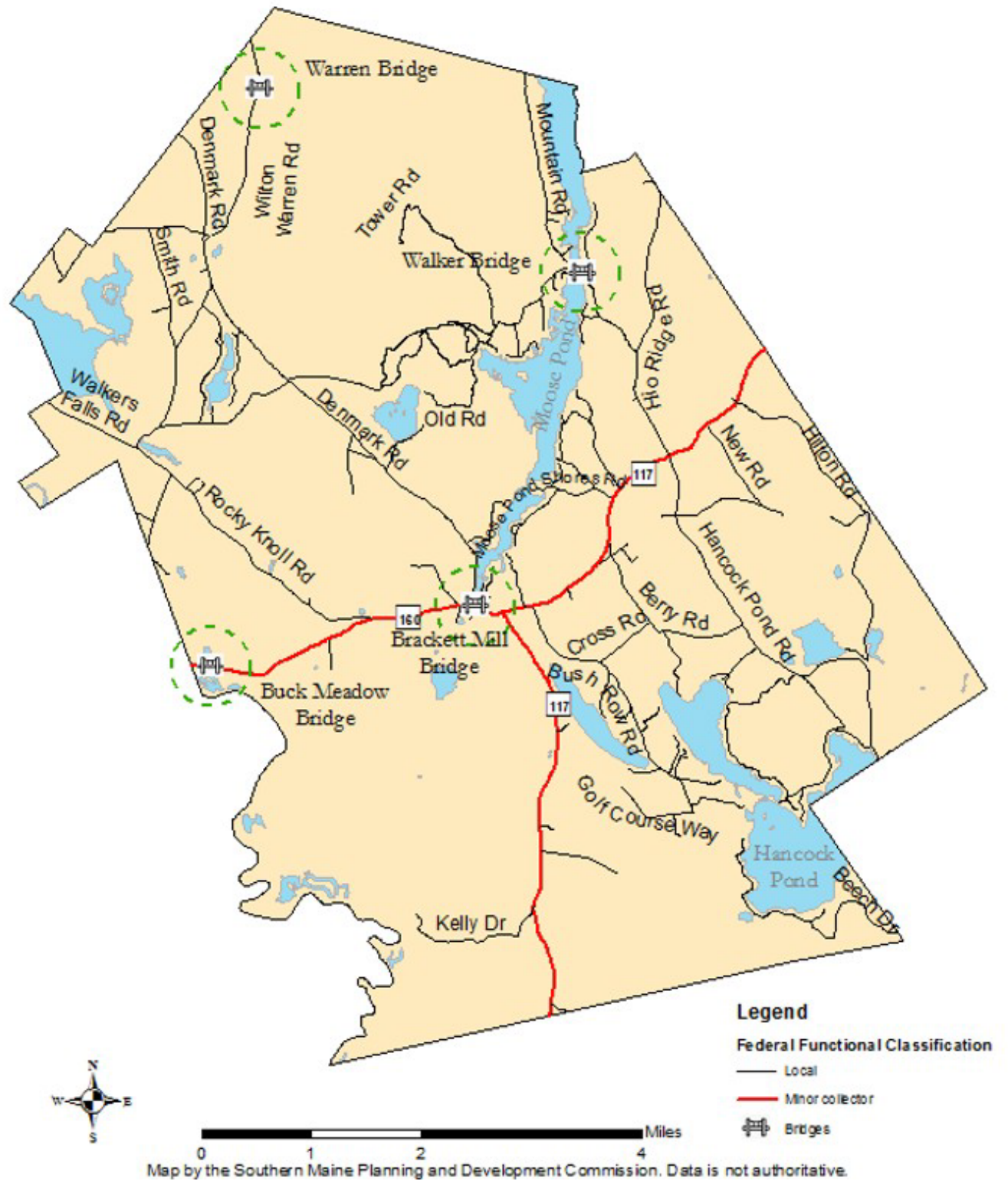
Inland Fisheries and Wildlife (IFW)



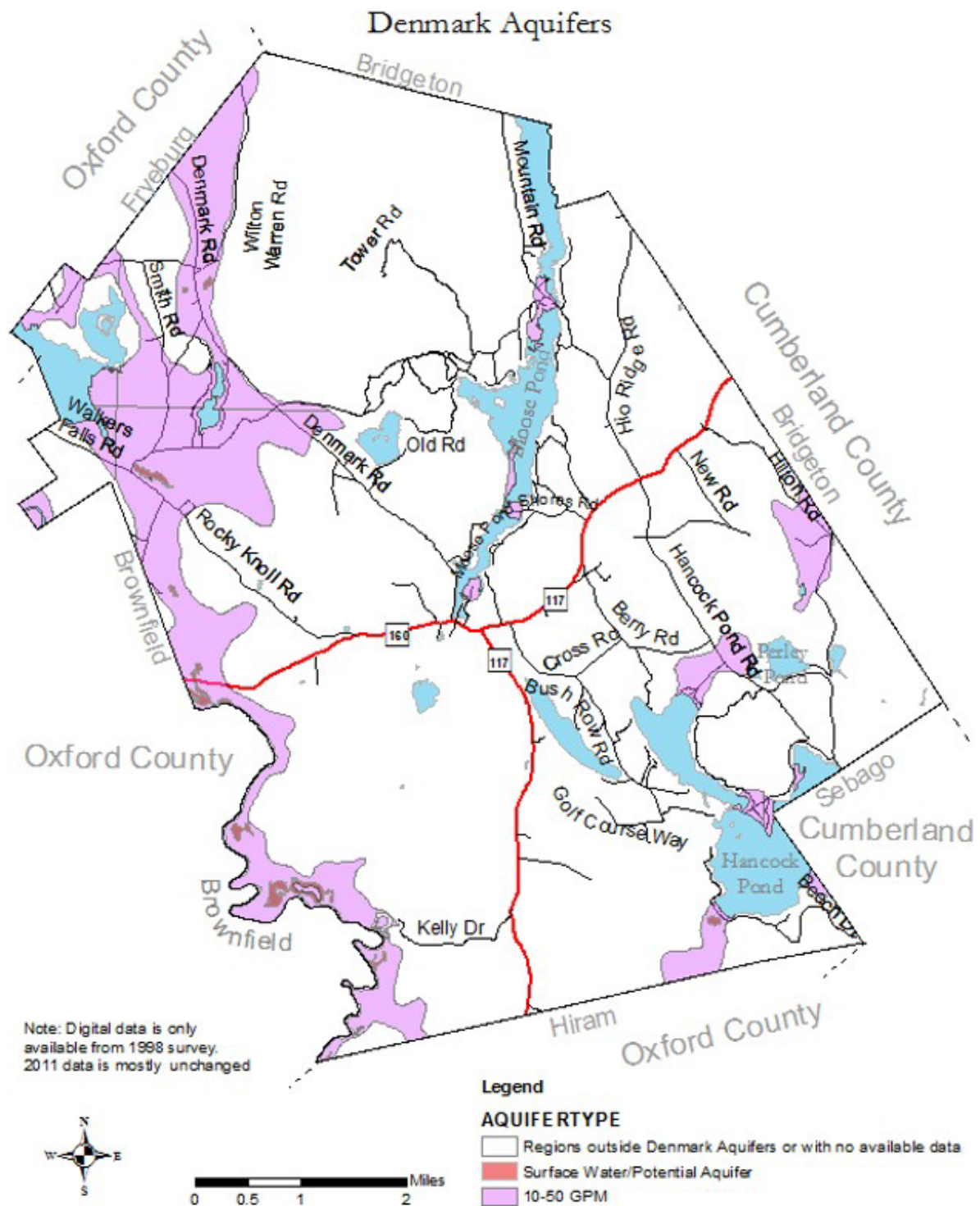
Proximal Seasonal Traffic Counts - Naples, Maine



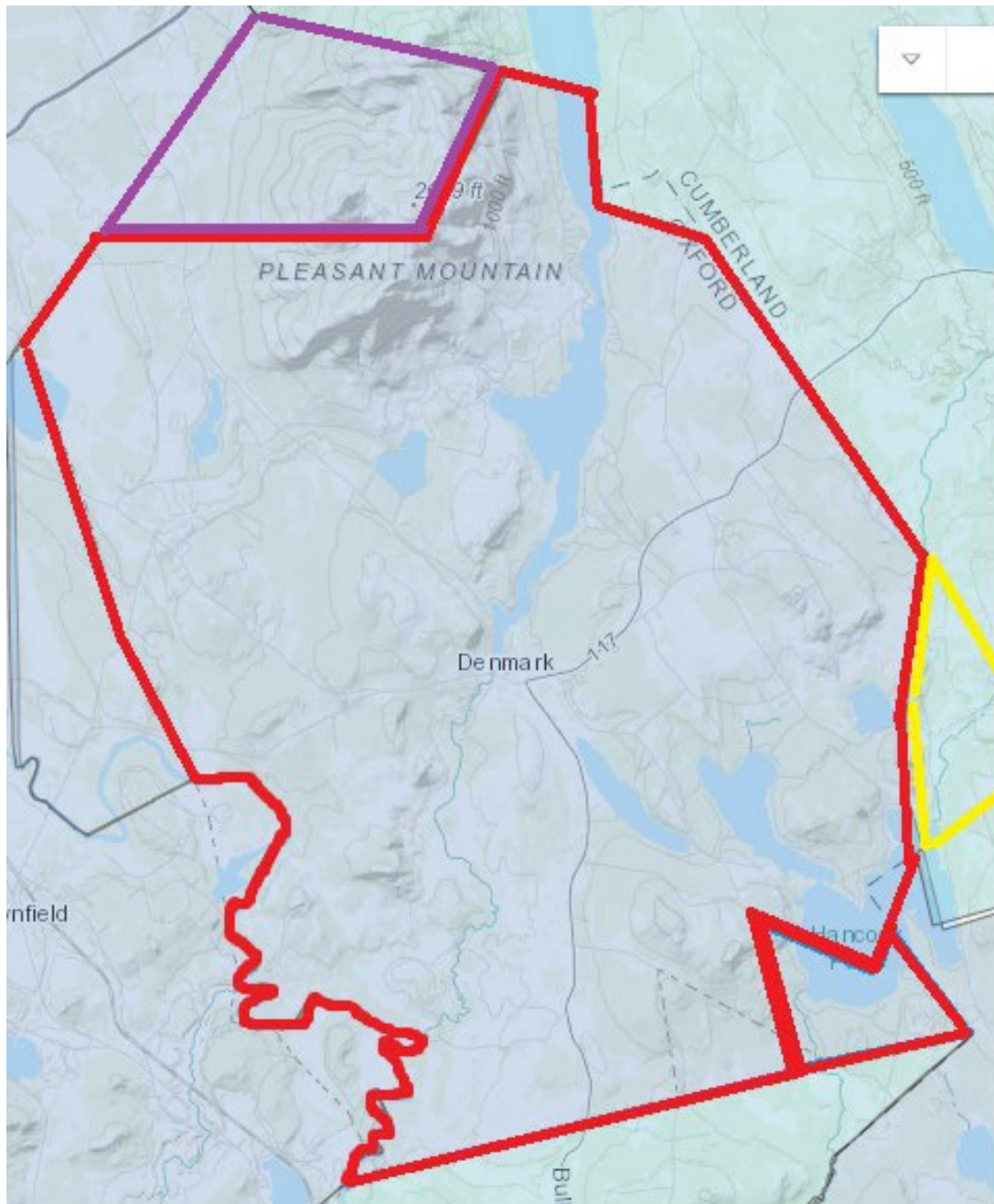
Denmark Roads and Bridges



Maine Geological Survey

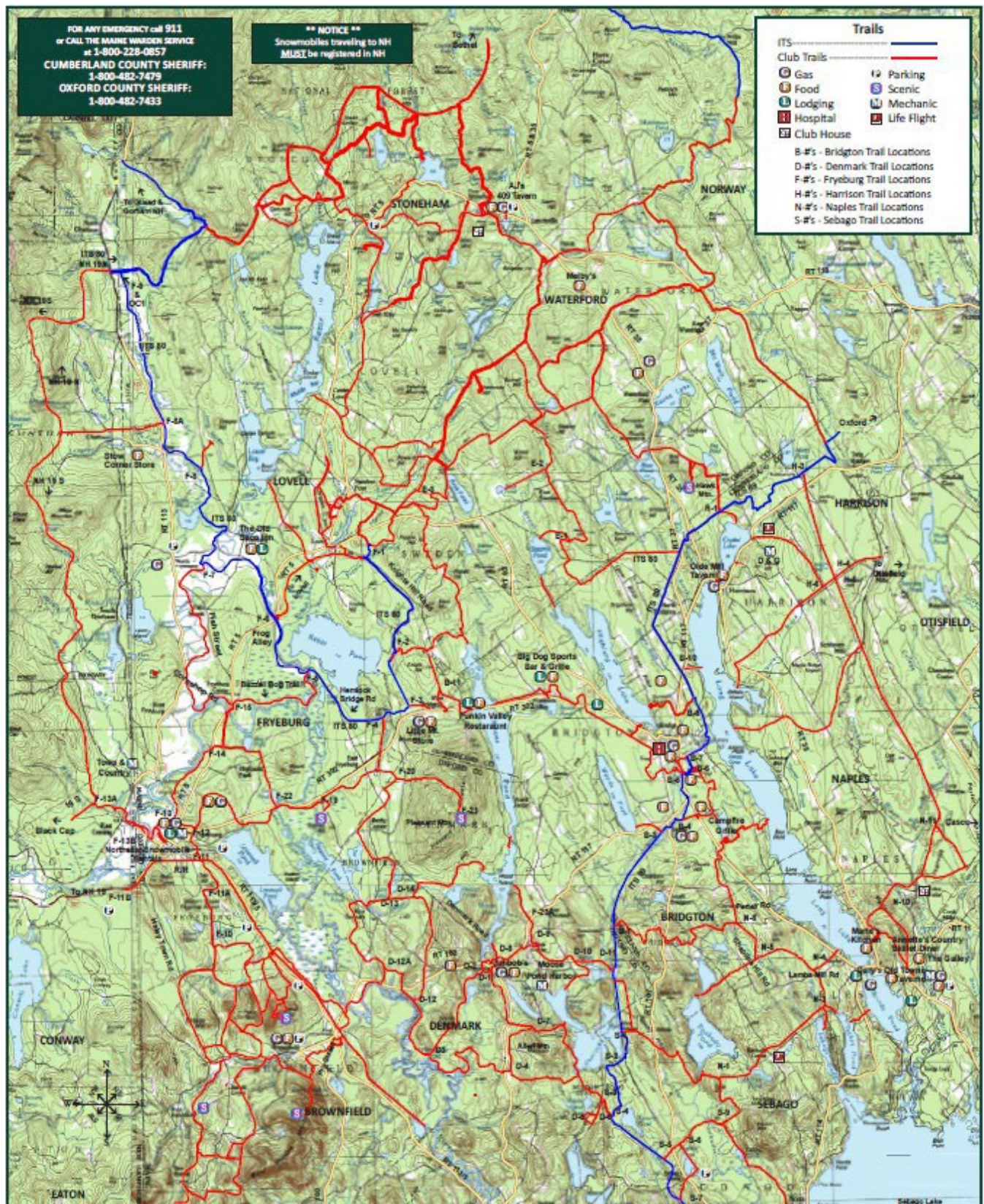


Maine Public Utilities Commission

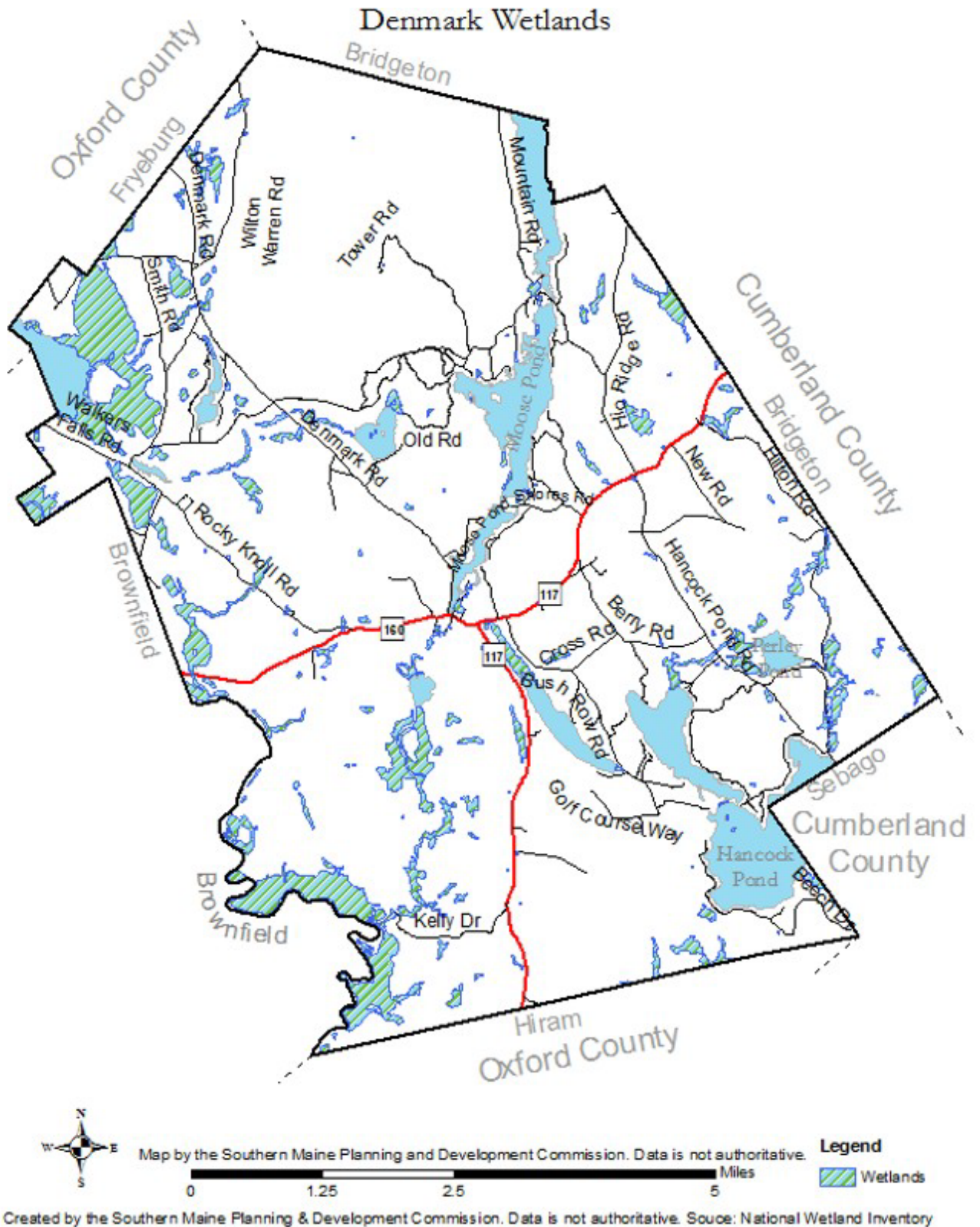


-  Utility Name: Standish Telephone, Owner: Fairpoint Communications
-  Utility Name: Northland Telephone Company, Owner: Fairpoint Communications
-  Utility Name: Fairpoint NNE, Owner: Fairpoint Communications

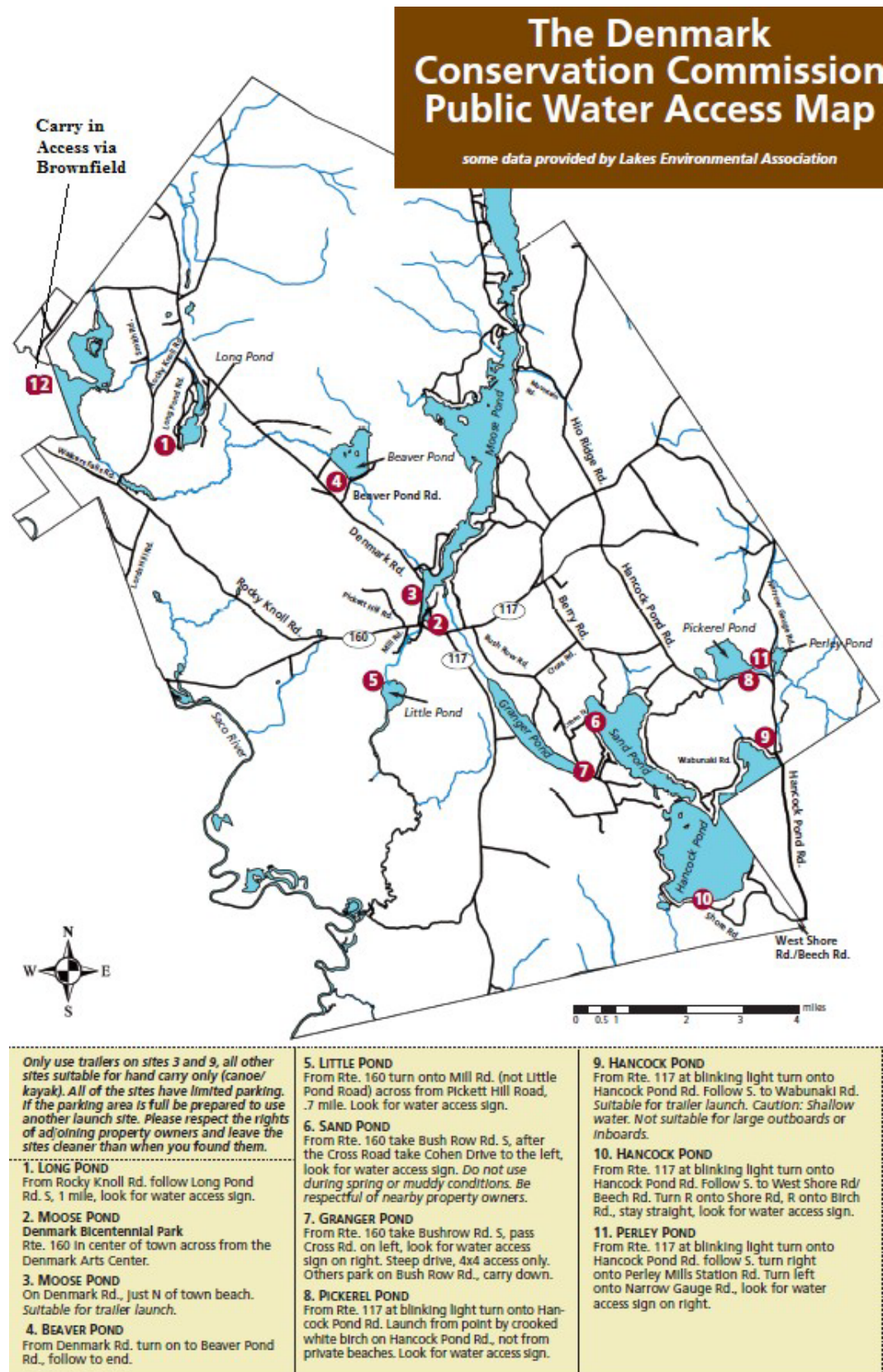
Maine Snowmobile Clubs (Various – ITS and more)



National Wetlands Inventory

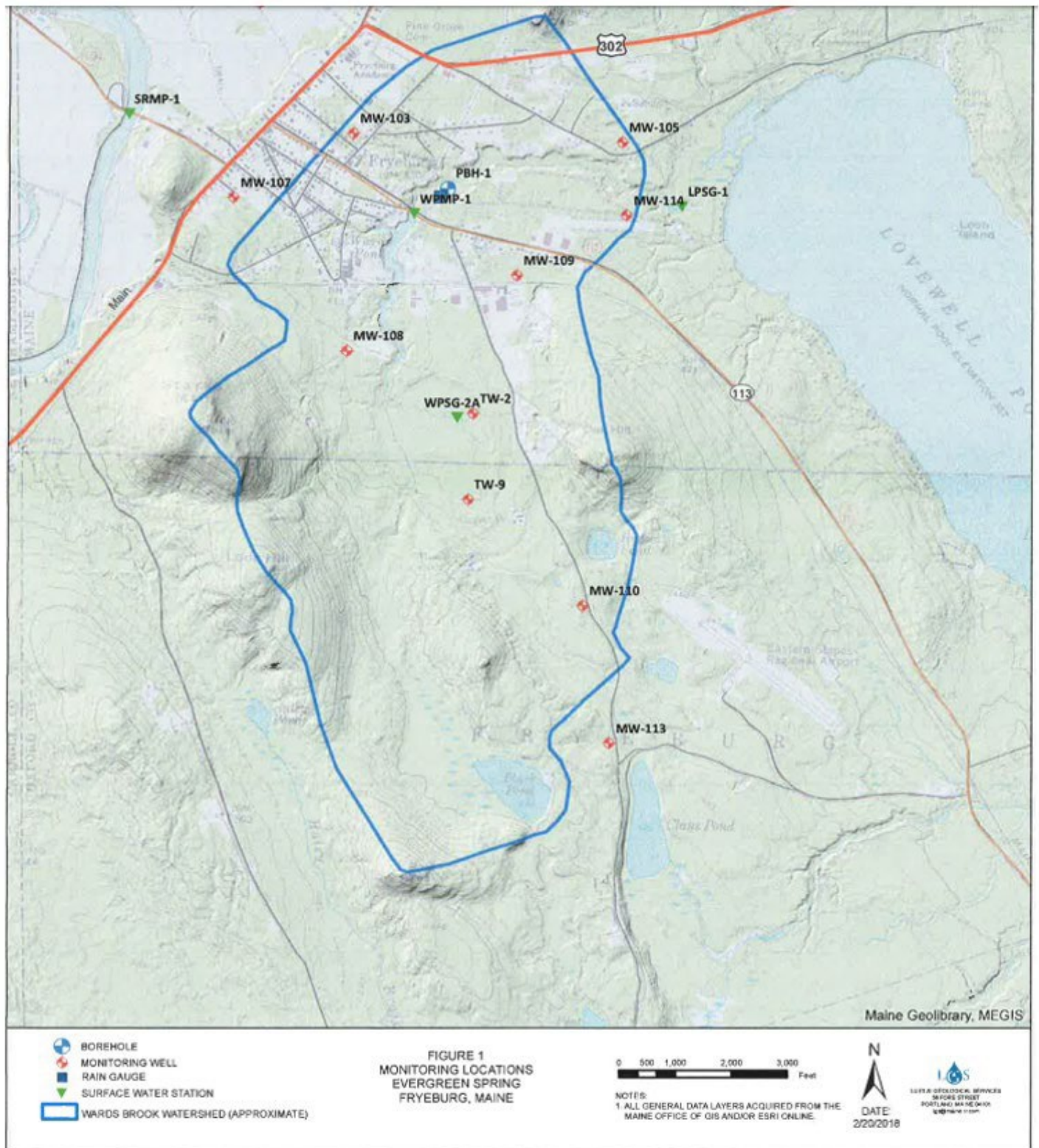


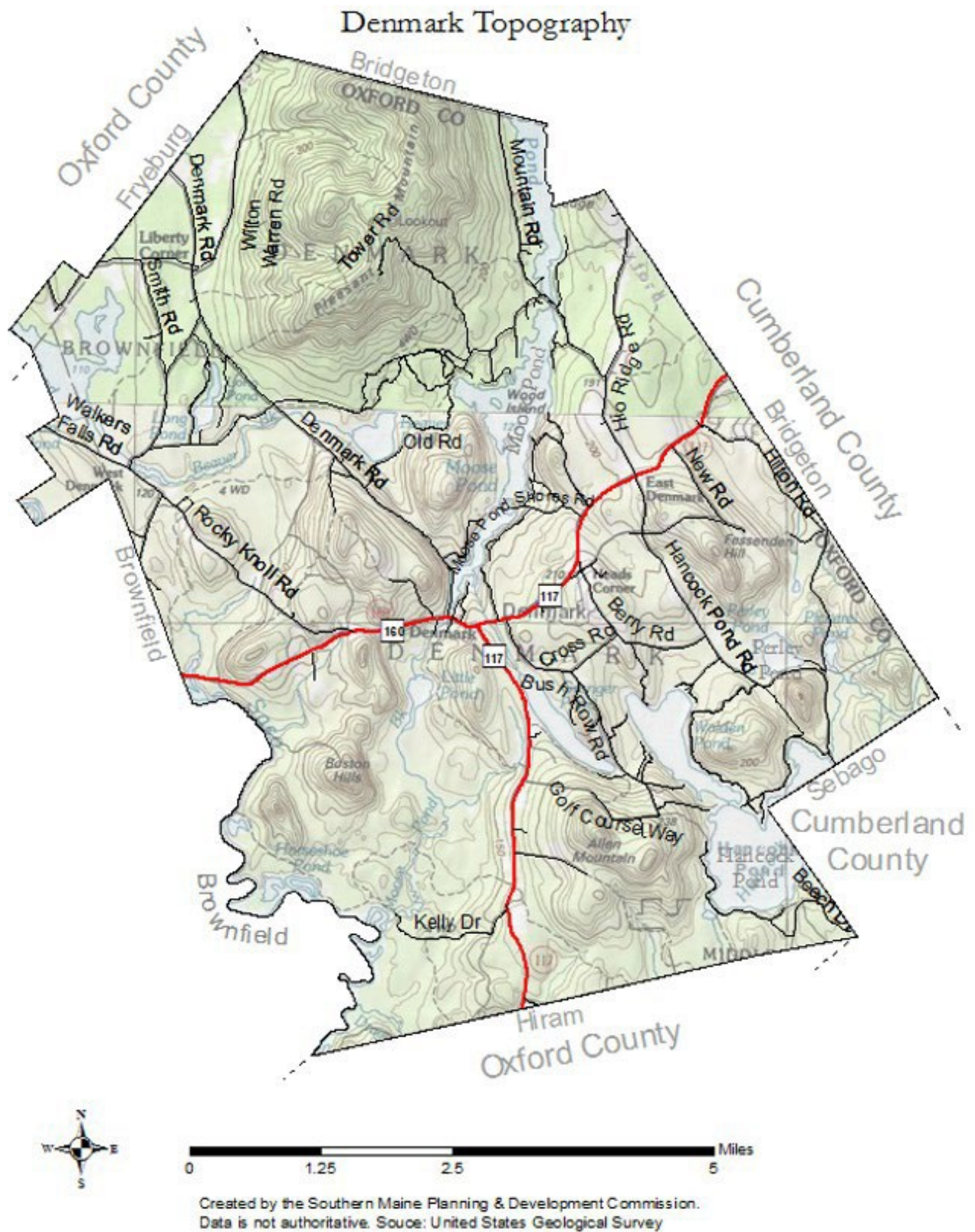




Town of Fryeburg

Evergreen Spring





Survey

Denmark Comprehensive Plan Survey Results

1. **Demographics**

"Denmark is comprised mostly of a mixture of owner-residents, and about half as many property owners who are non-residents, and most have owned property here for over 10-20 years. Most of the respondents indicated that they do not own waterfront property. The majority of the town is middle aged or elderly, with only a small percentage under the age of 40, perhaps suggesting that younger residents are either disengaged or are just fewer in number. For those that opted to answer about income, the majority reported over \$100,000 in household, which is nearly double the median income of the town according to 2015 Census Data. Most people who are employed outside of Denmark are travelling upwards of an hour to their jobs, which is backed up by Census data, suggesting it is a mix between a bedroom community and a rural destination for non-residents."

2. **Why you continue to live in Denmark**

"As one might expect, the rural character and location of Denmark are the primary reasons why people choose to live and own property in the town. The strongest reactions in this category of questions included the rural character itself, as well as the proximity to a wide range of outdoor recreation, with a sense of community also being very important to most respondents. Proximity to family was also a strong indicator, while being close to areas of employment were surprisingly less important. The majority of respondents were neutral on the tax rate and the quality of the local school system."

3. **Impacts of Growth**

"The majority of responses in the 'Impacts of Growth' category show a significant undercurrent in the community in being worried that development will have a negative impact on the character that is so valued by Denmark's residents and visitors. Additionally, the majority of respondents were either neutral or agreed that the town should be able to foot the bill for any increase in services and capital improvements in the foreseeable future, also indicating that the current rate of growth may seem sustainable to most folks', with a slight hesitation to increase it in case of potential detriments to the area."

4. **Housing**

"There seems to be a general feeling of neutrality on the entire housing situation in Denmark, with most feeling that seasonal rentals are also adequate. There is possible room for improvement on affordable retirement housing opportunities, as well as year-round rentals, with further backing up of those feelings being seen in the responses to the management of growth for the town, further down in the survey."

5. Growth Management

"As previously touched on in the housing category, a slight of respondents felt that the town should do more to promote affordable housing, as well as retirement housing opportunities to potentially help the town growth in the future. There was a strong aversion to subdivisions and clustered development housing, with 60% of respondents being opposed and only 24% favoring, with 15% being neutral. There is a desire to institute impact fees on subdivisions to curb their potential implementation and effects on the community."

6. Environmental Concerns

"A majority of responses indicate that the town is currently doing an adequate job of protecting its' natural resources, although there is a desire to continue this effort and possibly increase it by working with land trusts and other entities. This desire is likely in line with the same reasons respondents gave to why they live in Denmark, with a hope of strengthening the town's rural character and outdoor opportunities."

7. Outdoor Recreation

"Echoing the responses to reasons for living in Denmark seen earlier, a majority of respondents felt that the town should increase its' efforts to make outdoor recreation accessible and strong in the town, both for current residents but also in an effort to promote itself as a vacation destination. Those efforts include adding walking paths and trails, and improving and adding signage to those trails, as well as improving the recreation facilities in town."

8. Commercial and Economic Development

"Continuing the theme of keeping Denmark relatively rural, most felt that the town should work to promote smaller home-based businesses in town, while slightly restricting commercial development and retail based businesses. There is an opposition to sidewalks in the downtown area. In the most overwhelmingly positive response in the entire survey, there was a significant desire to support farming based businesses in the town, possibly through tax incentives."

9. Town Character and Quality of Life

"As expected, the majority of responses indicate a desire to keep Denmark rural in character, which would continue to keep the quality of life that current visitors and residents expect and love. There is a wish to promote more cultural events in the town, as well as wanting to fund the Denmark Historical Society to preserve the town's history into the future."

10. Town Service

"Adequate would be the best way to describe how most feel about the services that the town offers. This would suggest most feel comfortable with how things are, with only a few responses indicating that any areas are inadequate, with plumbing/code enforcement and road maintenance being the only possible areas for desired improvement."

Comprehensive Plan ***Survey Results***

Town of Denmark, ME

January 24, 2018

What is a Comprehensive Plan:

The comprehensive plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance for writing future land use ordinances, expenditure of public funds, and cooperative efforts of governmental boards and committees when addressing issues of pressing concern. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption.

What is the Process for Developing the Plan:

The first step is to gather input from the community members, this was accomplished by a survey and public meeting. Next we analyze the data collected from the survey, which will be used to identify problems, issues, concerns and opportunities. A vision statement is then drafted which will set the foundation for writing goals and objectives. Once goals and objectives are determined the writing and drafting begins, chapters are drafted and presented to the public for further feedback. Final chapters will be written based on changes to the draft and feedback received from the public. The final step is adoption, which is accomplished with a Town vote to approve and adopt the plan.

Who are the Comprehensive Plan Committee Members:

Rebecca Khiel	Brandon McKenney
Betty LeGoff	Richard Snow
Suzi Linden	Christopher Wentworth
Lee Ann Shand	

Number of Surveys Mailed	1300
Total Responses	225 (17.3%)
Date Launched	October 20, 2017
Date Closed	November 14, 2017

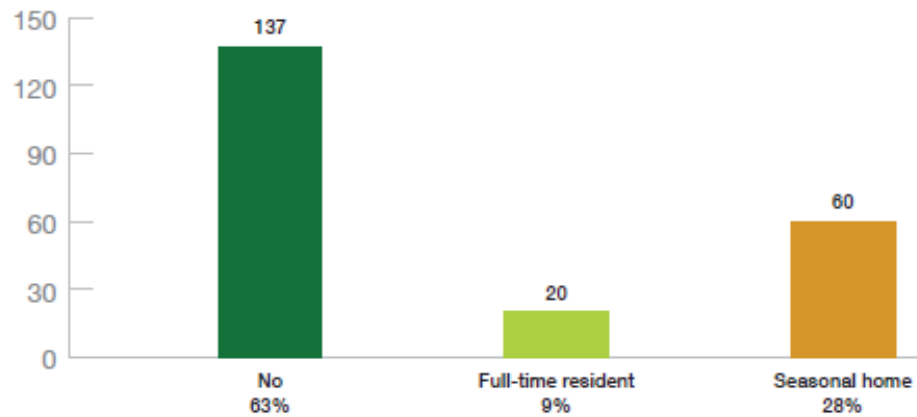
Which describes your Denmark residency?



Answered: 220 Skipped: 5

Answer Choices	Responses	
Year-round resident	59%	130
Part-time resident	6%	14
Seasonal resident	20%	43
Non-resident property owner	14%	30
Non-resident business owner	1%	3
Total Responses	100%	220

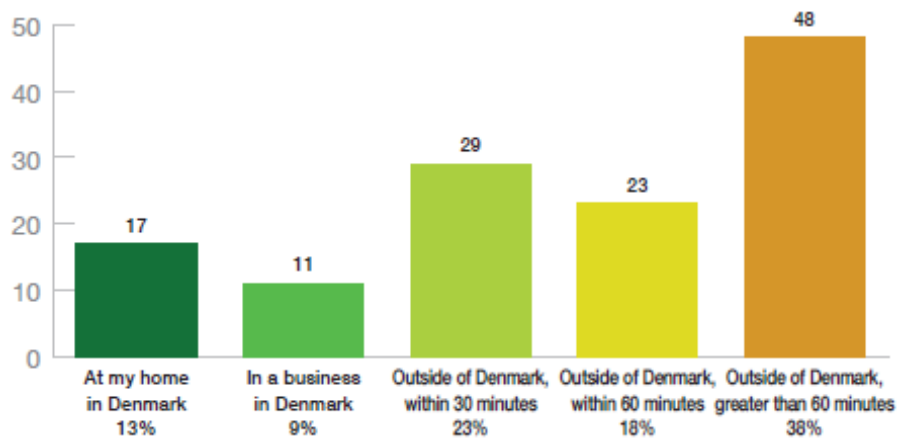
Do you own waterfront property?



Answered: 217 Skipped: 8

Answer Choices	Responses	
No	63%	137
Full-time resident	9%	20
Seasonal home	28%	60
Total Responses	100%	217

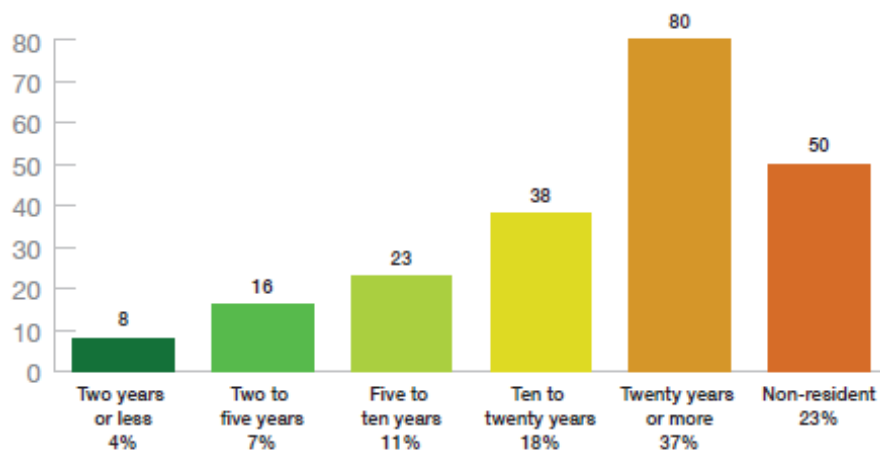
If you are working, where is your job located?



Answered: 128 Skipped: 122

Answer Choices	Responses	
At my home in Denmark	13%	17
In a business in Denmark	9%	11
Outside of Denmark, within 30 minutes	23%	29
Outside of Denmark, within 60 minutes	18%	23
Outside of Denmark, greater than 60 minutes	38%	48
Total Responses	100%	128

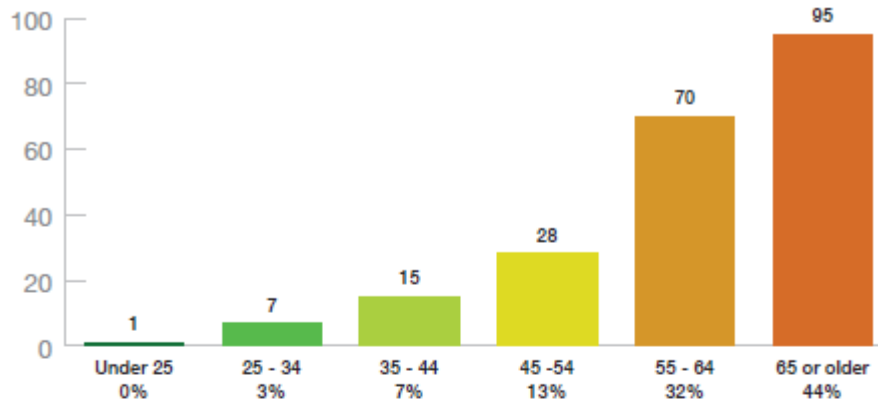
Please indicate how long you have been a resident of Denmark:



Answered: 215 Skipped: 35

Answer Choices	Responses	
Two years or less	4%	8
Two to five years	7%	16
Five to ten years	11%	23
Ten to twenty years	18%	38
Twenty years or more	37%	80
Non-resident	23%	50
Total Responses	100%	215

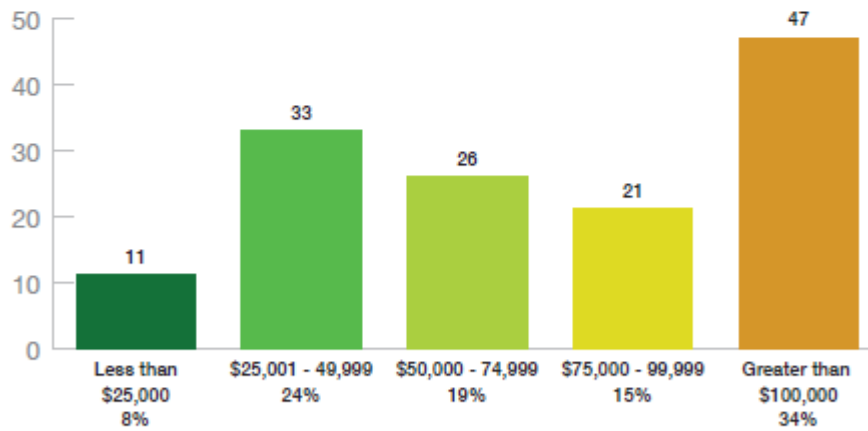
Your age:



Answered: 216 Skipped: 34

Answer Choices	Responses	
Under 25	0%	1
25 - 34	3%	7
35 - 44	7%	15
45 - 54	13%	28
55 - 64	32%	70
65 or older	44%	95
Total Responses	100%	216

(Optional) Please provide which amount best corresponds to your household's total annual income:

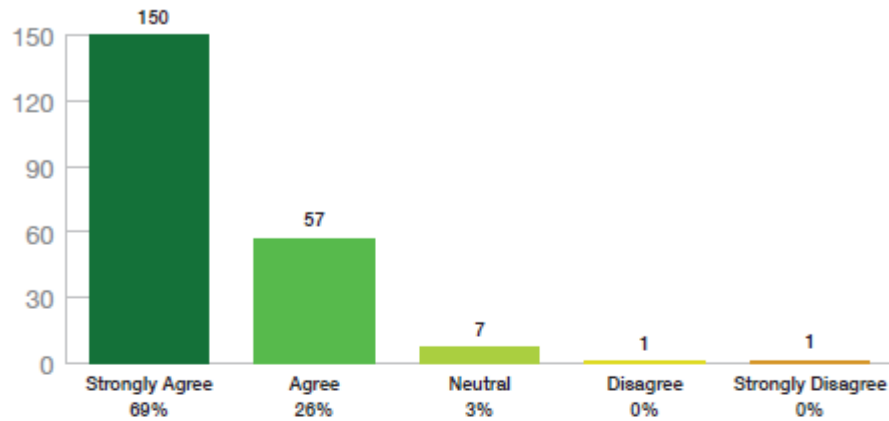


Answered: 138 Skipped: 112

Answer Choices	Responses	
Less than \$25,000	8%	11
\$25,001 - 49,999	24%	33
\$50,000 - 74,999	19%	26
\$75,000 - 99,999	15%	21
Greater than \$100,000	34%	47
Total Responses	100%	138

Please rate the following reasons why you continue to live in, have moved to, continue to visit or own property in Denmark.

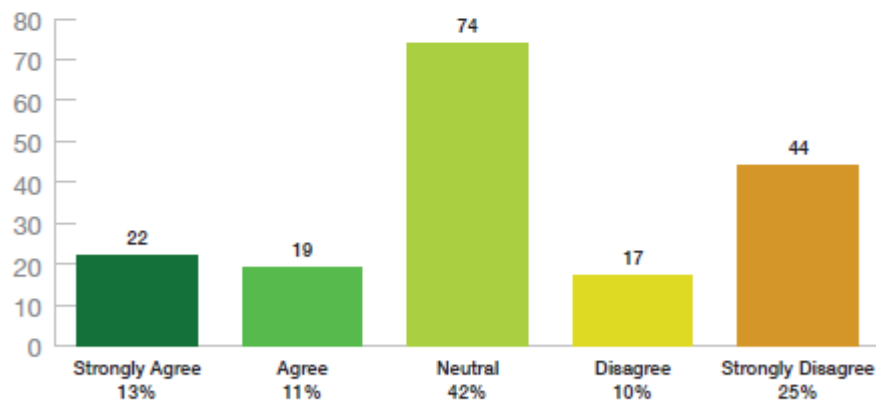
Rural character of the town



Answered: 216 Skipped: 9

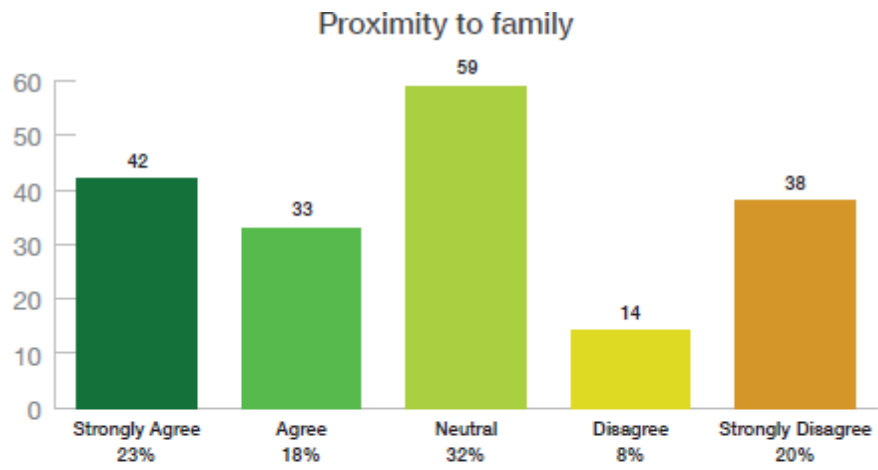
Answer Choices	Responses	
Strongly Agree	69%	150
Agree	26%	57
Neutral	3%	7
Disagree	0%	1
Strongly Disagree	0%	1
Total Responses	100%	216

Proximity to employment



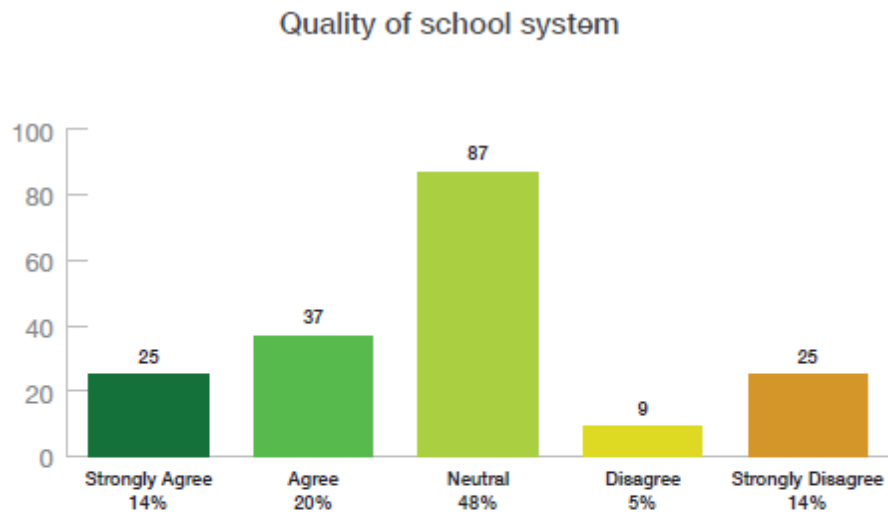
Answered: 176 Skipped: 49

Answer Choices	Responses	
Strongly Agree	13%	22
Agree	11%	19
Neutral	42%	74
Disagree	10%	17
Strongly Disagree	25%	44
Total Responses	100%	176



Answered: 186 Skipped: 39

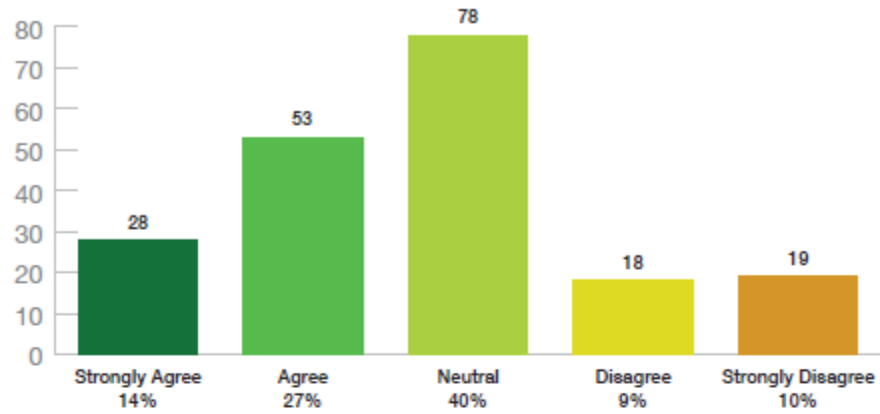
Answer Choices	Responses	
Strongly Agree	23%	42
Agree	18%	33
Neutral	32%	59
Disagree	8%	14
Strongly Disagree	20%	38
Total Responses	100%	186



Answered: 183 Skipped: 42

Answer Choices	Responses	
Strongly Agree	14%	25
Agree	20%	37
Neutral	48%	87
Disagree	5%	9
Strongly Disagree	20%	25
Total Responses	100%	183

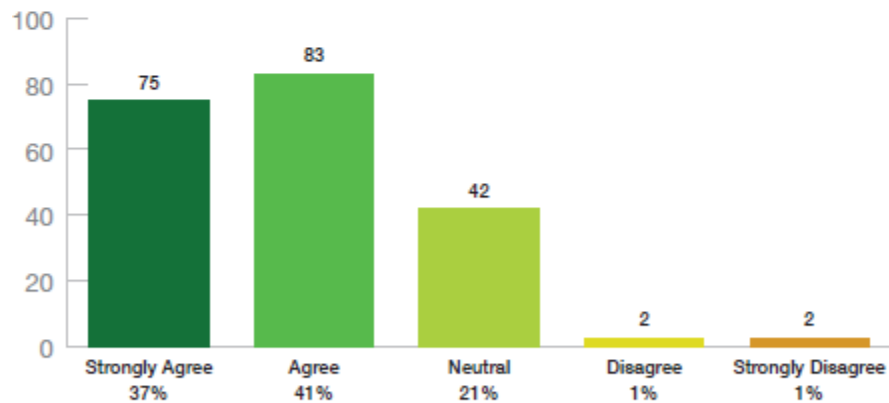
Tax rate



Answered: 196 Skipped: 29

Answer Choices	Responses	
Strongly Agree	14%	28
Agree	27%	53
Neutral	40%	78
Disagree	9%	18
Strongly Disagree	10%	19
Total Responses	100%	196

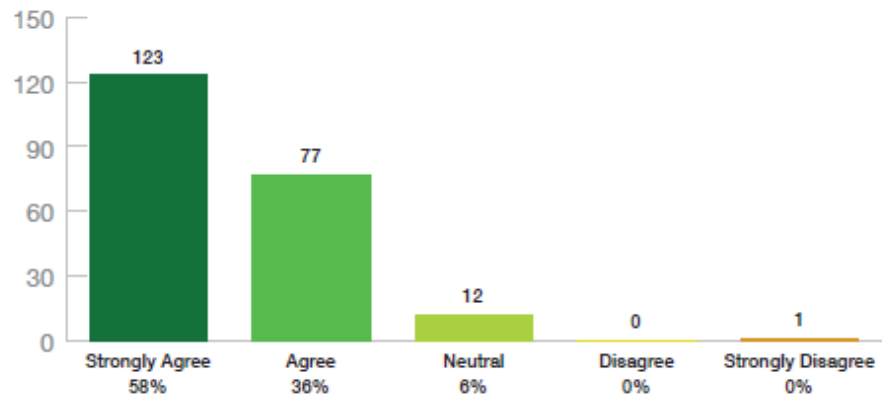
Sense of community



Answered: 205 Skipped: 20

Answer Choices	Responses	
Strongly Agree	37%	75
Agree	41%	83
Neutral	21%	42
Disagree	1%	2
Strongly Disagree	1%	2
Total Responses	100%	205

Proximity to outdoor recreation



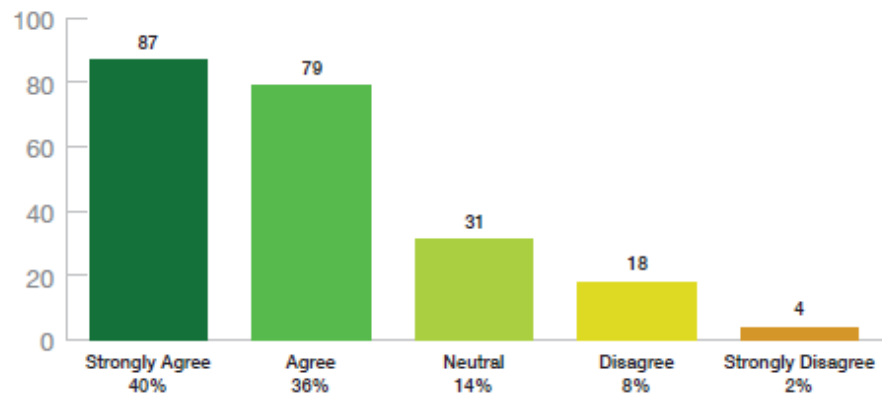
Answered: 213 Skipped: 12

Answer Choices	Responses	
Strongly Agree	58%	123
Agree	36%	77
Neutral	6%	12
Disagree	0%	0
Strongly Disagree	0%	1
Total Responses	100%	213

The following choices best represent my feelings on current issues in the Town of Denmark.

Impacts of Growth

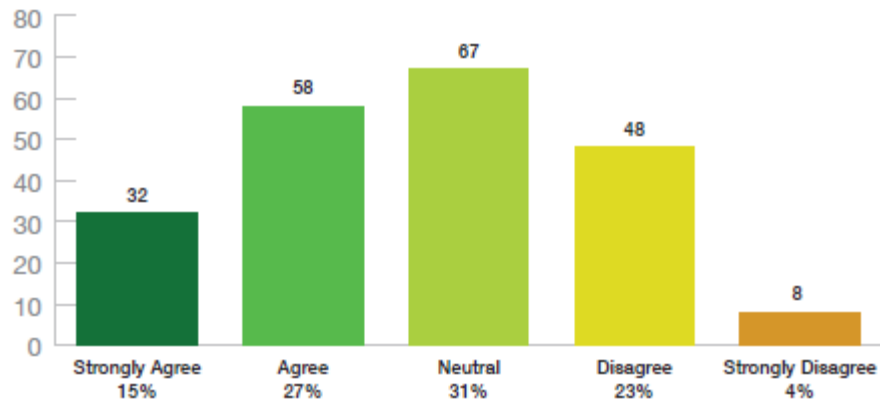
Important open space and natural areas may be lost to development.



Answered: 219 Skipped: 6

Answer Choices	Responses	
Strongly Agree	40%	87
Agree	36%	79
Neutral	14%	31
Disagree	8%	18
Strongly Disagree	2%	4
Total Responses	100%	219

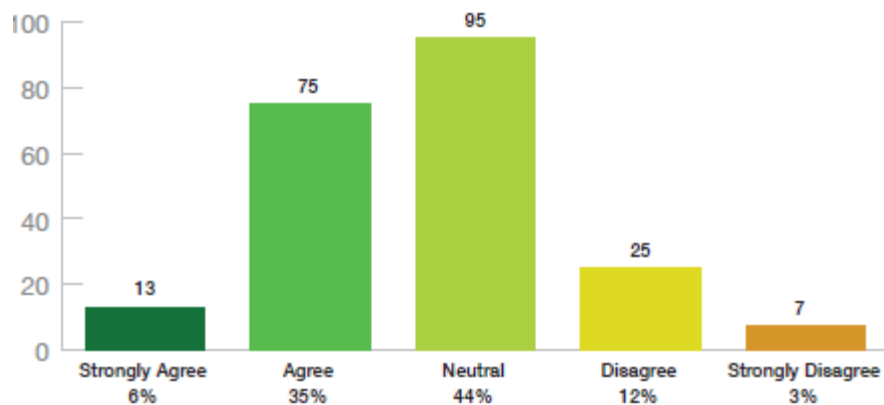
The character of the town is being threatened by development.



Answered: 213 Skipped: 12

Answer Choices	Responses	
Strongly Agree	15%	32
Agree	27%	58
Neutral	31%	67
Disagree	23%	48
Strongly Disagree	4%	8
Total Responses	100%	213

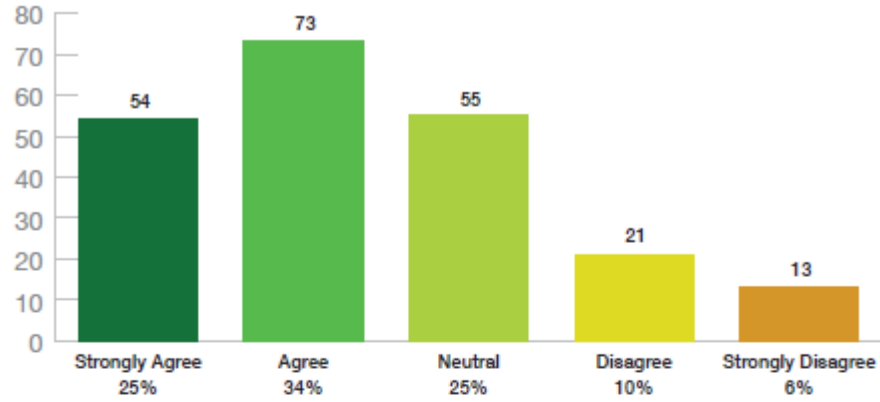
The town will be able to to pay for the increase of needed services and capital improvements in the next five to ten years.



Answered: 215 Skipped: 10

Answer Choices	Responses	
Strongly Agree	6%	13
Agree	35%	75
Neutral	44%	95
Disagree	12%	25
Strongly Disagree	3%	7
Total Responses	100%	215

**Growth and development are having a negative impact on water quality
- lakes, streams and aquifers.**

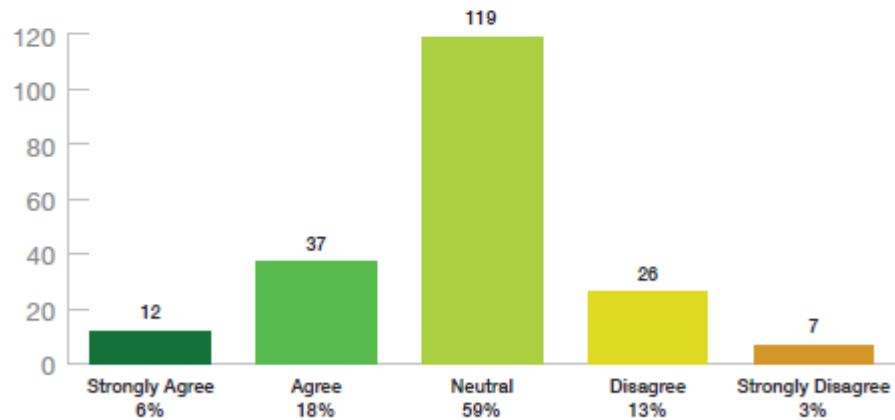


Answered: 216 Skipped: 9

Answer Choices	Responses	
Strongly Agree	25%	54
Agree	34%	73
Neutral	25%	55
Disagree	10%	21
Strongly Disagree	6%	13
Total Responses	100%	216

Housing

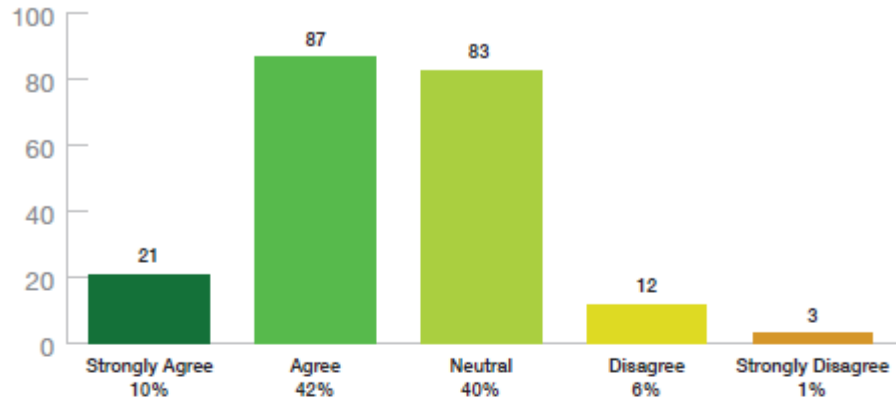
There is adequate year round rental housing available in Denmark.



Answered: 201 Skipped: 24

Answer Choices	Responses	
Strongly Agree	6%	12
Agree	18%	37
Neutral	59%	119
Disagree	13%	26
Strongly Disagree	3%	7
Total Responses	100%	201

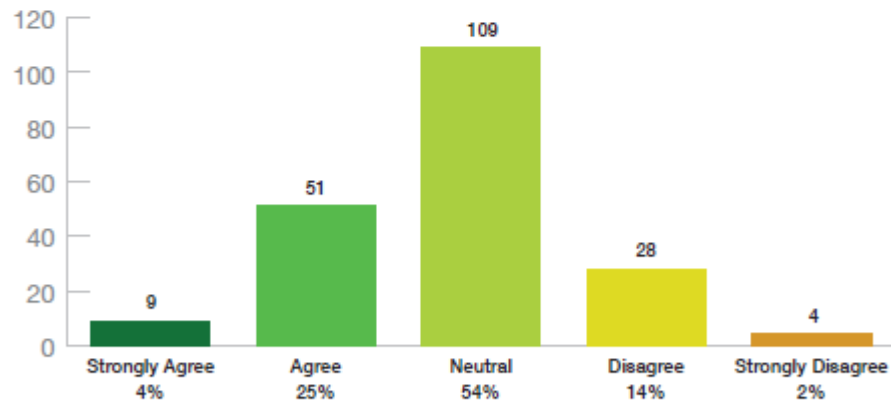
There is adequate seasonal rental opportunities available in Denmark.



Answered: 208 Skipped: 19

Answer Choices	Responses	
Strongly Agree	10%	21
Agree	42%	87
Neutral	40%	83
Disagree	6%	12
Strongly Disagree	1%	3
Total Responses	100%	208

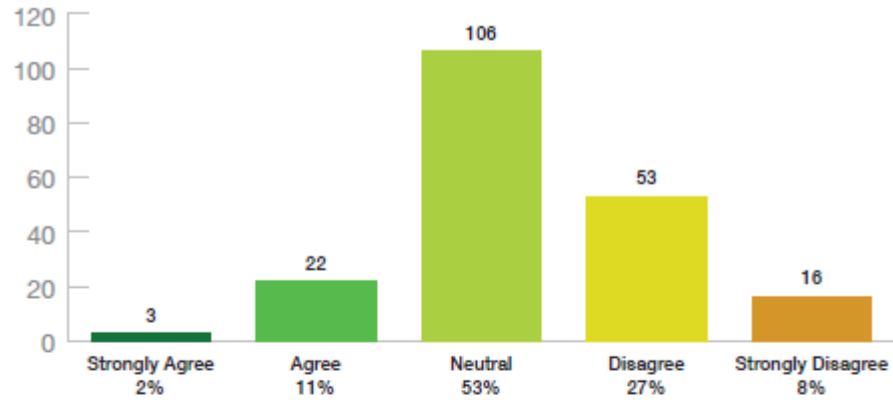
There is adequate affordable housing in Denmark.



Answered: 201 Skipped: 24

Answer Choices	Responses	
Strongly Agree	4%	9
Agree	25%	51
Neutral	54%	109
Disagree	14%	28
Strongly Disagree	2%	4
Total Responses	100%	201

There is adequate affordable retirement housing.

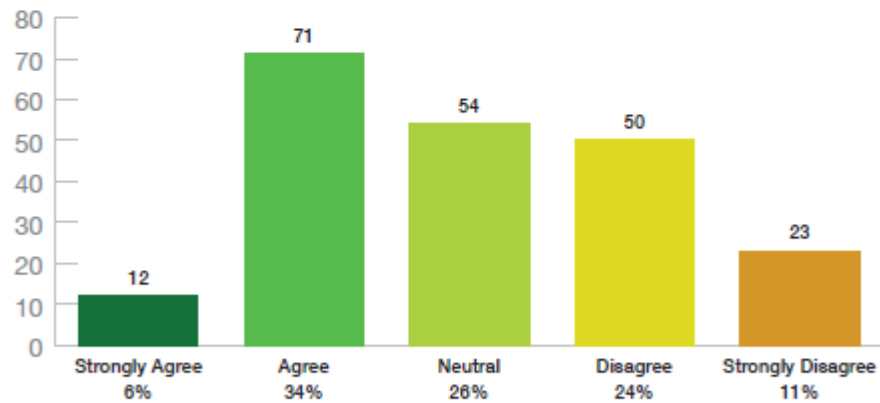


Answered: 200 Skipped: 25

Answer Choices	Responses	
Strongly Agree	2%	3
Agree	11%	22
Neutral	53%	106
Disagree	27%	53
Strongly Disagree	8%	16
Total Responses	100%	200

The Town's Role in Growth Management

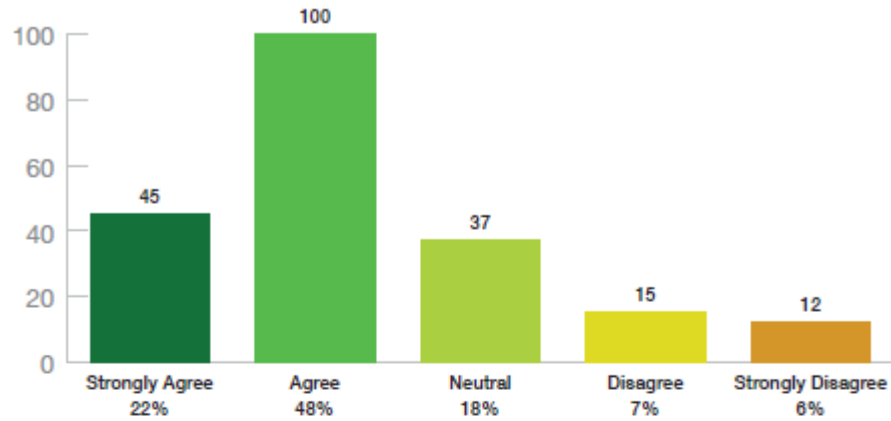
The town should promote development of affordable housing.



Answered: 210 Skipped: 15

Answer Choices	Responses	
Strongly Agree	6%	12
Agree	34%	71
Neutral	26%	54
Disagree	24%	50
Strongly Disagree	11%	23
Total Responses	100%	210

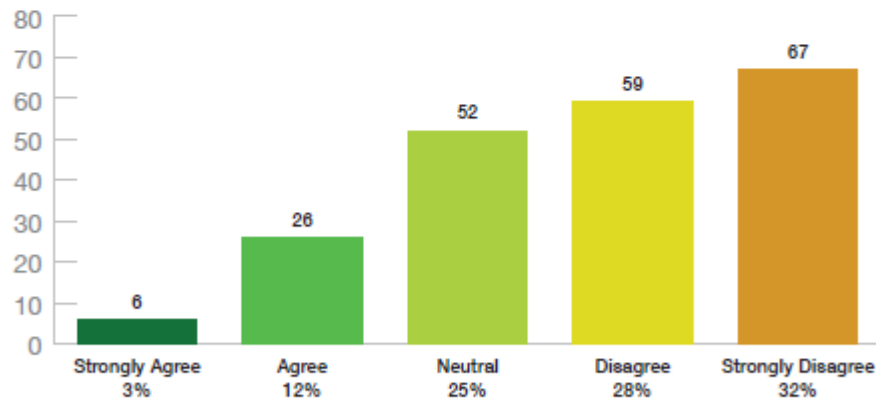
The Town should institute a system of impact fees on new development to help pay for needed public infrastructure.



Answered: 209 Skipped: 16

Answer Choices	Responses	
Strongly Agree	22%	45
Agree	48%	100
Neutral	18%	37
Disagree	7%	15
Strongly Disagree	6%	12
Total Responses	100%	209

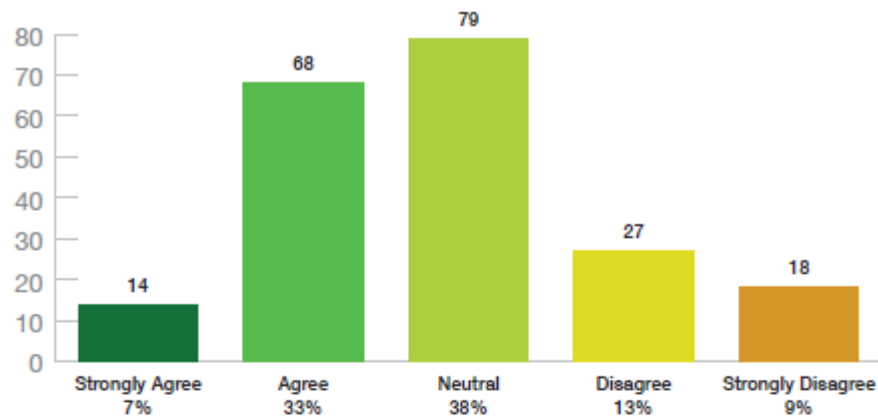
The Town should promote continued growth through the encouragement of subdivisions and clustered housing.



Answered: 210 Skipped: 15

Answer Choices	Responses	
Strongly Agree	3%	6
Agree	12%	26
Neutral	25%	52
Disagree	28%	59
Strongly Disagree	32%	67
Total Responses	100%	210

The Town should promote development of retirement housing.

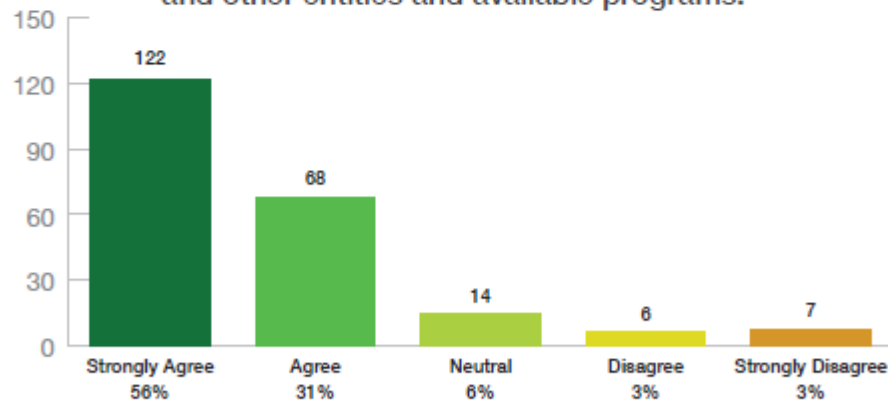


Answered: 206 Skipped: 19

Answer Choices	Responses	
Strongly Agree	7%	14
Agree	33%	68
Neutral	38%	79
Disagree	13%	27
Strongly Disagree	9%	18
Total Responses	100%	206

Environmental Concerns

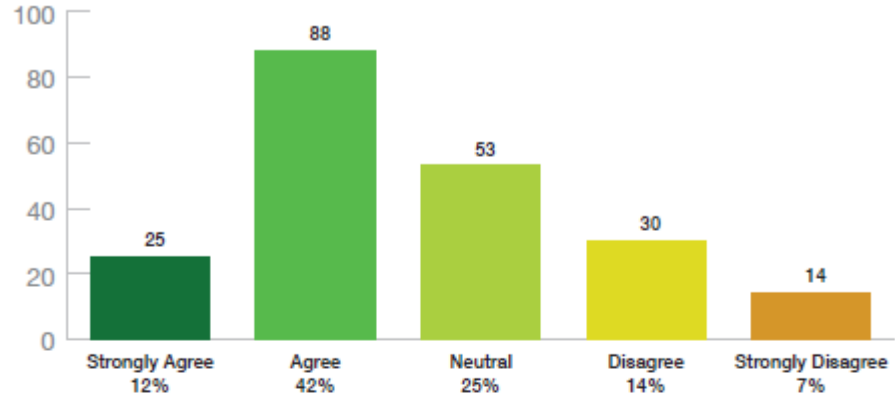
The Town should make a strong effort to insure that important open spaces and environmentally important areas remain undeveloped by working with land trusts and other entities and available programs.



Answered: 217 Skipped: 8

Answer Choices	Responses	
Strongly Agree	56%	122
Agree	31%	68
Neutral	6%	14
Disagree	3%	6
Strongly Disagree	3%	7
Total Responses	100%	217

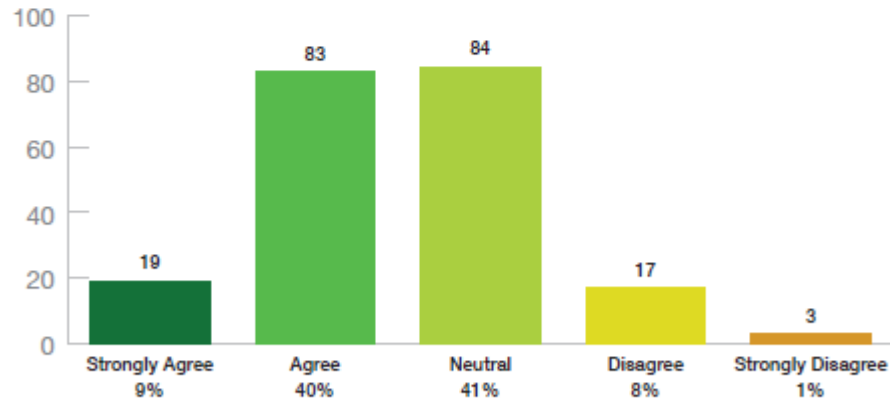
The Town is doing an adequate job of protecting its wetlands, water bodies, aquifers, wildlife habitat and other environmentally important resources.



Answered: 210 Skipped: 15

Answer Choices	Responses	
Strongly Agree	12%	25
Agree	42%	88
Neutral	25%	53
Disagree	14%	30
Strongly Disagree	7%	14
Total Responses	100%	210

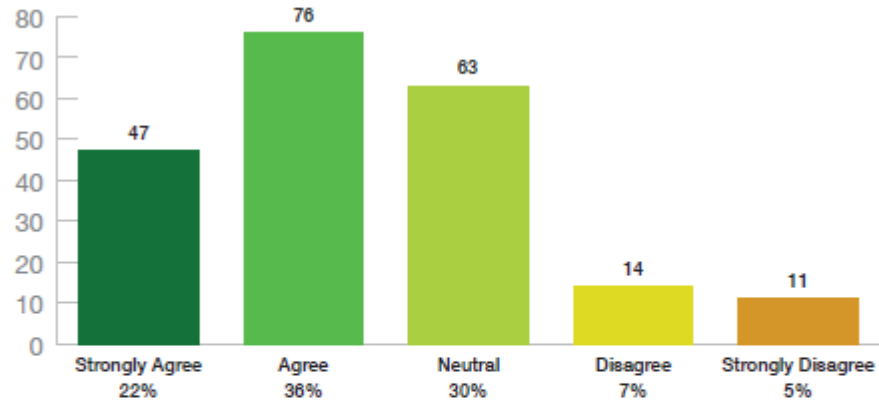
The Town's ordinances minimizes impact and improves the quality of Denmark's environment.



Answered: 206 Skipped: 19

Answer Choices	Responses	
Strongly Agree	9%	19
Agree	40%	83
Neutral	41%	84
Disagree	8%	17
Strongly Disagree	1%	3
Total Responses	100%	206

The Town should enact additional land use ordinances to improve the protection of natural resources.

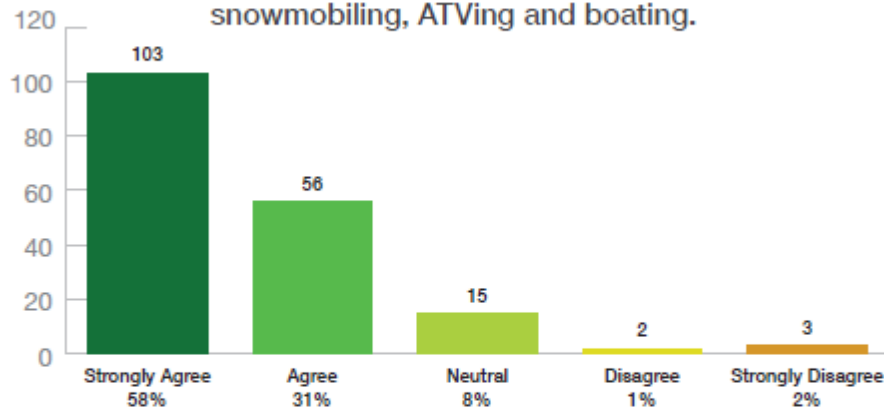


Answered: 211 Skipped: 12

Answer Choices	Responses	
Strongly Agree	22%	47
Agree	36%	76
Neutral	30%	63
Disagree	7%	14
Strongly Disagree	5%	11
Total Responses	100%	211

Outdoor Recreation

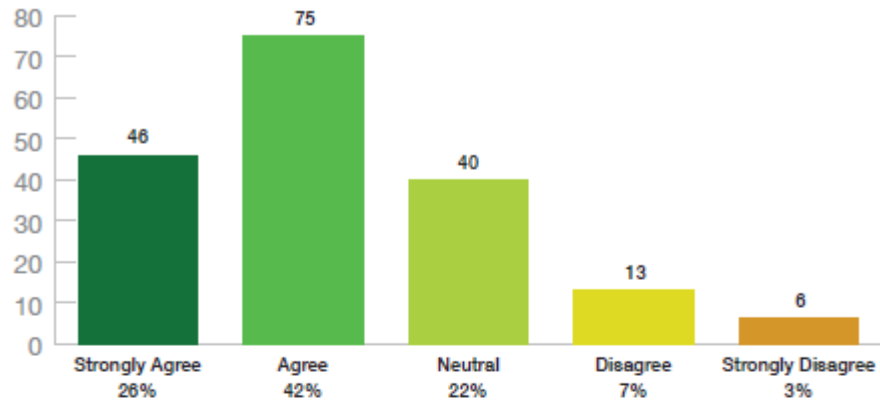
The Town should make a strong effort to insure that open space remains available for traditional outdoor recreation uses such as hunting, fishing hiking, snowmobiling, ATVing and boating.



Answered: 179 Skipped: 48

Answer Choices	Responses	
Strongly Agree	58%	103
Agree	31%	56
Neutral	8%	15
Disagree	1%	2
Strongly Disagree	2%	3
Total Responses	100%	179

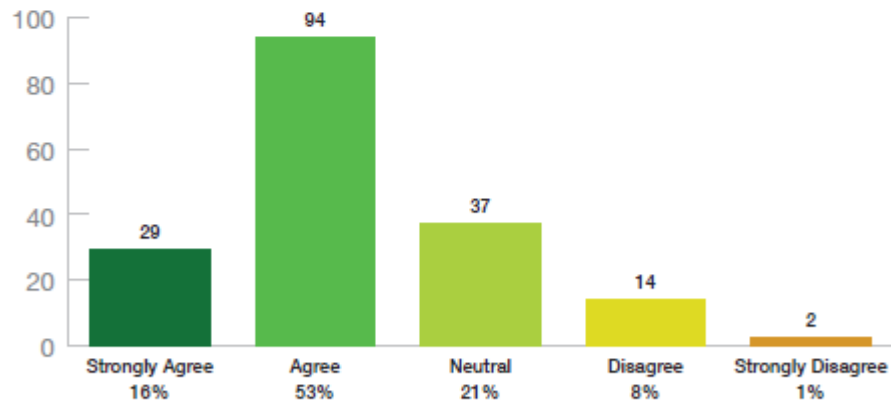
The Town should promote itself as a place to vacation.



Answered: 180 Skipped: 45

Answer Choices	Responses	
Strongly Agree	26%	46
Agree	42%	75
Neutral	22%	40
Disagree	7%	13
Strongly Disagree	3%	6
Total Responses	100%	180

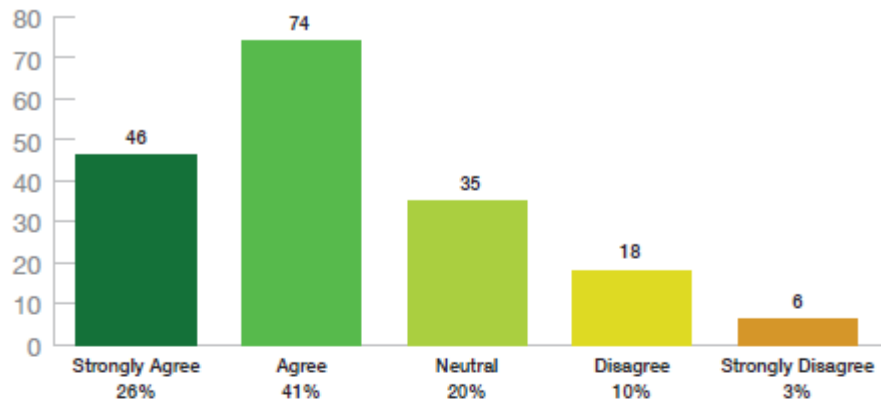
The Town adequately offers access to each of our waterways.



Answered: 178 Skipped: 49

Answer Choices	Responses	
Strongly Agree	16%	29
Agree	53%	94
Neutral	21%	37
Disagree	8%	14
Strongly Disagree	1%	2
Total Responses	100%	178

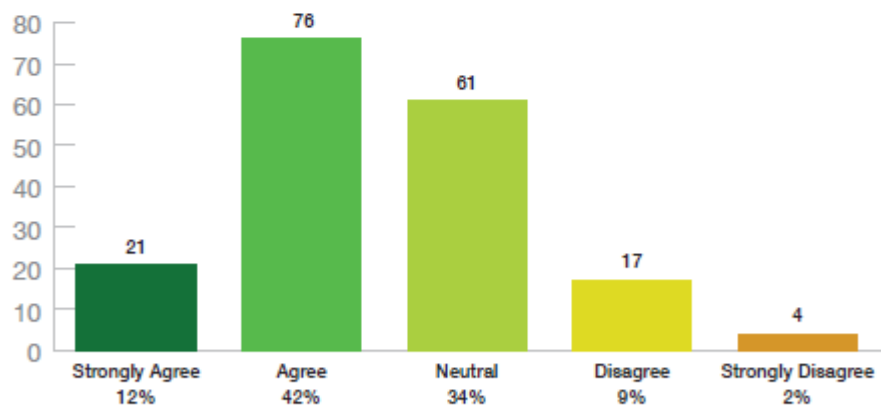
The Town should develop a system of walking paths and trails.



Answered: 179 Skipped: 48

Answer Choices	Responses	
Strongly Agree	26%	46
Agree	41%	74
Neutral	20%	35
Disagree	10%	18
Strongly Disagree	3%	6
Total Responses	100%	180

The Town should improve Denmark's recreation facilities.

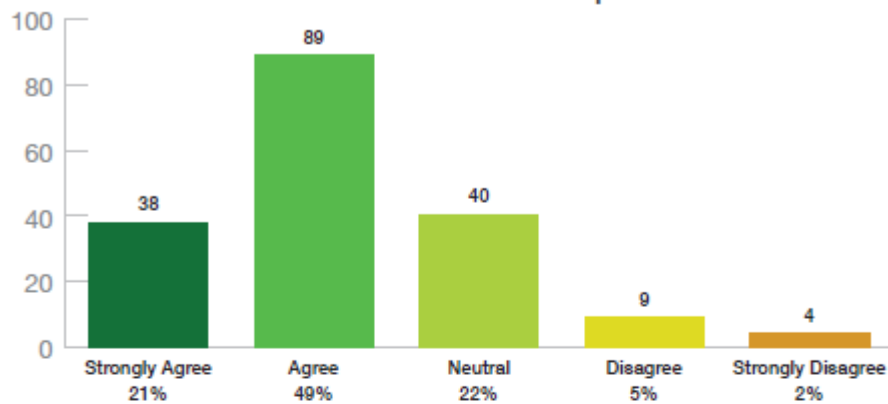


Answered: 179 Skipped: 48

Answer Choices	Responses	
Strongly Agree	12%	21
Agree	42%	76
Neutral	34%	61
Disagree	9%	17
Strongly Disagree	2%	4
Total Responses	100%	179

Commercial and Economic Development

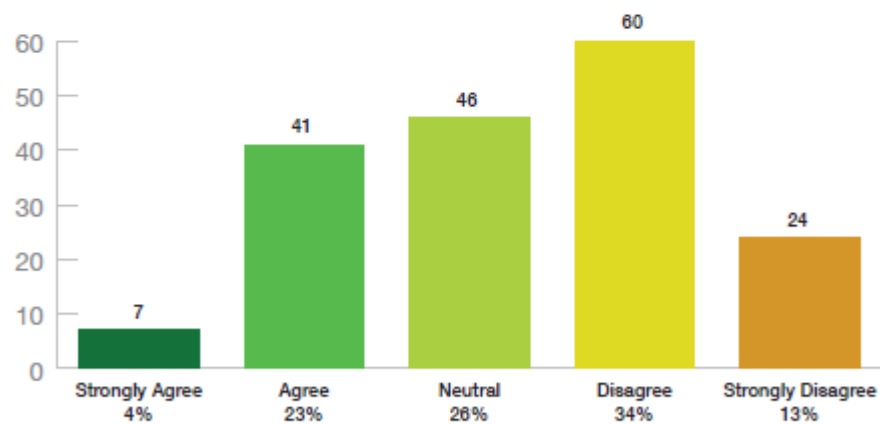
The Town should work more actively to encourage small home-based businesses and home occupations in Denmark.



Answered: 180 Skipped: 45

Answer Choices	Responses	
Strongly Agree	21%	38
Agree	49%	89
Neutral	22%	40
Disagree	5%	9
Strongly Disagree	2%	4
Total Responses	100%	180

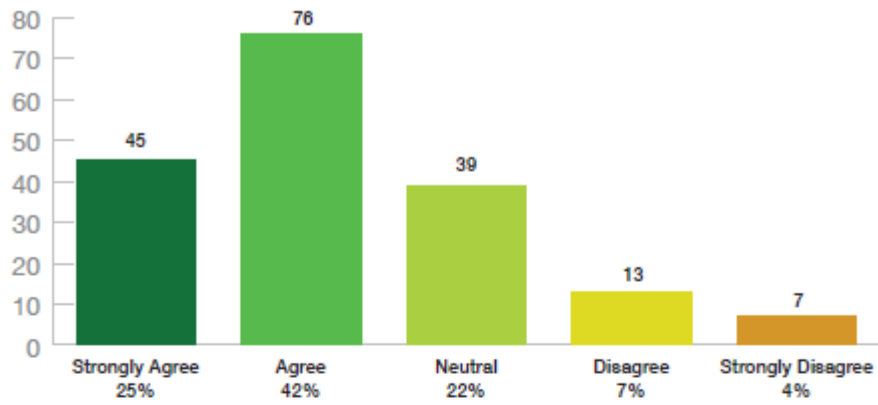
The Town should seek to diversify its tax base by encouraging more commercial growth.



Answered: 178 Skipped: 47

Answer Choices	Responses	
Strongly Agree	4%	7
Agree	23%	41
Neutral	26%	46
Disagree	34%	60
Strongly Disagree	13%	24
Total Responses	100%	178

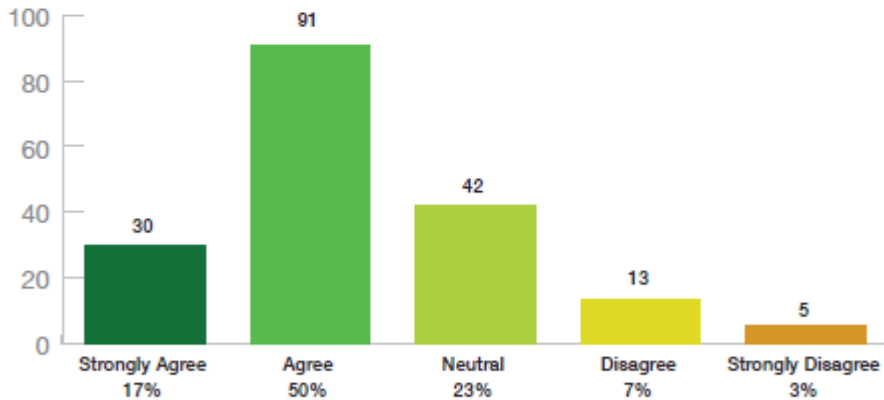
The Town should create zoning that limits commercial buildings and retail stores.



Answered: 180 Skipped: 45

Answer Choices	Responses	
Strongly Agree	25%	45
Agree	42%	76
Neutral	22%	39
Disagree	7%	13
Strongly Disagree	4%	7
Total Responses	100%	180

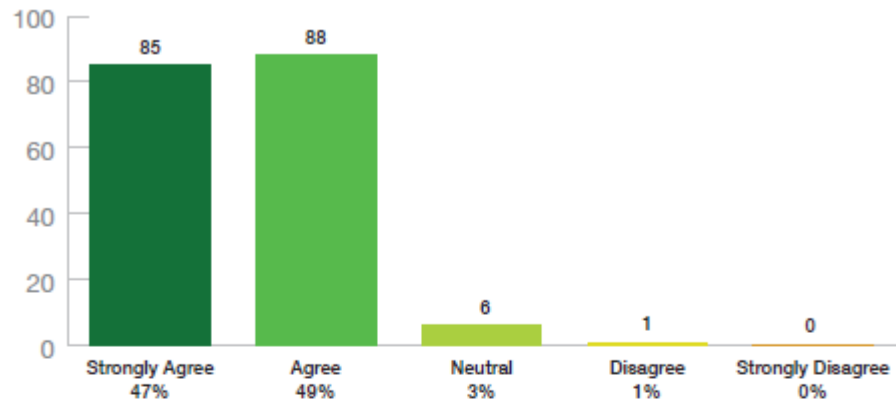
The Town should promote outdoor recreation based businesses.



Answered: 181 Skipped: 44

Answer Choices	Responses	
Strongly Agree	17%	30
Agree	50%	91
Neutral	23%	42
Disagree	7%	13
Strongly Disagree	3%	5
Total Responses	100%	181

The Town should support traditional farm and agricultural businesses.

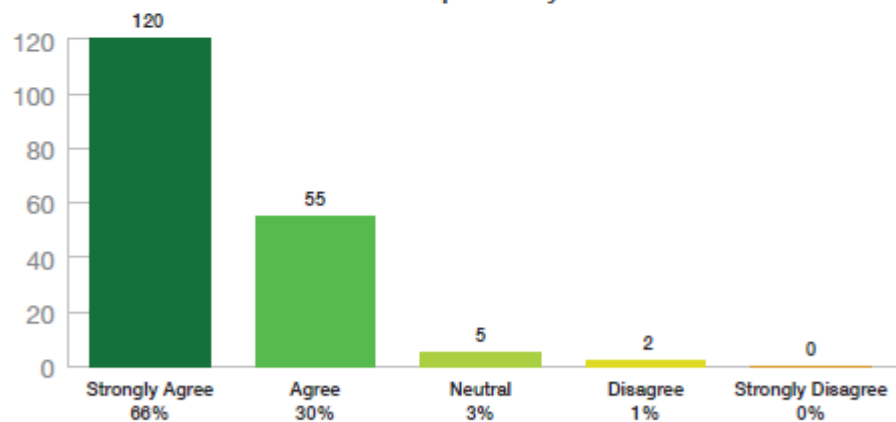


Answered: 180 Skipped: 45

Answer Choices	Responses	
Strongly Agree	47%	85
Agree	49%	88
Neutral	3%	6
Disagree	1%	1
Strongly Disagree	0%	0
Total Responses	100%	180

Town Character and Quality of Life

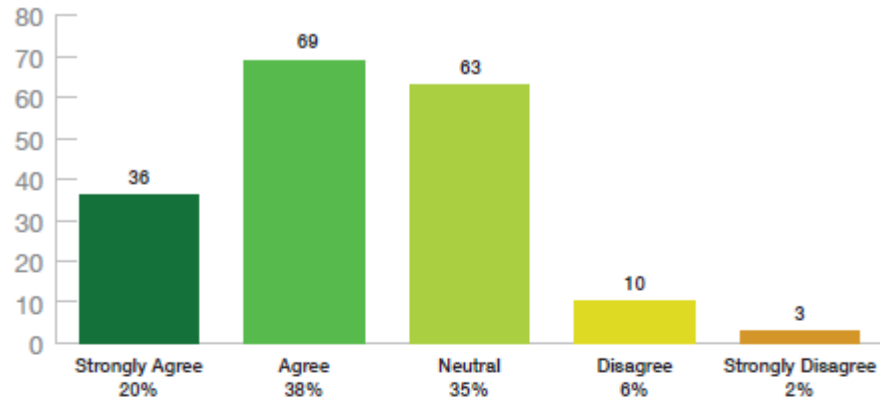
The Town should remain primarily rural in character.



Answered: 182 Skipped: 43

Answer Choices	Responses	
Strongly Agree	66%	120
Agree	30%	55
Neutral	3%	5
Disagree	1%	2
Strongly Disagree	0%	0
Total Responses	100%	182

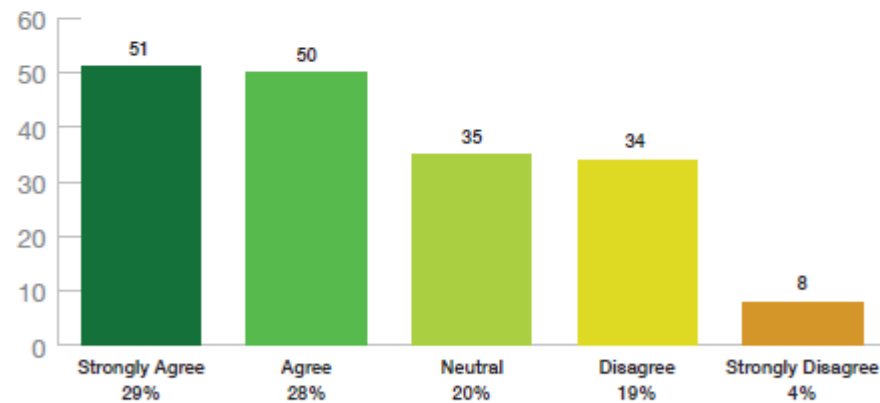
The Town should take a more active role in promoting cultural events in Denmark.



Answered: 181 Skipped: 44

Answer Choices	Responses	
Strongly Agree	20%	36
Agree	38%	69
Neutral	35%	63
Disagree	6%	10
Strongly Disagree	2%	3
Total Responses	100%	181

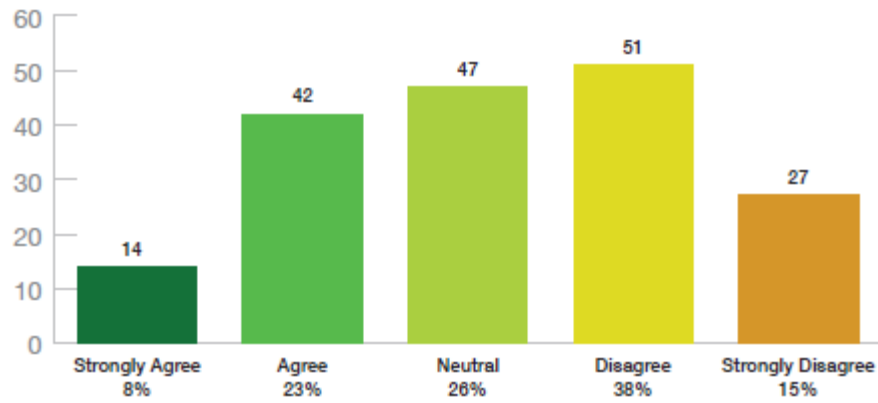
The Town's character will be negatively affected by increased commercial and retail businesses.



Answered: 178 Skipped: 47

Answer Choices	Responses	
Strongly Agree	29%	51
Agree	28%	50
Neutral	20%	35
Disagree	19%	34
Strongly Disagree	4%	8
Total Responses	100%	178

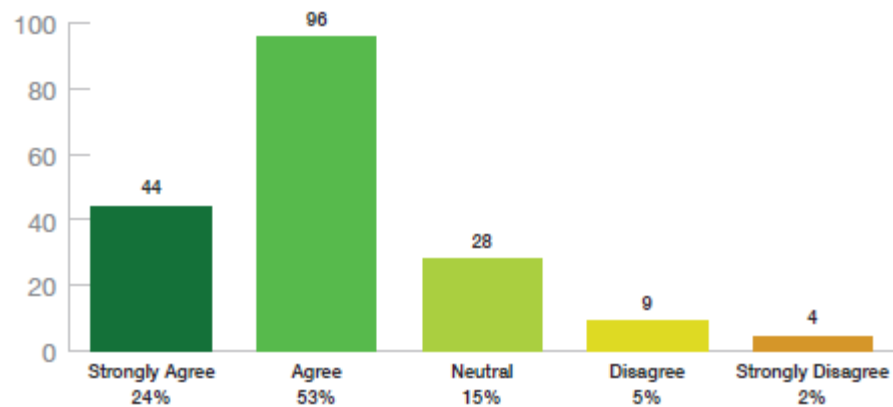
The Town should build sidewalks in the Village.



Answered: 181 Skipped: 44

Answer Choices	Responses	
Strongly Agree	8%	14
Agree	23%	42
Neutral	26%	47
Disagree	38%	51
Strongly Disagree	15%	27
Total Responses	100%	181

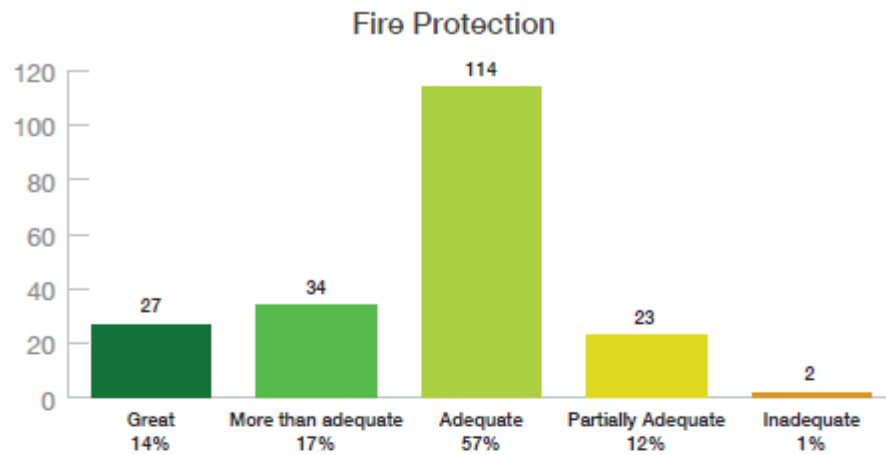
The Town should help fund The Denmark Historical Society's efforts to preserve our history.



Answered: 181 Skipped: 44

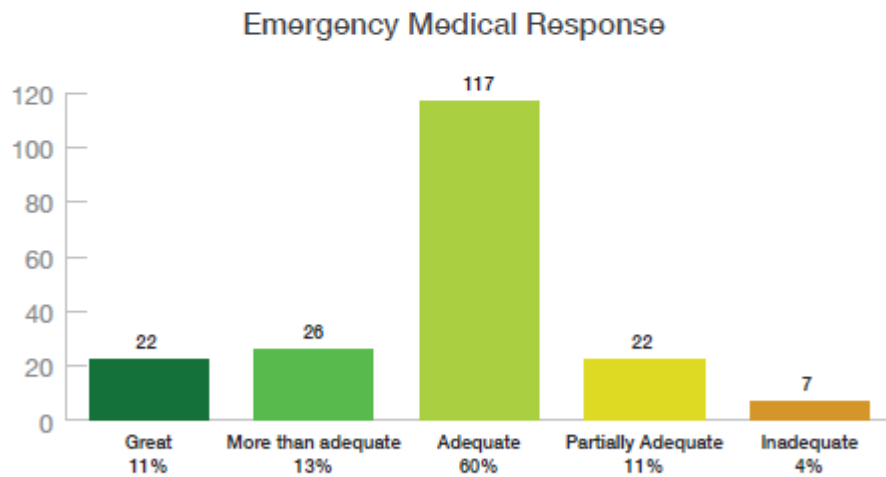
Answer Choices	Responses	
Strongly Agree	24%	44
Agree	53%	96
Neutral	15%	28
Disagree	5%	9
Strongly Disagree	2%	4
Total Responses	100%	181

Please rate the adequacy of our Town's services and facilities.



Answered: 200 Skipped: 25

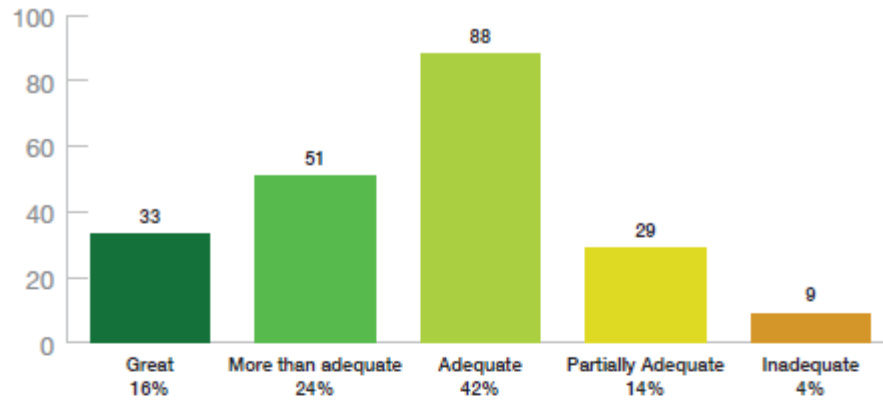
Answer Choices	Responses	
Strongly Agree	14%	27
Agree	17%	34
Neutral	57%	114
Disagree	23%	23
Strongly Disagree	2%	2
Total Responses	100%	200



Answered: 194 Skipped: 31

Answer Choices	Responses	
Strongly Agree	11%	22
Agree	13%	26
Neutral	60%	117
Disagree	11%	22
Strongly Disagree	4%	7
Total Responses	100%	194

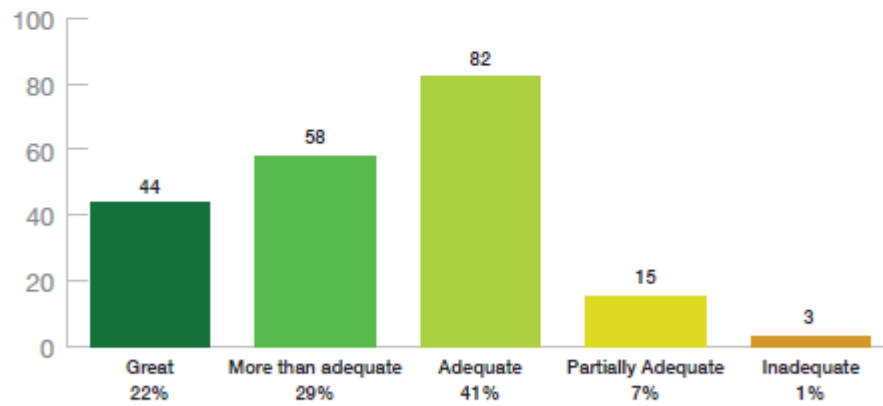
Road Maintenance



Answered: 210 Skipped: 15

Answer Choices	Responses	
Strongly Agree	16%	33
Agree	24%	51
Neutral	42%	88
Disagree	14%	29
Strongly Disagree	4%	9
Total Responses	100%	210

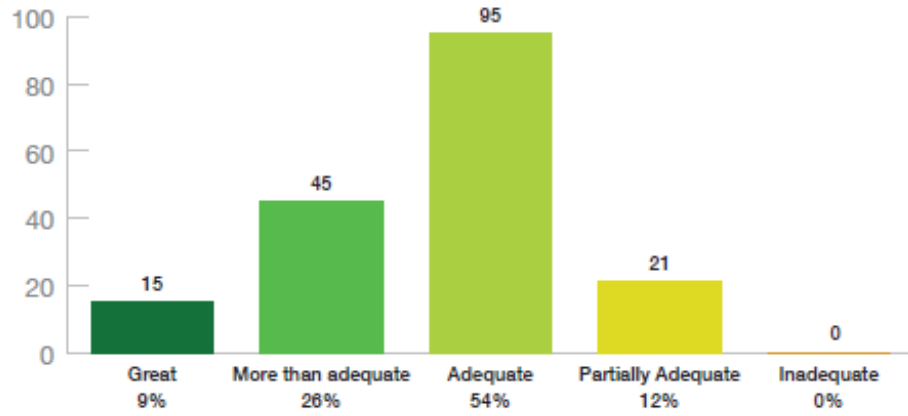
Snow plowing/sand/salting



Answered: 202 Skipped: 23

Answer Choices	Responses	
Strongly Agree	22%	44
Agree	29%	58
Neutral	41%	82
Disagree	7%	15
Strongly Disagree	1%	3
Total Responses	100%	202

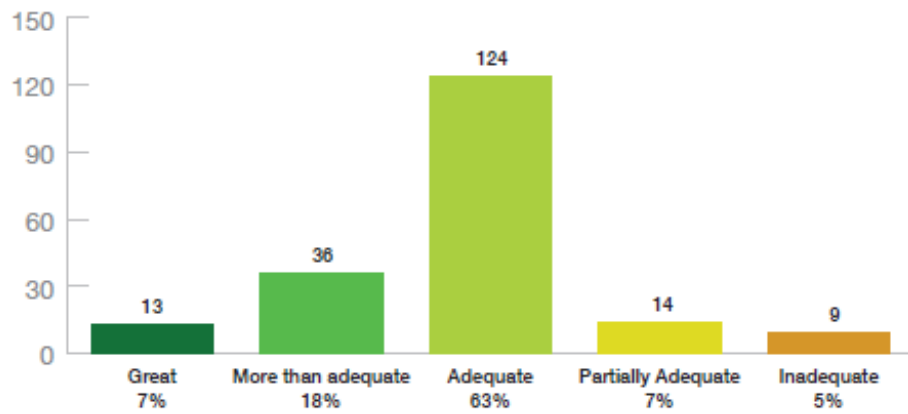
Public schools



Answered: 178 Skipped: 49

Answer Choices	Responses	
Strongly Agree	9%	15
Agree	26%	45
Neutral	54%	95
Disagree	12%	21
Strongly Disagree	0%	0
Total Responses	100%	178

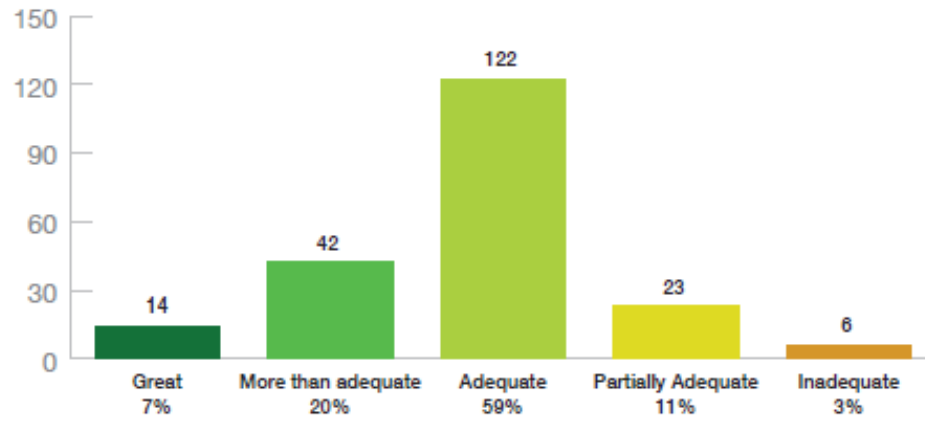
Code and Plumbing Enforcement



Answered: 198 Skipped: 29

Answer Choices	Responses	
Strongly Agree	7%	13
Agree	18%	36
Neutral	63%	124
Disagree	7%	14
Strongly Disagree	5%	9
Total Responses	100%	198

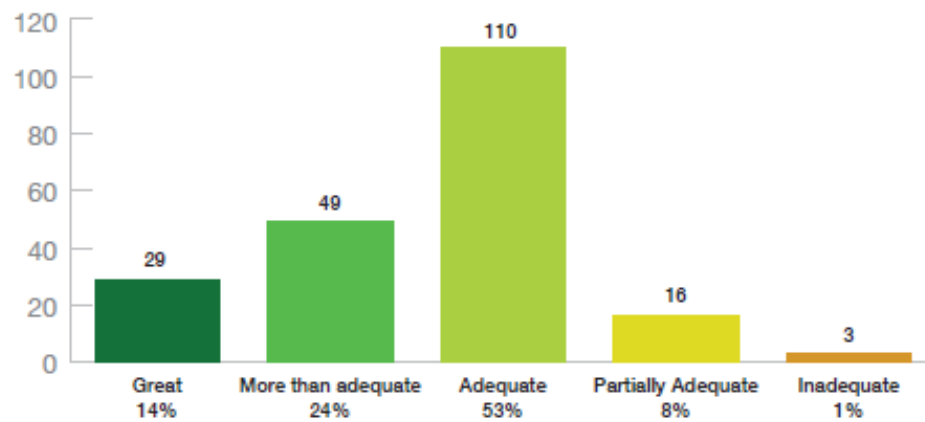
Public Access to the Shore



Answered: 207 Skipped: 18

Answer Choices	Responses	
Strongly Agree	7%	14
Agree	20%	42
Neutral	59%	122
Disagree	11%	23
Strongly Disagree	3%	6
Total Responses	100%	207

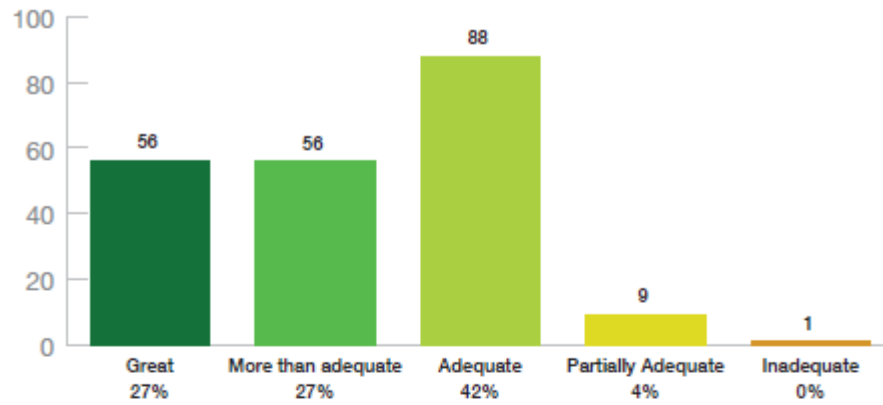
Solid Waste Disposal



Answered: 207 Skipped: 18

Answer Choices	Responses	
Strongly Agree	14%	29
Agree	24%	49
Neutral	53%	110
Disagree	8%	16
Strongly Disagree	1%	3
Total Responses	100%	207

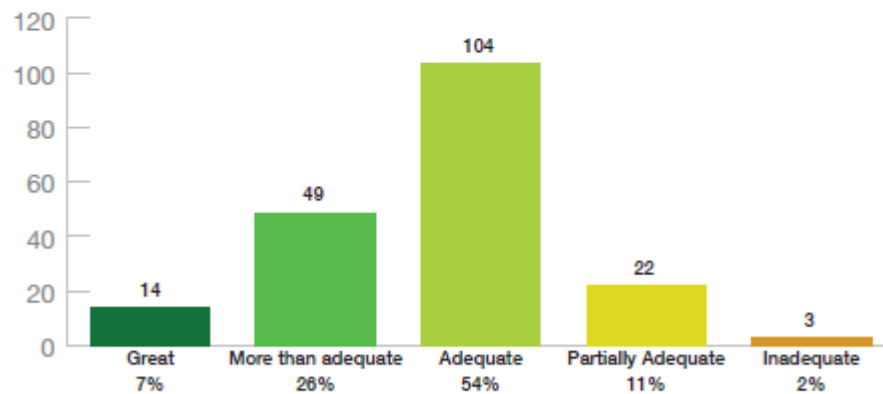
Town Office Services



Answered: 210 Skipped: 15

Answer Choices	Responses	
Strongly Agree	27%	58
Agree	27%	58
Neutral	42%	88
Disagree	4%	9
Strongly Disagree	0%	1
Total Responses	100%	210

Town Recreation



Answered: 192 Skipped: 33

Answer Choices	Responses	
Strongly Agree	7%	14
Agree	26%	49
Neutral	54%	104
Disagree	11%	22
Strongly Disagree	2%	3
Total Responses	100%	192

What is the most important single issue facing Denmark today?

Below are the written results of the survey question – What is the most important single issue facing Denmark today? The results are written exactly as they were on the survey, no editing has been done. The results have been categorized using the categories of the survey and specific concerns the answers revealed.

Impacts of Growth

- ❖ Loss of public land especially around the lakes, shores, Pleasant Mountain
- ❖ Impacts of growth section - wrote Too late! Most already stinck from sewage runoff
- ❖ loss of water rights
- ❖ Development and water extraction
- ❖ Over development
- ❖ Overgrowth
- ❖ Unwanted Development
- ❖ Expansion without tax revenue that impacts nature
- ❖ Unchecked development of land

Housing

- ❖ Protecting what we have and avoid town growth with affordable housing
- ❖ The town would benefit from pleasant, practical affordable housing that would be appealing and accessible to young adults and young families who would add new energy to the area. Measures to encourage some new business activity would increase the appeal and the sense of identity. For example when there was a restaurant or twp, it was a favorite destination for many visitors from neighboring towns. Locals and visitors go to Bridgton, Brownfield and Cornish for leisurely breakfasts and lunch. Can we encourage businesses in the former restaurant building, the original "Old Store Restaurant?" The Town Hall on Mill Hill?
- ❖ Did not complete this section - in Housing section did not answer & wrote no information or not enough

Growth Management

- ❖ I know there is always a conflict between development, conservation, pollution and the great need to collect taxes for public services. If it were possible to have slow growth that doesn't add pollution and destruction of our mountain view that would be ideal.
- ❖ Balancing smart growth to provide town income with protecting the environment.
- ❖ Same old quandary facing the future: Maintaining character of town vs progress - financial security
- ❖ Growth and Development around lakes
- ❖ Guiding development
- ❖ Promoting growth that benefits all & is friendly to the environment.
- ❖ Encouraging growth without destroying the "small town" feeling - Too many laws discourage development. Don't need more laws just enforce what is already enacted.
- ❖ To avoid overdevelopment in housing & subdivisions.
- ❖ The town needs to increase their tax base by promoting building of single family residences and commercial businesses.
- ❖ Keeping it rural and natural.

- ❖ No more development on Mountain road. NestleDenmark faces more than 1 issue which will affect its future –
- ❖ Allowing Nestlé access to our water without a resource fee to help the town out and lower the taxes.
- ❖ Subdivision growth
- ❖ Over development

Environmental Concern

- ❖ Water quality and development constraints and public safety.
- ❖ Protecting the environment.
- ❖ Keeping it Clean and Natural.
- ❖ Environmental issues - lake quality – funding
- ❖ Protect of all natural resources, especially, our ground water supply
- ❖ Preserving water resources.
- ❖ From our perspective as summer residents, lake water quality
- ❖ Water is a valuable resource. We should no simply give it away.
- ❖ Protection of natural land and water
- ❖ Environmental preservation while allowing well planned growth.
- ❖ Protection to the environment and over development.
- ❖ Preserve water quality and rural character.
- ❖ Water
- ❖ Protecting lakes , ponds and water
- ❖ Preserving lakes and woods
- ❖ Maintain Aquifer
- ❖ water issues

Outdoor Recreation

- ❖ Would love to see additional access points to Moose Pond!
- ❖ public spaces, sidewalks
- ❖ Recreation needs more funding
- ❖ Loss of public access for hunting

Commercial and Economic Development

- ❖ Employment
- ❖ The town should create zoning that controls commercial buildings and retail stores.
- ❖ Keeping town rural as well as promoting small businesses.
- ❖ Lack of new business/industry, restaurants
- ❖ The town would benefit from pleasant, practical affordable housing that would be appealing and accessible to young adults and young families who would add new energy to the area. Measures to encourage some new business activity would increase the appeal and the sense of identity. For example when there was a restaurant or twp, it was a favorite destination for many visitors from neighboring towns. Locals and visitors go to Bridgton, Brownfield and Cornish for leisurely breakfasts and lunch. Can we encourage businesses in the former restaurant building, the original "Old Store Restaurant?" The Town Hall on Mill Hill?
- ❖ To control water ****action in ways that benefit all the people.

- ❖ People are against business-you can't make living wage. Can't continue to survive without young. Most of our brains move elsewhere.
- ❖ Strong economic growth plan that encourages small business development, increasing available goods and services to the community and offsetting a negatively increasing tax trend.
- ❖ The town needs to increase their tax base by promoting building of single family residences and commercial businesses.
- ❖ Employment.
- ❖ We are quickly becoming more of a part of suburbia with people who work an hour or more away living in town. We will need to develop services which support their needs.
- ❖ Finding a way to "profit" from the bulk water extraction.
- ❖ Getting additional business for increased tax base
- ❖ Avoiding too much commercial growth and in so doing - protecting the environment
- ❖ Jobs
- ❖ Poland Springs, allowing big corporations into our town has not been to our advantage
- ❖ Maintaining rural character while promoting economic activities - farming, housing, crafts, businesses

Town Character and Quality of Life

- ❖ Opportunities for arts
- ❖ Sustaining Rural Character
- ❖ Sustaining Rural Character
- ❖ Growth and Development
- ❖ Maintaining Rural Community
- ❖ The reliance Denmark has on volunteer entities to provide facilities and resources for Denmark Citizens, ballfields, parks , courts, libraries, trails and other such facilities, more taxpayer dollars should be supporting such resources.
- ❖ keeping Denmark close to what it is today: roads in good shape, corporations are held at bay (Poland Spring)
- ❖ Keep Denmark small.
- ❖ Maintaining its character!
- ❖ Keeping its rural character
- ❖ To preserve the rural way of life.
- ❖ How to remain a small town while also existing in a modern, globally-aware society. How to balance the desires (needs) of people who are from away with those that are natives. How to avoid becoming like all the other cookie-cutter suburban towns.
- ❖ Reason you continue to live in Denmark section - wrote own my homegood jobs residents
- ❖ Protection of historic structures and the character of the village.
- ❖ Where many residents live in outlying areas our village is neglected and needs improvement - there are abandoned and unkempt buildings. Our city-center should be inviting to visitors and residents.
- ❖ And we need to develop services for our young people - from recreation, cultural, sport, educational and care services.
- ❖ More retirees are moving to Denmark, whether converting a summer residence, purchasing existing homes, or long time residents who are aging. Services supporting in-home health care, transportation, and emergency services, etc. will need to be developed or expanded.

- ❖ Residents lack of involvement in town government, to include lack of participation in public hearings, voting on community issues, and the inability to get people to serve on boards, and committees.
- ❖ Social Negativity
- ❖ Focusing growth towns preserving and building on the town's rural character
- ❖ Too many out of staters, don't respect our community, and speed through the roads, and litter, etc.?
- ❖ Challenges of rural living in a progressive world
- ❖ Preserving rural character
- ❖ A small town wanting to be something it isn't.
- ❖ For me it's what's happening on the mountain
- ❖ Rate of cancer
- ❖ Clean-up the drug activity
- ❖ Tear down or clean up the many eyesore houses and yards especially on the main roads.
- ❖ Preserving the historically rural and cultural character of the town.
- ❖ Run down properties need to be cleaned up
- ❖ People building on Pleasant Mtn. EYESORE
- ❖ Would like to see more community building projects where different groups work together to help the town besides the Lions club booth at the Fair.
- ❖ The village has many dilapidated properties that impact the image and appeal of our town. The town should explore options for grant dollars to buy these properties, knock them down & sell property to contractors for new homes or perhaps public use, such as a dog park or walking trails. Also, junkyard ordinances should be enforced!
- ❖ Too much snow!

Town Services

- ❖ I think the town administration and citizens have created an excellent community. I am not overly concerned with anything
- ❖ Gravel roads poorly maintained
- ❖ Grading is minimal
- ❖ Drainage is only fair to poor in some places
- ❖ Mike Lee treated unfairly
- ❖ Our roads & falling trees
- ❖ I think the C.E.O. and town manager take too much income from our town.
- ❖ waste disposal
- ❖ Did not answer Solid Waste Disposal in Town Services section & wrote Too soon to tell
- ❖ Law Enforcement
- ❖ Too much speeding traffic on Rt 117 and 160
- ❖ Public education
- ❖ Maintaining the town's aging infrastructure!
- ❖ Security - no law enforcement
- ❖ Town beach is terrible
- ❖ Money for upgrades and schools
- ❖ Finish the single short hopper before winter. Taken too long and been very inconvenience.
- ❖ Paving Denmark Rd before it has to be rebuilt again.

Government

- ❖ Preserving democratic governance/process and encouraging individual/resident involvement in fore mentioned.
- ❖ Taxes
- ❖ Limit tax increase. Slight increase each year is better than kicking the can down the road and then slamming us with double digit increase.
- ❖ Fiscal responsibility and continuing to holding our elected officials accountable
- ❖ Town Manager form of Government!.
- ❖ Corruption in town government
- ❖ Taxes for our schools and to help elderly people pay for this
- ❖ The impact of population growth on service & the consequent increase of taxes/regulations
- ❖ Insufficient funding
- ❖ Certainly, it is a well managed town. How it manages to retain its current character while, perhaps, finding the right opportunities for fiscal growth may be the challenge of the years ahead.
- ❖ Keeping a lid on expenses & taxes.
- ❖ The continued controversy involving CEO & Town Mgr, and the efforts of a very small, vocal minority trying to monopolize the town.
- ❖ Budgets/financing needs
- ❖ Tax structure
- ❖ Changing times.
- ❖ Keep tax rate ↓
- ❖ Keeping taxes low
- ❖ Holding down taxes
- ❖ Overall budget & use of taxpayer's money
- ❖ Excessive speed on Hancock Pond Rd.
- ❖ I can't really think of anything really pressing, which is probably a good thing.
- ❖ High Taxes
- ❖ Growth / Taxes
- ❖ Political Unrest
- ❖ Maintaining reasonable tax rate
- ❖ Keeping taxes low
- ❖ Prospect of rising taxes
- ❖ Inadequate Tax Base
- ❖ Continue to be a good stewards of our land, resources and a leader in our region.
- ❖ I don't know what the single issue would be.
- ❖ Taxes
- ❖ Concerned Citizens of Denmark
- ❖ Would like to see planning for people to help each other in case of a total disaster
- ❖ Taxes
- ❖ Property Taxes
- ❖ Preserving democratic governance/process and encouraging individual/resident involvement in fore mentioned.

Senior and Youth Population

- ❖ Need activities for seniors.
- ❖ Keeping younger people & young families - job opportunities nearby always an issue
- ❖ More retirees moving in long term planning
- ❖ Maintain a reasonable and affordable tax base especially for the elderly and those on fixed incomes.
- ❖ Aging population combined with depletion of young people and only staying for lay periods to support the schools. A constituency of older population to our many community activities support the town (ie Lions Club)
- ❖ Aging population
- ❖ Old age
- ❖ Aging population combined with the lack of retention of young people.
- ❖ Fewer opportunities, reason, or prospects for younger generations to live, prosper, grow and enjoy life in Denmark.(vs more urban communities) But don't want to see Denmark urbanized.
- ❖ Stagnant population - lack of age diversity.

Water Extraction

- ❖ Poland Springs
- ❖ Poland Springs
- ❖ Poland Springs should be taxed to use money for Maine State
- ❖ Poland Springs, allowing big corporations into our town has not been to our advantage
- ❖ Poland Spring & water extraction
- ❖ Water - Poland Springs
- ❖ Nestle Waters
- ❖ Threat of private wells and aquifers because of the freedom Poland Spring/Nestle has
- ❖ Poland Springs taking massive amounts of water out of our aquifer
- ❖ Poland Springs purchasing land on Long Pond
- ❖ Poland Spring - we need to develop a working relationship while at the same time adequately securing the long-term safety of our natural resources.
- ❖ The impact on our water by the Nestle/Poland Spring contract!
- ❖ The relationship with Nestle / Poland Springs needs an honest airing in town again, without any folks from Nestle present in the room. Our greatest resources in this town are the natural resources, land/woods and water. We'd be wise to protect our water in a much more proactive way than just letting it get shipped away each day.
- ❖ The increased freedom that Nestle Poland Spring has on our water resources which is a threat to Denmark's private wells and aquifers
- ❖ Restrict any further water extraction by Nestle!!

Analysis: Word count of frequently used words.

- | | | |
|---------------|----------------------|----------------|
| ❖ Tax – 29 | ❖ Development – 16 | ❖ Protect – 10 |
| ❖ Water – 25 | ❖ Poland Spring – 15 | ❖ Nestle – 8 |
| ❖ Growth – 19 | ❖ Rural – 13 | ❖ Small – 7 |

What best describes Denmark's town character for you?

Below are the written results of the survey question – What best describes Denmark's town character for you? The results are written exactly as they were on the survey, no editing has been done. The results have been categorized into the categories of the survey.

Why You Continue to Live in Denmark / Town Character and Quality of Life

- ❖ Rural, friendly, social community
- ❖ Sense of history
- ❖ Fantastic opportunity to go to Fryeburg Academy for high school to allow students a wider view and more exposure to learning and vocational training.
- ❖ Rural and Beautiful
- ❖ Country small government Friendly, not a cohesive town feeling.
- ❖ Friendly people
- ❖ Relaxed environment
- ❖ Proximity to larger active towns.
- ❖ Rural
- ❖ Good People - Peaceful atmosphere
- ❖ Quiet / Relaxed
- ❖ Small town rather than rural aspect - it's feel.
- ❖ Small Community
- ❖ Rural
- ❖ Safe Pleasant Community
- ❖ Friendly
- ❖ I think of an abundance of clean lakes and a town center with only one church, town hall, post office and Jimbob's store. it's been that way for a long time and I appreciate the slow growth I've seen for over 25 year.
- ❖ Quaint
- ❖ Classic Maine Lakes Village
- ❖ Rural
- ❖ Small town feel with wide open spaces.
- ❖ Sense of community with friends, people helping hands and traditional values.
- ❖ Friendly good neighbors, quiet, good environment
- ❖ Quaint Town and Friendly People
- ❖ A family friendly town with a long and culturally important history of outdoor activities including camping, fishing, hunting, logging and snow sports.
- ❖ Relaxing, natural environment - a place where you can see stars at night and the air smells great! All things reminiscent of my youth.
- ❖ Our children learned to amuse themselves!
- ❖ Our son was inspired by living here over many summers - he earned a PHD in Biology, now takes care of trees on our property.
- ❖ lakes, loons, fish
- ❖ Quaint, Intimate

- ❖ Rural beautiful lakes
- Small town feeling
- ❖ Have met many Denmark citizens over the years and found them to be friendly and solid citizens.
- ❖ Like the Denmark Arts Center and sense of community.
- ❖ Friendly, Quiet, creative, proximity to larger towns/shopping/entertainment, well cared for, active citizens
- ❖ Friendly and Peaceful
- ❖ warm, friendly, welcoming, wonderful people
- ❖ Quaint, friendly, quiet, little traffic
- ❖ Beautiful feel it is still a very friendly and welcoming Town.
- ❖ People are willing to work together in the event of a tragedy.
- ❖ Willing to help those in need.
- ❖ The way life should be Rural Beauty, charm and solitude.
- ❖ Love the ponds, Allen Mountain & excellent library.
- ❖ Small Friendly Town
- ❖ Friendly, Civil, Clean
- ❖ Friendly, Civil, Clean
- ❖ Quaint
- ❖ Rural, small town America
- ❖ The environment and all the people who work so hard to foster community spirit and provide resources for Denmark citizens.
- ❖ The sign entering the Town Line
- ❖ Beautiful by nature !
- ❖ Friendly atmosphere
- ❖ Help for the most vulnerable - heating, food assistance
- ❖ Wonderful place to live
- ❖ old people who like art
- ❖ Small town friendly, welcoming atmosphere- adequate services and recreational facilities, Denmark does very well.
- ❖ Cheerful people doing valuable work well
- ❖ It has been a peaceful charming place to spend summers with family. Pond are pristine. The town administrators have always been responsive and helpful as are the people we know.
- ❖ Quiet, safe, friendly
- ❖ We come for the beautiful Moose Pond and the ambiance of rural setting.
- ❖ Beautiful and Friendly
- ❖ Small town environmentally rich area in Maine
- ❖ A beautiful place to live with beautiful, helpful people living in it.
- ❖ Quiet rural community Friendly attitude of people
- ❖ Beauty of area and lakes
- ❖ Small community In the sticks out of the way feeling
- ❖ Home
- ❖ Kind People
- ❖ Small beautiful community
- ❖ Still old town appeal

- ❖ Beautiful landscape, lakes, pleasant mnt
- ❖ friendly folks Land of lakes , pines, loons
- ❖ Wonderful small town charm. Enjoy the staff at the Town Office.
- ❖ Rural and Friendly
- ❖ Comfortable
- ❖ Rural and Friendly
- ❖ Rural, peaceful, natural beauty; caring people old school
- ❖ rural recreation
- ❖ Patriotic , Friendly
- ❖ Small town & healthy
- ❖ Great community
- ❖ A rural town with a nice sense of community, filled with interesting people.
- ❖ Rural
- ❖ Off-the-grid, nature friendly
- ❖ Rural town with access to pristine lakes & trails. Friendly residents. Medical care & shopping within a short distance.
- ❖ Very good small town atmosphere
- ❖ Warm & friendly
- ❖ Rural & friendly
- ❖ The small rural town ... unspoiled, friendly people
- ❖ Rural, friendly
- ❖ Quiet, friendly, safe, An old fashion small country town A nice, quiet, small town where "Everybody knows your name" rural, peaceful Great community!
- ❖ Friendly people.
- ❖ Privacy if you want it
- ❖ Small Quiet
- ❖ Small town
- ❖ Small town charm, Community Friendly
- ❖ Rural & quiet
- ❖ Friendly, rural community
- ❖ History, family, friendly
- ❖ Rural, friendly, slow pace
- ❖ Peaceful
- ❖ A great town that is nice to live in.
- ❖ Friendly, helpful community in a beautiful setting
- ❖ Small town atmosphere
- ❖ Rural
- ❖ Rural ME @ it's BEST!
- ❖ Caring community
- ❖ Denmark is a "friendly" town. People care about each other. The rural atmosphere is very important.
- ❖ Country home - close knit
- ❖ Rural, beautiful, small town!
- ❖ Community
- ❖ Small quiet dependable rural village true center of my universe

- ❖ Historic, quaint, friendly, rural
- ❖ Rural, small friendly community
- ❖ Rural and community oriented.
- ❖ Rural charm & character
- ❖ Proximity to major shopping areas w/in 45 mins
- ❖ Rural, people take care of each other when needed
- ❖ Welcoming
- ❖ DAC
- ❖ Its rural setting yet close proximity to Bridgton & N. Conway
- ❖ The community spirit - willing to help each other in times of need
- ❖ Typical N. E. small, rural town what's not to like!
- ❖ Sleepy
- ❖ Rural - small town atmosphere
- ❖ Natural, beautiful, rural and clean Its ruralness
- ❖ Small, peaceful and steep in tradition
- ❖ Our community is blessed with natural resources and beautiful surroundings, which should always be a priority. The library, Arts Center and historical buildings offer much in a town this size. and are supported by a productive mix of long time residents and new comers. Our young people are proud to be from Denmark and benefit from the education they receive in a small elementary school where "every body knows their names." and the broad resources and world views available at Fryeburg Academy. Denmark gives them strong, deep roots and encourages them with confidence to try their wings.
- ❖ A wonderful community of people.
- ❖ Retro-old time kind of town/community
- ❖ Great place to live a small friendly community feel It is full of beautiful woods, waterways and people. It has been great to see the addition of trails for ATV use - we need to keep recycling at the transfer station. Our town is great the way it is and does not need to be further developed.
- ❖ Rural Pleasant Frugal
- ❖ Small, rural, friendly, beautiful
- ❖ Home
- ❖ Rural bedroom community with a large waterfront summer population influx
- ❖ Historic, quiet, small, we plan to move here.
- ❖ well-run rural community
- ❖ an oasis in the woods of western Maine
- ❖ "Beautiful by nature"
- ❖ Open, friendly, small town. A place where a person can practice his/her own interests without feeling that Big Brother government is always looking over their shoulder. At least not yet.
- ❖ Rural
- ❖ We are a town that has a great deal of community spirit and is both prompt and generous in helping others, particularly those who have been victims of fire or accident or personal loss, not to mention financial hardship.
- ❖ Although I am no a regular-church goer, I support our local church, particularly the pastor and women's guild, for the help they give to all members of the community-not just church members! They are good people in my book!

- ❖ Quaint
- ❖ rural fun for more that 30 years for our family- Denmark has our hearts!
- ❖ Like the small town with limited commercial development feel. Lakes are not over developed. Rural Community
- ❖ Stagnant Wonderful and special.
- ❖ Rural with huge community spirit.
- ❖ Country living.
- ❖ Denmark is a small rural Maine town in which its residents value where they live and raise their families. Our family works and plays and Denmark and enjoys bringing family members and friends to enjoy the great environment that this town has to offer.
- ❖ Denmark has a unique blend of traditional, small town interconnectedness with an openness to newcomers. It is a gem!
- ❖ Friendly, small town in nature.
- ❖ Like cheers everyone knows your name
- ❖ Small, family oriented, rural community.
- ❖ Rural, quaint and cozy
- ❖ Our town is very welcoming to those stopping by or traveling through! I particularly love the flags flying on the telephone poles throughout the summer months and the other decorations displayed!
- ❖ I love the small town feel!
- ❖ rural caring community
- ❖ Community oriented. Denmark is a a rural town with the look of old-time new england. People move here for this look, along with access to our waterways and woodlands. We have a great community spirit. Our children and new residents no longer have this same feeling towards their home community as it was in the past. How do we capture this spirit once again?
- ❖ The small town charm.
- ❖ Small, rural, private, but accessible to cities.
- ❖ Rural
- ❖ Denmark has a great church community
- ❖ Different activities, recreation, arts, history events
- ❖ Pretty much stayed the same for 50 years :)
- ❖ It is still undeveloped in places.
- ❖ Rural just like I prefer it

Impacts of Growth/Growth Management

- ❖ We have many older structures, along with new construction. Our ordinances should reflect improvements in construction techniques. And develop a system where there are fewer driveways in new construction emptying into our roads.
- ❖ Turning into Massachusetts
- ❖ Impacts of growth - Rampant development is not an issue. I do not know the statutes of code regulations near streams and ponds, but hope they are adequate to promote and preserve water quality.
- ❖ Limit commercial buildings - "Limits" may not be the right word, but "guides", or "focuses" with an eye to design, vital impact, aesthetic appeal.

- ❖ Town character - But this should be with eye to design, such as retail clustered in center, larger commercial and larger scale, such as auto repair, should be away from village, i.e. south road.
- ❖ CEO - Is there a code to address the abandoned car and yard at the "Old Store Restaurant" building, for example?
- ❖ I think we need to preserve the small home town feel that makes us who we are!
- ❖ The rural environment is attractive but the town could use some more local services, commercial, retail so we don't loose opportunities/tax revenue to Bridgton, North Conway/Fryeburg
- ❖ Maintain Denmark as much as possible as it is today.
- ❖ Limit commercial development
- ❖ The natural aspect is wonderful - but town has little to draw people to it.

Environmental Concerns

- ❖ Mostly rural, transforming to over developed in some areas of its mostly highly sensitive environmental areas.

Outdoor Recreation

- ❖ Recreational activities
- ❖ The natural beauty; lakes & mountains
- ❖ They help with opening of ATV trails
- ❖ Many lakes & ponds
- ❖ Verdant

Town Services

- ❖ Adequate
- ❖ Non Resident homeowners are neglected except for taxes on property.
- ❖ Comments at selectmen meetings are not welcome.
- ❖ Adequate
- ❖ Too small a town to offer good services.
- ❖ Solid waste-hours of operation are good. Need more focus on recycling.
- ❖ Fine
- ❖ Snow plowing - Conditions notably better at Bridgton and Sebago lines.
- ❖ Road maintenance - 117 from Hio Ridge Road 1 mile east should be rebuilt so that it does not completely crumble every few years - dangerous.
- ❖ Our opinions are less important than those of full time residents.
- ❖ Very unfriendly-stuffed shirts with no tollerance or respect for others.

Analysis: Word count of frequently used words.

- | | |
|------------------|------------------|
| ❖ Rural – 58 | ❖ Beautiful – 16 |
| ❖ Friendly – 46 | ❖ Quaint – 14 |
| ❖ Small – 42 | ❖ Lakes – 11 |
| ❖ Community – 36 | ❖ Peaceful - 6 |

TOWN OF DENMARK

DRAFT CAPITAL IMPROVEMENT PROGRAM

FY 2010-2015

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OVERVIEW

The Town of Denmark is committed to improving its capital infrastructure to lower the long term cost on the taxpayers while providing the best equipment, facilities, and roads possible. Denmark has not traditionally had any specific, or written, capital improvement plan. As a piece of equipment in a specific department requires replacement, money is either appropriated or borrowed to procure that equipment shortly before it is no longer usable. Funds for road repairs and improvement are appropriated based on the condition of the roadway, and in some cases at the urging of the Denmark Road Committee which has been convened at the discretion of the Board of Selectmen.

Denmark has a long standing tradition of appropriating money from the Town's Undesignated Fund Balance to pay for capital improvements in infrastructure, facilities, and equipment. Even if money is not allocated from this general account, projects and equipment have routinely funded through the property tax commitment if the Town is in more sound financial times. At the end of FY 2010 the Town of Denmark will have approximately \$850,000 in its Undesignated Fund Account. Auditors for the Town and municipal advisors recommend that the community hold at least the equivalent of three months operating funds in this account. At FY 2010 levels, this policy would infer maintaining a balance of at least \$750,000 in the Undesignated Fund Account. As school, county, and even municipal operating requirements are likely to increase from fiscal year to fiscal year, the Town should prepare to increase the Undesignated Fund Account Balance as appropriate over the course of several years.

A capital improvement program of setting aside funds for future expenditures is good fiscal management, and also allows the Town to buy equipment and complete projects when it is in the community's best interest. As a provider of emergency services, public works, and significant clerical activities, the Town of Denmark requires significant infrastructure on all levels to operate daily. Without saving, or at the very least planning for both short and long term needs, the Town is at a major disadvantage compared to our neighboring municipalities. As the Town is not always in good economic times, the importance of planning for the future cannot be overlooked.

CAPITAL IMPROVEMENT PLAN COMPONENTS

The goal of the Denmark Capital Improvement Plan is to encompass items of a capital nature and with a cost of more than \$5,000. The Capital Improvement Plan will include the following aspects:

- 1.) A detailed list of all capital equipment (vehicles & machinery) that outlines projected replacement costs and dates.
- 2.) A facilities list that includes projected and current uses, costs, and possible upgrades and/or replacements.
- 3.) A list of other items of a capital nature that when replaced, would be at a cost of more than \$5,000, or are generally suited for inclusion in the capital improvement plan.
- 4.) A projection list of capital improvements from year to year coving the cycle of the capital improvement plan. This should include possible funding methods.
- 5.) All items should be prioritized and reasons given for their replacement with public safety concerns and the continuation of municipal operations receiving the highest rankings.
- 6.) Explanation of the capital improvement plan process and steps for the inclusion of capital items onto the replacement lists.

BASIC GOALS OF THE CAPITAL IMPROVEMENT PLAN

- Capital projects funded based on community need.
- Projects can be financed through proper planning rather than hastily additions to the tax rate late in the budget cycle.
- Create priorities for the implementation of capital improvement projects.
- Keep impact of purchases down by planning and saving for certain capital expenditures.
- Create an atmosphere where the Town of Denmark is in a better position to compete for grants and outside funding at the local, state, and federal levels.
- Make purchases and implement projects that will also help sustain other municipal facilities and equipment rather than adding items that will increase tax burdens and work at a later date.
- Adequately plan for Denmark's future while staying true to the goals of the Town as outlined in its updated comprehensive plan and other guiding philosophies.

CAPITAL IMPROVEMENT PROJECTS / EQUIPMENT PRIORITIZATION

1.) Public Safety / Well Being

- Projects and equipment that are absolutely necessary for the protection and well being of the citizens of the Town of Denmark will receive the highest priority on the capital improvement list. This does not mean that a fire truck that is old but still very functional makes it to the top of the list but instead that items should be considered for their overall capability to provide protection to citizens in whatever capacity they are designed to carry out.

2.) Ability for Municipal Government Operations to Continue

- Certain items or capital projects are essential for the continuation of government in the modern era. A Town Office without adequate computers or a Public Works Department without a plow truck do not allow for the effective continuation of government at the levels expected by its citizens. Items required for the municipal government to effectively and efficiently operate on all levels should be given high priority.

3.) Economic Impact to the Town of Denmark

- Items should be also ranked on their overall economic impact to the citizens of the Town of Denmark. A section of roadway that is in need of repair may require extensive funding, however if that funding requires that the mil rate double for the next several years then the overall economic impact to the Town has not been fully examined.

4.) General Planning Impacts to the Town of Denmark

- Certain projects or capital purchases may have more significant impacts on the long term planning of the Town. Items should be fully examined not only for their initial purchase, but for the lasting effect that they may cause, either positive or negative.

CAPITAL IMPROVEMENT PLAN PROCESS

The Board of Selectmen, Town Manager and Department Heads, working with the Budget Committee, have the most important role in the Capital Improvement Plan process. As Department Heads and the Town Manager are on the front lines of daily municipal operations, it is their responsibility to bring forward projects for consideration and make initial arrangements for the effective planning of these projects and purchases.

Municipal Staff & Selectmen

No later than November 30th of each year, Department Heads shall submit to the Town Manager forms outlining their capital requests for the coming fiscal year. In the event of multiyear projects, requests shall be submitted as soon as practically possible but before November 30th. The Town Manager will then work with the Department Head to bring forward the most financially feasible options to the Board of Selectmen for their initial review prior to the municipal budget season starting in February. At that time, the Board of Selectmen may approve, defer, or veto projects for inclusion in the municipal budget.

Budget Committee

The Budget Committee plays an important role in the Capital Improvement Plan process as they are the elected representatives of the Town responsible for weighing in on proposed municipal expenditures. During the municipal budget process, the Budget Committee shall make recommendations on the proposed capital items brought forward by the Board of Selectmen. The Committee may also recommend alternative sources of funding for certain projects, as well as recommend items to be included in the overall capital improvement list for the next five years.

Public Input

Wherever possible, the Board of Selectmen and Budget Committee shall seek public input for projects of a significant nature. This shall include replacement or upgrades to municipal facilities and major work on municipal maintained or owned roadways.

Final Appropriation

The Board of Selectmen shall have the final say on items to be placed on the annual Town Meeting Warrant for voter approval. However, the recommendation of the Budget Committee shall be taken into account for all items. The voters will ultimately have the final say on capital improvement projects.

TOWN OF DENMARK

CAPITAL PROJECT / PURCHASE REQUEST FORM

Date: _____

Department: _____

Municipal Official: _____

Item Requested: _____

Priority Level: _____

Details on Item: _____

Proposed Funding Method (i.e. – Reserve, Assessment, Budget): _____

Projected Cost: _____

Justification (Attach Narrative If Needed):

Projected Date of Purchase: _____

One Copy to Town Manager

One Copy for File

Date Received by Town Manager: _____

REPLACEMENT SCHEDULE

Computers	3-4 Years
Servers	4-5 Years
Light Trucks	7-8 Years
Backhoes	12 Years
Ambulances (Licensed Service)	18-20 Years 10 Years
Plow Trucks	15 Years
FD Turnout Gear	10 Years
FD SCBAs	10 Years
Fire Engines	25 Years
Fire Tankers	22 Years
Generators	20 Years
Metal Roofs	30 Years
Bridges	50 Years

MUNICIPAL FACILITIES / BUILDINGS

Denmark Municipal Building



Primary Purpose: Municipal Offices – Formally school deeded to Town in 1987

Year Built: 1913

Initial Cost: Unknown – Purchase for \$1.00 from SAD 72.

Renovations: Approximately in upgrades \$25,000.00

New Roof in 2002 - \$40,000.00

Year Refurbished: 1996

New Roof: 2002

Projected Capital Expenses:

- New Carpet throughout Building – 2014 – Standby Generator – 2012-2014
- New Roof – 2032

Projected Lifespan:

- 25 – 40 years depending on municipal expansion

Projected Replacement Cost

- \$1,000,000 - \$3,000,000

The Denmark Municipal Building was acquired from SAD 72 in 1987 for \$1.00. Formally an elementary school, the building has gone through several retrofits to become handicap accessible and create municipal offices on the primary floor. The main floor has a large carpeted meeting room used for Town Meetings, an office for the Code Enforcement Officer, Town Manager, two bathrooms, a break room, and a main office for the Town Clerk and her staff. The basement is primarily a large room used by non profits and for public functions. Bathrooms and a kitchen are also in the basement with a section also housing a “vault” for municipal records.

The age and construction (post and beam) of the municipal building precludes it from any significant remodeling or expansion other than cosmetic. The building does not have an elevator and would need one for the future addition of municipal offices in the lower levels. At the current time, and for this five year CIP, there is no need for expansion of this building as the

needs of the Town have not grown significantly. Should the Town growth or require more services in future years, the building should be examined for future use and/or possible relocation of municipal offices.

Within the next five years the building will require normal maintenance (the highest level for all Denmark buildings given its age) and will require new carpet in the main floor. The basement floor will need painting in the next three years. The building also does not have a standby generator and funding should be allocated to purchase one in the next two – three years.

Public Works Garage



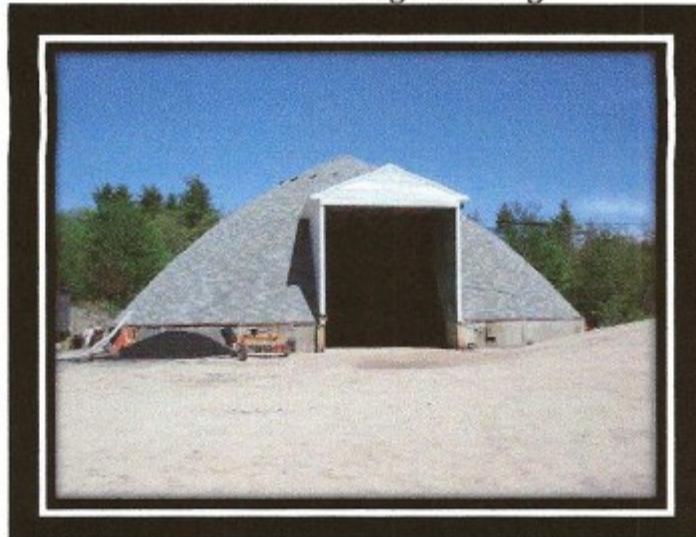
Primary Purpose: Office for Public Works Director & Public Works Maintenance Facility
Year Built: 1986
Initial Cost: \$110,000
Year Refurbished: N/A

Projected Capital Expenses:
- New Roof – 2020

Projected Lifespan:
- 10 – 20 years.

The Public Works Facility currently has the capacity for a small public works department. As the highway and infrastructure demands of the Town increase, it is highly likely that this facility will need to be improved to meet growing demands. The current building has enough room for the storage of all municipal vehicles. The addition of more employees or vehicles will outpace storage capability. Additionally, maintenance costs for the building continue to grow as its expected lifespan is coming to an end. Enough room exists on the property for additions or an entirely new facility. With current construction costs, within the next five years a reserve should be established to offset the impact of future work on this facility.

Salt / Sand Storage Building



Primary Purpose: Salt & Sand Storage for Winter Plowing in the Town of Denmark

Year Built: 1987

Initial Cost: \$75,000.00

Year Refurbished: 2008 – New Entryway & Minor Roof Repairs

Projected Capital Expenses:

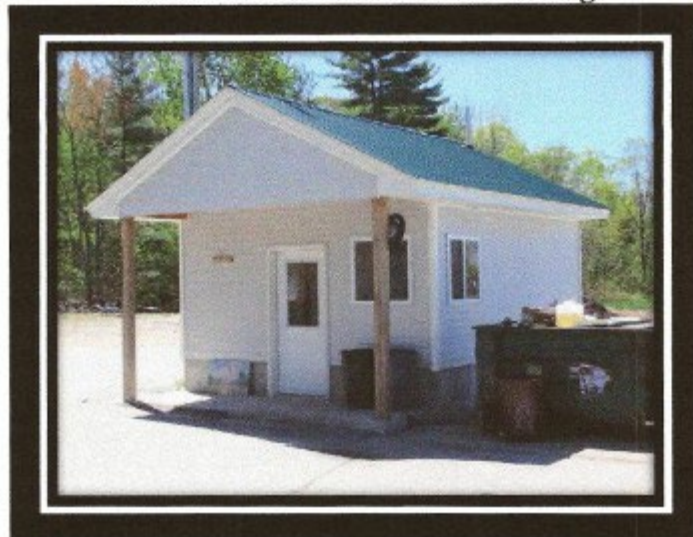
- New Shingle Roof – 2015 or No Roof for Plans on a New Larger Building in 2025

Projected Lifespan:

- 10 – 30 years.

The Salt / Sand Storage Building is a circular design that is hard to maintain. The roof is currently in need of replacement within the next five years. The building currently requires that sand and salt for the winter months be put up at two times due to its limited size. Depending on the future road needs of the Town of Denmark, it may be more feasible to perform on minor repairs on the building to extend its lifespan for an additional ten to fifteen years. At the conclusion of that time a larger building could be built that better suites the needs of the Public Works Department.

Transfer Station Attendant Building



Primary Purpose: Office / Shelter for Transfer Station Attendant

Year Built: 2008

Initial Cost: Volunteer Work & Municipal Funding - \$5,000.00

Year Refurbished: N/A

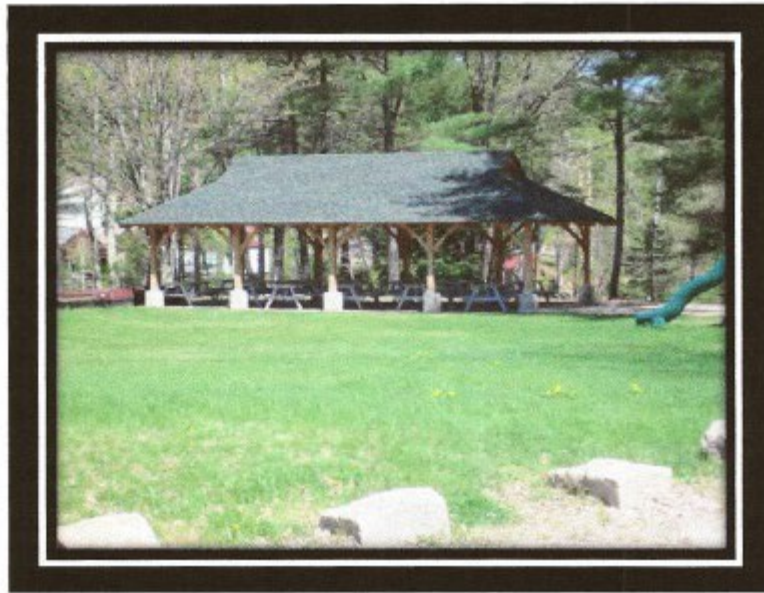
Projected Capital Expenses:

- New Roof or replacement - 2038

Projected Lifespan:

- 15 – 30 years. The Transfer Station Attendant Building is a small structure built by the Public Works Department and through the aid of volunteers. It was designed to replace the aging structure at the transfer station and to provide for a better working environment for the station attendant. Due to the uncertainty of waste collection in the municipal world, it may not be advisable at this time to plan for the replacement of this building. As municipalities are increasingly moving toward regionalization, the long term future of the facility is hard to predict. Within the next five to ten years however, the building will require only normal maintenance and upkeep.

Denmark Bicentennial Park



Primary Purpose: Park donated by the Denmark Lions Club in 2007

Year Built: 2007

Projected Capital Expenses:

- New Roof on the Pavilion – 2025
- Bathroom Facility - 2015

Projected Lifespan:

- 25 – 40 years on buildings and structures. The Denmark Bicentennial Park was a joint venture between the Town of Denmark and the Denmark Lions Club. Numerous other organizations and volunteers worked to procure the waterfront property and install a large wooden pavilion valued in excess of \$50,000. Bathroom facilities are planned at the park in the next ten years and may be a joint venture between the Town and local non profits.

Public Safety Building



Primary Purpose: Houses all municipal fire apparatus, small unmanned dispatch, a small kitchen, and a small office for the Fire Chief.

Year Built: 2000

Initial Cost: \$200,000.00

Year Refurbished: N/A – Minor roof repair in 2008

Projected Capital Expenses:

- Helicopter Pad in Rear of Property - 2010
- New Roof – 2030

Projected Lifespan:

- 30 – 40 years.

The Public Safety Building currently has ample capacity for the Denmark Volunteer Fire Department. It provides quarters for five pieces of fire apparatus including one rescue unit used by the Denmark First Responders. The building also has sufficient capacity for meetings and small sanctioned municipal events. Depending on the long term growth in the Town of Denmark, it may be necessary to build additional stations in the future or expand upon the current building. The state currently is not equipped to house overnight or full time staff, but could easily be modified for this role with only minor work. A helicopter pad is half under construction, with partial funding coming from the 2010-2011 fiscal year. This pad will be one of the few controlled environments where a Life Flight helicopter can land in the area to transport critically injured patients to the most appropriate hospital. At this time no other expansion projects or major capital improvements are planned for this building other than projected roof replacement and normal repair.

Bk 632 Pg 911

Recorded: 4/10/2015 03:52:57 PM
Jean Watson Register of Deeds
Oxford West County

**QUITCLAIM DEED WITH COVENANT RESERVING A CONSERVATION
EASEMENT**

(Maine Statutory Short Form)

NO REAL ESTATE
TRANSFER TAX PAID

Doc # 72653

LOON ECHO LAND TRUST, INC., a nonprofit corporation organized and existing under the laws of the State of Maine with a mailing address of 8 Depot Street, Suite 4, Bridgton, Maine 04009, for consideration paid, **GRANTS** to the **INHABITANTS OF THE TOWN OF DENMARK**, a body corporate and politic organized and operating under the laws of the State of Maine, with a mailing address of 62 East Main Street, Denmark, ME 04022, with **QUITCLAIM COVENANT**, the land in the Town of Denmark, Oxford County, Maine and the Town of Bridgton, Cumberland County, Maine, described as follows:

SEE ATTACHED EXHIBIT A.

RESERVING from the Premises herein conveyed by Loon Echo Land Trust, Inc., for itself and its successors and assigns forever, as Holder thereof, a perpetual **CONSERVATION EASEMENT** over the aforescribed premises (referred to in the Conservation Easement as the "Protected Property"), which shall run with the land and be binding in perpetuity upon the Town of Denmark, and its permitted successors and assigns (referred to in the Conservation Easement as "Owner"), pursuant to the Maine Conservation Easement Act, Title 33 M.R.S. Section 476 et seq., as amended and successor provisions thereof, for the benefit of the general public; all in accordance with the purpose, terms, conditions, restrictions and affirmative rights set forth in the Conservation Easement as **Exhibit B**, attached hereto and made a part hereof by this reference.

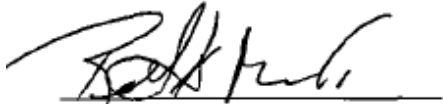
ALSO RESERVING from the Premises herein conveyed a right of way on the existing roads and trails, for ingress and egress to the Premises by Loon Echo Land Trust, Inc. staff, contractors, volunteers or other representatives for easement stewardship and monitoring purposes and by the general public for recreational purposes in accordance with the terms of the Conservation Easement set forth in Exhibit B.

By execution and delivery of this deed, Loon Echo Land Trust, Inc. agrees to accept the rights and obligations as Holder of the Conservation Easement pursuant to Title 33 M.R.S. Section 476 et seq. and successor provisions, for itself and its successors and assigns forever.

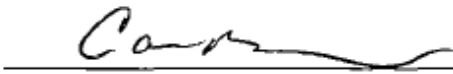
By acceptance of this deed, Grantee/Owner agrees, for itself and its successors and assigns, and all future Owners of the Premises/Protected Property, to be bound by the terms of this Conservation Easement.

WITNESS my hands and seal this 10 day of April, 2015.

Signed, Sealed and Delivered in the presence of


Witness

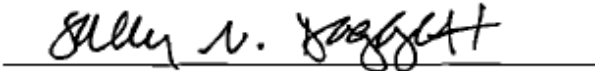
Loon Echo Land Trust, Inc.


Executive Director

State of Maine/
County of Cumberland, ss

April 10, 2015

Then personally appeared before me the above-named Carrie Rasmussen, Executive Director of Loon Echo Land Trust, Inc., hereunto duly authorized, and acknowledged the foregoing to be his/her free act and deed in her said capacity and the free act and deed of said corporation.


Notary Public/Attorney at Law
Printed Name: Sally J. Daggett

Bk 632 Pg 913
Exhibit A

Property Description of the Perley Mills Community Forest Property
("Protected Property")
Granted by Loon Echo Land Trust, Inc.
To the Inhabitants of the Town of Denmark
in
Denmark, Oxford County, Maine
and Bridgton, Cumberland County, Maine

Parcel A – Perley Mills Lot

Being a group of lots or parcels of land in Denmark, County of Oxford, State of Maine known by S. D. Warren Company as the Perley Mills Lot. Said Perley Mills Lot lies in the southeast corner of Denmark, which corner abuts the Towns of Bridgton and Sebago, and said Perley Mills Lot is more particularly described as follows:

A1. Three certain lots or parcels of land situated in the Town of Denmark in said County of Oxford and described in the deed from Ethel S. Ela and others to Everett V. Douglass dated March 14, 1949 and recorded in W. D. Oxford County Registry of Deeds, Book 155, Page 321, and being Lots No. 8, 11 and 15 on a plan of survey of Denmark made by Isaiah Ingalls in March 1809, a portion of which is filed in said Registry of deeds. This conveyance is made subject, however, to exceptions and reservations contained in said deed and excepting also a certain camp lot located on the southerly side of Pickerel Pond, 100 feet in width on the Pond and extending back 200 feet, more or less, crossing the road, and described in a certain deed from Everett V. Douglass to Lewis Jones of Portland dated June 5, 1950 and recorded in Oxford Registry of Deeds, Book 158, Page 387.

Being the same premises as Items #11 in a deed from Everett V. Douglass and Lillian H. Douglass to S. D. Warren Company dated April 16, 1951 and recorded in the Oxford County Registry of Deeds in Book 157, Page 507.

A2. Formerly part of the homestead farm of Darwin Ingalls and more particularly bounded and described as follows, viz:

- a. Commencing at the southeasterly corner of Foster's grant on the Town Line between the Town of Denmark and the Town of Bridgton and from thence running on said Town Line S 25° E, 220 rods to a stake and stones; thence S 65° W, 100 rods to a white maple tree, originally marked "P.I." with stones around it; thence N 25° W, 220 rods to the line of Foster's grant; thence on the line of Foster's grant, easterly to the corner and point of beginning; all as shown on Isaiah Ingall's plan of Pleasant Mountain Gore filed in the Registry of Deeds for the Western District of Oxford County, being the same Isaiah Ingall's plan aforesaid, said courses being the originals.
- b. Beginning on the Town Line between Bridgton and Denmark at the corner of Foster's

Gore so-called; thence westerly by line of the parcel first above described and land called "The Academy Lot" to the corner lot No. 2 once owned by Barnabas Bracket; thence at right angles northerly to the main road leading from Denmark to South Bridgton; thence easterly by said road around by the old road to Bridgton Town Line; thence southerly by said Town Line to the first mentioned bound containing about 6 acres, more or less.

- c. A part of Lot No. 1 in the first range of lots in what was formerly known as Foster's grant, bounded as follows:

Beginning on the westerly line of the Town of Bridgton where the old road crossed said Town Line; thence northerly on said Town Line until it strikes land once owned by Frederick A. Emery; thence westerly by said Emery land to the town road leading by the Emery place; thence southeasterly by said road and the first mentioned old road, to the first mentioned bound containing about 20 acres, more or less. Excepting, however, from the operation of this conveyance all rights, interest and easement heretofore granted to the Bridgton and Saco River Railroad by deed dated October 25, 1882.

Parcel A2 being the same premises in a deed from Everett V. Douglass to S. D. Warren Company dated September 2, 1952 and recorded in said Oxford County Registry, Western District, in Book 160, Page 439.

A3. Lot No. 9 as delineated on a plan of "Pleasant Mountain Gore" made by Captain Isaiah Ingalls in March A.D. 1809, filed in W.D. Oxford Registry of Deeds, being the same Isaiah Ingalls' plan aforesaid, said lot appears on said plan bounded on the east side by the west line. of the Town of Bridgton, northerly by land formerly owned by Darwin Ingalls and part of Lot No. 3, westerly by Lot No. 8, and southerly by Lot No. 10 on said plan. Said premises have more recently been described as Lot No. 9 as recorded in the Western Oxford Registry of Deeds, Book 112, Page 419.

Being the same premises in a deed from Everett V. Douglass to S. D. Warren Company dated February 9, 1953 and recorded in said Oxford Registry, Western District, in Book 162, Page 93.

A4. Being Lot No. 3 in said Denmark according to a plan of Pleasant Mountain Gore made by Isaiah Ingalls in March 1809, and filed in Oxford County Western District Registry of Deeds.

Being the same premises in a deed from Kenneth Lord to S. D. Warren Company dated December 31, 1954 and recorded in said Oxford Registry, Western District, in Book 162, Page 541.

A5. First: The southerly half of Lot No. 10 in said Town of Denmark;

Second: That part of said Lot No. 10 which is more particularly bounded and described in the deed recorded in Western District, Oxford County Registry of Deeds in Book 126, Page 243 as follows: Being a part of the "James Cole Farm", so-called, and being bounded and described as follows: On the northwesterly side of land of the Hiram Lumber Company on the northeasterly side by land of Bridgton Lumber Company; on the southwesterly side by land of Richard Chase; and on the southeasterly side by land

now or formerly of the late Wallace Berry. Said lot to contain about 30 acres.

Reserving the burying ground on said premises.

Being the same premises in a deed from Davis W. Kimball to Scott Paper Company dated August 24, 1978 and recorded in said Oxford Registry Western District in Book 236, Page 662.

Excepting and reserving from said Perley Mills Lot, a highway easement affecting a parcel of land on the westerly side of State Aid Highway No. 3 leading from East Denmark to Sebago and shown as parcel No. 2 of 1.94 acres, more or less, as shown on Sheet No. 1 of a right of way map entitled "Maine State Highway Commission, State Aid Highway No. 3, Denmark, Oxford County," dated January 27, 1953. Said parcel No. 2 is the same premises in a deed from S. D. Warren Company to State of Maine dated April 24, 1953 and recorded in Oxford Western District Registry of Deeds, Book 163, Page 252.

Also excepting and reserving from said Perley Mills Lot another highway easement on both sides of said State Aid Highway No. 3 as described in a deed from S. D. Warren Company to State of Maine dated February 27, 1956 and recorded in Oxford W. D. Registry of Deeds, Book 168, Page 567.

Saving and excepting from the Perley Mills Lot the following:

- A. That parcel located on the easterly shore of Pickerel Pond (also referred to as Perley Pond) and on the northerly side of Hancock Pond Road with the right of way thereto conveyed to John H. Khriel III by deed dated June 18, 2004 and recorded in the Oxford W. D. Registry of Deeds at Book 506, Page 866.
- B. All of said Perley Mills lot that lies southerly and westerly of Hancock Pond Road (which is included in the Harneipar Hills Subdivision shown on plans recorded in said Registry of Deeds at Plan Book 17, Pages 83 and 84 no part of which subdivision is included in this conveyance) together with those two small parcels identified as Area A and Area B located between the northerly side of Hancock Pond Road opposite Lot 14 of the Harneipar Hills Subdivision and the southerly shore of Perley Pond (also referred to as Pickerel Pond), which were conveyed to Gordon W. Stuart together with Lot 14 of the Harneipar Hills Subdivision by deed dated January 24, 1911 and recorded in said Registry at Book 582, Page 161.
- C. That portion of a certain lot of land lying in the Town of Denmark that was granted from Mildred H. Leader to John J. Vozella by virtue of a deed dated July 22, 1969 and recorded in the Cumberland County Registry of Deeds at Book 3097, Page 323.

The above described Perley Mills Lot was conveyed to K & W Timberlands, LLC by GMO Forestry Fund I, L.P. by deed dated September 24, 2002 and recorded in said Registry at Book 440, Page 630, as Parcel A therein.

Parcel B – Railroad Lot

A certain lot or parcel of land situate in Denmark, Oxford County, Maine and being the property conveyed by Leon A. Jack to Hugh W. Hastings by deed dated August 21, 1948 and recorded in

the Oxford W. D. Registry of Deeds at Book 155, Page 86, being described in said deed as follows:

"That certain lot or parcel of land situated in Denmark, County of Oxford, aforesaid, known as the Railroad Lot, being Lot No. 2 in the Town of Denmark, contiguous to Foster Location and on the Southerly side thereof, containing some 80 acres, more or less, and the same conveyed to me by Alta S. Wentworth by deed dated December 7, 1930, recorded in Oxford Western District Registry of Deeds, Book 128, Page 549, bounded by contiguous proprietors as follows:

Easterly by land formerly of The Diamond Match Company, now supposed to be owned by Kenneth Lord; Northerly by the homestead of the late Arthur Jack, my father, said line in part being evidenced by a stone wall separating the field of said Arthur Jack homestead from the parcel hereby conveyed, and which said line evidences the Southerly sideline of said Foster Location; Westerly and Southerly by land now or formerly of William W. Berry."

Meaning and intending to convey all in the same conveyed to K& W Timberlands, LLC by deed of Robert E. and Donna E. Sawyer dated July 16, 2003 and recorded in said Registry at Book 457, Page 309.

The herein conveyed property is currently subject to Tree Growth Tax Classification as defined in 36 MRSA Section 571 et Seq. and is conveyed subject thereto.

Parcel C - Ingalls Lot

Being a lot or parcel of land in Bridgton, Cumberland County, Maine, known by the S. D. Warren Company as the Ingalls Lot. Said Ingalls Lot lies in the southwesterly part of Bridgton adjacent to the Denmark town line, fronting on both sides of the Ingalls Road and having frontage on both sides of Willett Brook. Said Ingalls Lot is more particularly described as follows:

C1. All of lots numbered one (1) in the 20th range, 21st range and 22nd range of said Bridgton town lots according to the original lotting of lands in said Town of Bridgton together with all the buildings on said Lot No.1 in said 22nd range.

EXCEPTING from said Lot 1 in 22nd range those parcels conveyed by Charles E. Cobb to Russell S. Hubbard by deed dated September 12, 1933, and recorded in said Registry of Deeds, Book 1426, Page 351; also the premises conveyed by the C. E. Cobb Camps to Edwina T. Pratt by deed dated September 8, 1937, and recorded in said Registry of Deeds, Book 1533, Page 391 and that parcel conveyed by Everett V. Douglass to Erling K. Berg et al by deed dated October 17, 1951, recorded in said Registry of Deeds in Book 2064, Page 489.

ALSO EXCEPTING AND RESERVING from this Item C1 and specifically from Lot No. 1 in the 22nd range of lots in the Town of Bridgton, a certain parcel of land in a deed from S. D. Warren Company to The Bridgton Historical Society dated August 22, 1988 recorded in said Registry of Deeds in Book 8476, Page 79. Said excepted parcel lies on the south side of the Ingalls Road as a separate, stand alone parcel, located southeasterly from the larger said Ingalls Lot, and is 4 acres, more or less.

C2. Also a part of Lot No. 1 in the 23rd range of the first division of lots in the Town of Bridgton bounded as follow: Beginning at a stake and stones on the Town Line at the, northwesterly corner of said lot thence S 25° E (original course) on said Town Line, 56 1/3 rods to a stake and stones; thence N 65° E (original course) 60 rods to a stake and stones; thence N 25° W (original course) and parallel with the first course 56 1/3 rods to a stake and stones standing on the north range line of said lot thence S 65° W (original course) 60 rods on said range line to the northwesterly corner of said lot at the point of beginning, containing 21 acres and 20 square rods, more or less.

Parcels C1 and C2 above described appear as the 4th and 6th parcels in a certain deed from Perley F. Ripley to Charles E. Cobb dated July 21, 1925 and recorded in the Cumberland County Registry of Deeds, Book 1208, Page 433, and is the 8th parcel conveyed to Everett V. Douglass by deed of C. E. Cobb Camps dated November 9, 1950, and recorded in said Registry of Deeds, Book 2028, Page 296.

C3. Part of Lot No. 2 in the 20th range of lots in said Bridgton in the deed from Joseph Pitts et al to A. C. Kenneth dated December 11, 1915, and recorded in said Registry of Deeds, Book 961, Page 257, bounded and described as follows: "Northerly by the northerly range line of said Lot No. 2, easterly by land of Fred R. Sanborn, being land of the old Barnard Farm so-called, southerly by land of George A. Kilborn and by land of George W. Newcomb, and westerly by what is known as the "Little Fitch Meadow", now believed to be owned by Sarah F. Berry."

C4. A parcel of land described in the deed from the Estate of Sarah P. Berry to Willard D. March et al dated August 27, 1924 and recorded in said Registry of Deeds in Book 1183, Page 186 being bounded and described as follow: "Twenty acres of Lot No. 2 in the 20th range of lots in said town to be taken off the westerly end of said lot, bounded as follows: Beginning at a spruce stump, marked, being the northwest corner of said lot; thence on the northerly line of said lot, N 69° E, 42 1/3 rods to a brown ash tree; marked; thence S 7° E, 105 rods to a stake and stone standing on the northerly side of Nathaniel Hale's land; thence by said Hale's land, S 69° W, 20 1/3 rods to a hemlock tree, marked; thence on the westerly line of said lot, N 16° W, 102 rods to the first bound, containing 20 acres be the same more or less."

C5. Part of Lot No. 2 in the 20th range of lots in said Town of Bridgton as bounded and described in a certain deed from Elizabeth M. Newcomb to Willard D. March dated May 26, 1922, and recorded in said Registry of Deeds, Book 1104, Page 326, as follows: "Commence at the corner of stone walls at the northwesterly corner of the most westerly field of George A. Kilborn; thence S 78° W by a spotted line, about 56 rods to the southeasterly corner of land of Sarah P. Berry; thence westerly by the southerly line of said Berry land to the southwesterly corner thereof on the westerly head-line of said Lot No.2; thence southerly on said westerly head-line of said Lot No. 2 to the southwesterly corner of said lot, the same being in the bed of the Hale Brook", so-called; thence easterly on the southerly range of said Lot No. 2 to the southeasterly corner of the aforesaid westerly field of said George A. Kilborn; thence northerly by the wall on the westerly end-line of said field to the northwesterly corner of said field, being the point begun at.

C6. A certain lot conveyed to Everett V. Douglass by deed of Charles O. Ward dated August 24, 1951, and recorded in said Registry of Deeds, Book 2060, Page 358, in which

the name of the Grantee was variously set forth as Everett I. Douglass and Everett V. Douglass and therein described as follows: "Part of Lot No. 2 in the 19th range of lots of said Bridgton, bounded and described as follows: Beginning at the most southerly corner of said lot at a stump by an open drain; thence N 22° W and following the westerly line of said lot, 29 rods, to the Great Brook; thence following said Brook, as it trends downward, to a stake standing 15 links westerly from a small creek; thence S 22° E, 45 rods to a spruce tree, 8 inches in diameter, standing 6 rods north from the highland; thence N 68° E 65 rods, to a stake and stones upon the easterly line of said lot; thence on said easterly line S 25° E, 20 rods, to the most easterly corner, a stake and stones; thence S 68° W, 186 rods, to the place of beginning."

ALSO HEREBY RELEASING to Grantee, its successors and assigns, all of Grantor's right, title and interest in and to that part of L2 R19 lying southerly of Willett Brook blazed, marked and occupied by Grantor Corporation but not included in the description set forth above.

EXCEPTING from the above Ingalls Lot are the portions of the same previously conveyed by K & W Timberlands LLC as follows:

- A. Parcel on the southerly side of Ingalls Road conveyed to Liston E. Eastman and Michele M. Eastman by deed dated May 16, 2006 and recorded in said Registry at Book 23967, Page 97.
- B. Lot 2 of the Ingalls View Subdivision as shown on a plan referred to below, conveyed to Donald G. Campos and Dianne L. Campos by deed dated February 29, 2012 and recorded at said Registry at Book 29390, Page 156. Further reference is made to the Agreement to Modify Restrictive Covenants between K & W Timberlands, LLC and said Donald W. Campos and Diane L. Campos dated July 7, 2012 and recorded in said Registry at Book 29873, Page 267.

EXCEPTING AND RESERVING Lots 1, 3, 4, 5, 6, 7 of the Ingalls View Subdivision which is located within the above described Ingalls Lot, which subdivision is shown on a plan entitled, "Ingalls View Subdivision, Ingalls Road, Bridgton, Maine" dated August 19, 2011, revised December 4, 2011 and recorded in said Registry of Deeds at Plan Book 212, Page 1 together with the "Private Road" shown on said plan extending westerly through the subdivision from the end of the town road portion of Ingalls Road, and together with all the rights of K & W Timberlands, LLC as the developer of said subdivision.

The above property is a portion of the property conveyed to K & W Timberlands, LLC by GMO Forestry Fund I, L.P. by deed dated September 24, 2002 and recorded in said Registry at Book 18144, Page 294 as Parcel C therein.

Substantially all of the Ingalls Lot is subject to Tree Growth Tax classification and is conveyed subject such classification. Subsequent to its acquisition of the Ingalls Lot, the K & W Timberlands, LLC did withdraw forty acres from such classification. The entire Ingalls View Subdivision and the parcel conveyed to Liston E. Eastman et ux are located within the forty acres withdrawn.

The above-described Parcels A and B being the same and all of the Premises conveyed from K&W Timberlands, LLC to Loon Echo Land Trust, Inc. as described in Oxford County Western

District Registry of Deeds at Book 619, Page 280. The above-described Parcel C being the same and all of the Ingalls Lot conveyed from K & W Timberlands, LLC to Loon Echo Land Trust, Inc. by a deed recorded 12/20/12 in Cumberland County Registry of Deeds at Book 30238, Page 216.

Grantor hereby also releases all of its right, title and interest, except the Conservation Easement, without any covenants of title whatsoever, in and to the following described parcels of land situated in the Town of Denmark, Oxford County, Maine and in the Town of Bridgton, Cumberland County, Maine (the "Surveyed Premises"), which Surveyed Premises are believed to comprise the all and the same parcels as the above-described Parcels A, B, and C:

Denmark Parcel

A certain lot or parcel of land situated on the easterly side of the Hancock Pond Road in the Town of Denmark, Oxford County, Maine. Said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch diameter iron rod with cap #1177 found at the intersection of the apparent easterly sideline of the Hancock Pond Road and the northerly sideline of Fire Lane #28 which marks the southwesterly corner of land now or formerly of John H. Khiel, III as described in Oxford County Western District Registry of Deeds Book 506, Page 866;

THENCE, N 71°45'27" E, a distance of 109.47 feet along the apparent northerly sideline of Fire Lane #28 and said land of Khiel to a 5/8 inch diameter iron rod with cap #1177 found at the intersection of the apparent westerly sideline of the Old Narrow Gauge Rail Road (abandoned and discontinued; also known as the Narrow Gauge Road);

THENCE, N 15°37'35" W, a distance of 460.00 feet along the apparent westerly sideline of the Old Narrow Gauge Railroad and said land of Khiel to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, N 52°54'23" W, a distance of 1389.50 feet by said land of Khiel evidenced by a red blazed and painted line to an iron pipe found at land now or formerly of Merle Moore et als as described in Oxford County Western District Registry of Deeds Book 440, Page 410;

THENCE, N 34°59'32" W, a distance of 2114.08 feet along said land of Merle Moore et als to an iron pipe found at land now or formerly of Paul Ellis as described in Oxford County Western District Registry of Deeds Book 401, Page 936;

THENCE, N 55°28'25" E, a distance of 681.04 feet along said land of Ellis to an iron rod found;

THENCE, N 33°09'31" W, a distance of 2428.73 feet along said land of Ellis to an iron rod found at land now or formerly of Joseph Daley as described in Oxford County Western District Registry of Deeds Book 618, Page 741;

THENCE, N 53°03'26" E, a distance of 16.26 feet along said land of Daley to an iron pipe found in a stonewall corner;

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THENCE, N 57°38'41" E, a distance of 382.44 feet along said land of Daley, evidenced by stonewall to an iron rod with cap #1229 found set in a stonewall corner at land now or formerly of Patten Corporation as described in Oxford County Western District Registry of Deeds Book 272, Page 507;

THENCE, N 62°52'39" E, a distance of 1510.87 feet along said land of Patten Corporation to an iron rod with cap #1177 set on the southeasterly side of a large boulder at a found blazed and painted line coming in from the south;

THENCE, N 09°33'58" E, a distance of 458.86 feet along said land of Patten Corporation to a stone bound found on the apparent southwesterly sideline of Forest Glen Drive at land now or formerly of Barbara Prose as described in Oxford County Western District Registry of Deeds Book 307, Page 245;

THENCE, N 51°13'48" E, a distance of 18 feet , more or less, along said land of Prose, to the centerline of said Forest Glen Drive at land now or formerly of George Sakovich as described in Oxford County Western District Registry of Deeds Book 518, Page 587;

THENCE, in a general easterly direction, a distance of 1366 feet , more or less, following the centerline of Forest Glen Drive and said land of Sakovich to its intersection with the centerline of the Hilton Road at or near the southerly corner of land now or formerly of Thomas Reilly and Jacalyn Reilly as described in Oxford County Western District Registry of Deeds Book 299, Page 733, said point is located S 83°55'03" E, a distance of 26.1 feet from an iron rod with cap #1229 found at the intersection of the apparent northerly side of Forest Glen Drive and the apparent westerly side of the Hilton Road;

(Tie-lines connecting the last mentioned stone bound with the last mentioned iron rod bear;)

S 79°14'32" E, a distance of 387.98 feet;

N 53°18'58" E, a distance of 547.69 feet;

N 42°33'19" E, a distance of 373.19 feet;

THENCE, in a general northwesterly direction, a distance of 1945 feet , more or less, by the centerline of the Hilton Road in part along said land of Reilly, in part along land now or formerly of Peter and Nancy Robertson as described in Oxford County Western District Registry of Deeds Book 434, Page 825, in part along Michael and Linda Kozell as described in Oxford County Western District Registry of Deeds Book 273, Page 263, to a point which marks the southerly corner of land now or formerly of Elihu Acker as described in Oxford County Western District Registry of Deeds Book 541, Page 380;

THENCE, N 54°27'41" E, a distance of 24.75 feet along said land of Acker to an iron rod with cap #1177 to be set on the apparent easterly sideline of the Hilton Road;

(Tie lines connecting the last mention iron rod found with the iron rod to be set bear ;)

N 30°23'25" W, a distance of 455.99 feet;

N 57°19'46" W, a distance of 712.85 feet;

N 40°16'48" W, a distance of 731.67 feet;

THENCE, N 54°27'41" E, a distance of 684.64 feet along said land of Acker evidenced by a blazed & painted line and remains of an old barbed wire fence to an iron rod with cap #1177 to be set at the intersection of the Denmark / Bridgton Town line and other land of this grantor as described in Cumberland County Registry of Deeds Book 30238, Page 216;

THENCE, S 34°02'19" E, a distance of 1980.86 feet along the Denmark / Bridgton Town line and said other land of this grantor to a point on the northerly side of the Ingalls Road (now discontinued), which is the former location of a stone monument found during the perambulation of the Bridgton Town line by Charles Andrews in November of 1930, said point is more particularly located 63 feet east of the Narrow Gauge Railroad.

THENCE, S 33°16'51" E, a distance of 3181.69 feet along the Denmark / Bridgton Town line and other land of this grantor to a 5/8 inch diameter iron rod with cap #1177 set at land now or formerly of Margaret Norman as described in Cumberland County Registry of Deeds Book 8538, Page 209;

THENCE, continuing in the same direction, S 33°16'51" E, a distance of 1239.11 feet along the Bridgton / Denmark Town Line and said land of Norman to a 5/8 inch diameter iron rod with cap #1177 set in a stone pile found;

THENCE, S 34°02'29" E, a distance of 1611.66 feet along the Bridgton / Denmark Town Line and said land of Norman to a stone post found in stones at land now or formerly of Stanley Bielen and Elizabeth Knortz as described in Cumberland County Registry of Deeds Book 21035, Page 131;

THENCE, S 33°45'39" E, a distance of 354.21 feet along the Bridgton / Denmark Town Line and said land of Stanley Bielen and Elizabeth Knortz to a 5/8 inch diameter iron rod with cap #1177 set at land of the Heirs of George Knight as described in Oxford County Western District Registry of Deeds Book 167, Page 389, said iron rod set bears S 55°20'41" W, a distance of 8.2 feet from a stone pile found;

THENCE, S 55°20'41" W, a distance of 1372.20 feet along said land of Knight, evidenced by a blazed line to an iron rod with cap #1177 set;

THENCE, S 33°18'41" E, a distance of 1042.94 feet along said land of Knight to a 5/8 inch diameter iron rod with cap #1177 set at the westerly end of a stonewall;

THENCE, N 52°57'50" E, a distance of 181.09 feet by said land of Knight, evidenced by stone wall to a point;

THENCE, N 56°40'06" E, a distance of 467.02 feet by said land of Knight, evidenced by stone wall to a point at its easterly end;

THENCE, N 53°54'32" E, a distance of 190.13 feet by said land of Knight, evidenced by a blazed line to a point at the westerly end of a stonewall;

THENCE, N 55°29'48" E, a distance of 542.49 feet by said land of Knight, evidenced in part by stonewall and a blazed line and crossing the Old Perley Mills Road (now discontinued) to a 5/8 inch diameter iron rod with cap #1177 to be set on the Denmark / Bridgton Town Line and said land of Stanley Bielen and Elizabeth Knortz;

THENCE, S 33°45'39" E, a distance of 36.60 feet along the Denmark / Bridgton Town Line line and crossing the discontinued Old Perley Mills Road to a peaked stone found on the

southerly side of said Old Perley Mills Road and land now or formerly of Clifford White as described in Cumberland County Registry of Deeds Book 12248, Page 277;

THENCE, S 34°04'30" E, a distance of 799.90 feet along the Denmark / Bridgton Town Line and said land of Clifford White to a 5/8 inch diameter iron rod with cap #1177 to be set at land now or formerly of Franklin Bucknell as described in Oxford County Western District Registry of Deeds Book 406, Page 348, said iron rod to be set bears S 55°49'55" W, a distance of 28.59 feet from a stake and stones found;

THENCE, S 55°49'55" W , a distance of 2687.13 feet by said land of Bucknell, evidenced by a blazed and red painted line, to a stake and stones found;

THENCE, S 32°52'53" E, a distance of 1913.25 feet by said land of Bucknell, evidenced by a blazed and red painted line to a point on the Denmark / Sebago Town Line and land now or formerly of Vittorio Forcellati as described in Cumberland County Registry of Deeds Book 28724, Page 192, (said point bears N 32°52'53" W, a distance of 1.4 feet from a stake and stones found;

THENCE, S 56°25'33" W, a distance of 363.38 feet along the Denmark / Sebago Town Line, and by said land of Forcellati to a point at other land of this grantor as described in Cumberland County Registry of Deeds Book 30238, Page 216; Said point bears N 31°24'55" W, a distance of 10.87 feet from an iron pipe found;

THENCE, continuing in the same direction, S 56°25'33" W, a distance of 2742.73 feet along the Denmark / Sebago Town Line and said other land of this grantor to a point at land now or formerly of John Vozella as described in Cumberland County Registry of Deeds Book 3097, Page 323; Said point bears S 32°34'44" E, a distance of 0.35 feet from an iron pipe found;

THENCE, N 32°34'44" W, a distance of 50.52 and through said iron pipe and by said land of Vozella to an iron pipe found;

THENCE, S 56°26'17" W, a distance of 300.30 feet by said land of Vozella to an iron pipe found on the apparent easterly sideline of the Hancock Pond Road;

THENCE in a general northerly direction along the apparent easterly sideline of the Hancock Pond Road by the following Courses and distances;
N 32°35'49" W a distance of 465.94 feet to a point;

THENCE, following a curve to the right, having a radius of 760.00 feet and a central angle of 36°21'18" for an arc length of 482.23 feet to a point;

THENCE, N 03°45'29" E a distance of 751.78 feet to a point;

THENCE, following a curve to the left, having a radius of 1478.37 feet and a central angle of 13°04'44" for an arc distance of 337.47 feet to a point;

THENCE, N 09°19'15" W a distance of 317.25 feet to a point;

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THENCE, following a curve to the left, having a radius of 1483.00 feet and a central angle of 09°27'18" for an arc length of 244.73 feet to a point;

THENCE, N 18°46'33" W a distance of 135.21 feet to a point;

THENCE, following a curve to the right, having a radius of 719.00 feet and a central angle of 25°09'20" for an arc length of 315.67 feet to a point;

THENCE, N 06°22'50" E a distance of 188.93 feet to a point;

THENCE, following a curve to the left, having a radius of 6251.12 feet and a central angle of 07°17'27" for an arc length of 795.45 feet;

THENCE, N 89°04'22" E a distance of 17.00 feet;

THENCE, following a curve to the left, having a radius of 873.00 feet, and a central angle of 34°11'06" for an arc length of 520.87 feet to the Point of Beginning.

Said parcel contains 938 acres, more or less, and the bearings are referenced to Grid North Maine Coordinate System 1983 West Zone.

The courses and distances as herein used are derived from a Plan of Land made for Loon Echo Land Trust, Inc. by Maine Survey Consultants, Inc. dated December 2014.

Bridgton Parcel

A certain lot or parcel of land situated southwesterly of the Ingalls Road, but not adjacent thereto in the Town of Bridgton, Cumberland County, Maine. Said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch diameter iron rod with cap #1177 to be set in a stonewall on the northwesterly sideline of land now or formerly of Aaron and Martha Berger as described in Cumberland County Registry of Deeds Book 17369, Page 1 and at the southerly sideline of land now or formerly of Liston and Michele Eastman as described in Cumberland County Registry of Deeds Book 13014, Page 236 set. Said iron rod is situated on a course of S 21°24'09" W at a distance of 69 feet, more or less, from the apparent southwesterly sideline of said Ingalls Road along a stonewall evidencing the easterly sideline of a short pasture lane;

THENCE, S 21°24'09" W a distance of 15.42 feet along a stonewall and land of said Berger to a 5/8 inch diameter iron rod with cap #1177 to be set at an angle point in said stonewall;

THENCE, S 16°05'14" E a distance of 410.82 feet along a stonewall and land of said Berger to a 5/8 inch diameter iron rod with cap #1177 set at the corner of a stonewall;

THENCE, S 13°28'32" E a distance of 84.15 feet along land of said Berger to an iron pipe found at the base of another stonewall;

THENCE, S 15°33'15" E a distance of 265.28 feet along a stonewall and land of said Berger to an angle point in said stonewall;

THENCE, S 24°40'20" E a distance of 99.60 feet along a stonewall and land of said Berger to a 5/8 inch diameter iron rod with cap #1177 to be set at an intersection of stonewalls and land now or formerly of Margaret Norman as described in Cumberland County Registry of Deeds Book 8538, Page 209 ;

THENCE, S 54°31'26" W a distance of 385.53 feet along a stonewall and land of said Norman to an angle point in said wall;

THENCE, S 55°55'30" W a distance of 399.00 feet along a stonewall and land of said Norman to a yellow painted rock found on the stonewall and 5/8 inch diameter iron rod with cap #1177 to be set;

THENCE, S 33°23'27" E a distance of 955.27 feet by land of said Norman evidenced by a blazed and red painted line to a stone pile found and 5/8 inch diameter iron rod with cap #1177 to be set;

THENCE, S 56°36'33" W a distance of 1020.93 feet by land of said Norman evidenced by a blazed and red painted line to a 5/8 inch diameter iron rod with cap #1177 set at the Bridgton / Denmark Town Line and other land of Loon Echo Land Trust;

THENCE, N 33°16'51" W a distance of 3181.69 feet along the Bridgton / Denmark Town Line and other land of Loon Echo Land Trust to the apparent northerly sideline of the so called Ingalls Road and a 5/8 inch diameter iron rod with cap #1177 to be set where a stone bound was found during the 1930 perambulation of the Denmark / Bridgton Town Line reported as being 63 feet easterly of the Narrow Gauge Railroad;

THENCE, N 34°02'19" W a distance of 1980.86 feet along the Bridgton / Denmark Town Line and other land of Loon Echo Land Trust to a 5/8 inch diameter iron rod with cap #1177 to be set at land now or formerly of Elihu Acker as described in Oxford County Western District Registry of Deeds Book 541, Page 380;

THENCE, N 34°29'01" W a distance of 1866.46 feet along a blazed and painted line and land of said Acker to an iron pipe and stones found on the Bridgton / Denmark Town Line at land now or formerly of Robert Weeman and Jean Simoneau as described in Cumberland County Registry of Deeds Book 11194, Page 76;

THENCE, N 56°33'51" W a distance of 3133.69 feet along a blazed and red painted line and land of said Weeman to Willett Brook and crossing said brook and continuing by land formerly owned by Amos K. Sawyer as described in Cumberland County Registry of Deeds Book 623, Page 272 to a 5/8 inch diameter iron rod with cap #1177 to be set at the westerly edge of an open drain;

THENCE, N 36°11'34" W a distance of 450.00 feet by land of said Sawyer to a 5/8 inch diameter iron rod with cap #1177 to be set;

THENCE, continuing the same course 13 feet, more or less, to Willett Brook;

THENCE, in a general northeasterly direction along said Willett Brook to a point opposite of and 15 links, more or less, westerly of the outlet of a small creek;

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THENCE, S 36°11'34" E 9 feet, more or less, to a 5/8 inch diameter iron rod with cap #1177 to be set on the southerly bank of said Willett Brook at land now or formerly of Everett and Dorothy Snow as described in Cumberland County Registry of Deeds Book 12457, Page 215; A tie line bears N 40°02'10" E a distance of 2112.26 feet from the previously mentioned iron rod to said last described iron rod;

THENCE, S 36°11'34" E a distance of 775.00 feet by a blazed and red painted line and land of said Snow to a 5/8 inch diameter iron rod with cap #1177 to be set about 6 rods northerly of the so called high ground;

THENCE, N 53°48'26" E a distance of 1082.23 feet along a blazed and red painted line and land of said Snow to a 5/8 inch diameter iron rod with cap #1177 to be set at land now or formerly of Philip Sanborn as described in Cumberland County Registry of Deeds Book 3182, Page 289;

THENCE, S 39°11'34" E a distance of 330.00 feet along a blazed and red painted line and land of said Sanborn to an iron pipe found at land now or formerly of the Kennebec Girl Scout Council as described in Cumberland County Registry of Deeds Book 3075, Page 253;

THENCE, S 56°33'51" W a distance of 12.43 feet by land of said Kennebec Girl Scout Council to a 5/8 inch diameter iron rod with cap #1177 to be set;

THENCE, S 26°56'03" E a distance of 1267.92 feet by land of said Kennebec Girl Scout Council along a wire fence, blazed, and red painted line and in part by a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the corner of a stonewall;

THENCE, S 61°11'04" W a distance of 564.23 feet by land of said Kennebec Girl Scout Council and stonewall to an angle point at a gap in said wall;

THENCE, S 88°52'21" W a distance of 8.17 feet by land of said Kennebec Girl Scout Council to a 5/8 inch diameter iron rod with cap #1177 set at the stonewall;

THENCE, S 88°52'21" W a distance of 244.95 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the intersection of stonewalls;

THENCE, S 10°27'47" W a distance of 484.94 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the corner of stonewalls;

THENCE, S 38°43'29" E a distance of 334.53 feet by land of said Kennebec Girl Scout Council and a blazed and red painted line to a 5/8 inch diameter iron rod with cap #1177 set at the corner of stonewalls;

THENCE, S 50°51'37" W a distance of 314.69 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the intersection of stonewalls;

THENCE, S 54°49'32" W a distance of 438.06 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the corner of stonewalls;

THENCE, S 26°54'16" E a distance of 402.58 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the intersection of stonewalls;

THENCE, S 55°20'35" W a distance of 463.57 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the corner of stonewalls;

THENCE, S 57°02'03" W a distance of 743.57 feet by land of said Kennebec Girl Scout Council and a blazed and red painted line to an iron pipe found set in the backwater of a brook;

THENCE, S 32°35'15" E a distance of 1015.63 feet by land of said Kennebec Girl Scout Council and a blazed and red painted line to an iron rod found set at the end of a stonewall;

THENCE, S 28°49'06" E a distance of 895.00 feet by land of said Kennebec Girl Scout Council and a stonewall to a 5/8 inch diameter iron rod with cap #1177 set at the corner of stonewalls at land now or formerly of John Rappette as described in Cumberland County Registry of Deeds Book 11917, Page 133;

THENCE, S 34°06'54" E a distance of 352.25 feet by land of said Rappette along a blazed and red painted line to a 5/8 inch diameter iron rod with cap #1177 to be set at land now or formerly of Timothy Berger as described in Cumberland County Registry of Deeds Book 11668, Page 137;

THENCE, S 77°39'48" W a distance of 273.21 feet along a blazed and red painted line and land of said Berger to a point at the corner of a stonewall;

THENCE, S 77°58'19" W a distance of 253.09 feet by land of said Berger and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at the intersection of stonewalls and the easterly sideline of lot #1 of the Ingalls View Subdivision; Said subdivision being shown on a plan dated August 19, 2011 and recorded in Cumberland County Registry of Deeds plan Book 212, Page 1;

THENCE, N 16°40'59" W a distance of 159.93 feet along the easterly sideline of said Lot #1 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 80°25'31" W a distance of 18.01 feet along the northerly sideline of said Lot #1 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 56°09'40" W a distance of 374.18 feet along the northwesterly sideline of said Lot #1 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at the northeasterly corner of Lot #2;

THENCE, S 56°09'40" W a distance of 147.98 feet along the northwesterly sideline of said Lot #2 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 56°12'52" W a distance of 50.37 feet along the northwesterly sideline of said Lot #2 to a 5/8 inch diameter iron rod with cap #1177 found at the northeasterly corner of Lot #3;

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THENCE, S 56°12'52" W a distance of 169.06 feet along the northwesterly sideline of said Lot #3 to a 5/8 inch diameter iron rod with cap #1177 found at the northeasterly corner of Lot #4;

THENCE, S 56°12'52" W a distance of 93.02 feet along the northwesterly sideline of said Lot #4 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 52°33'26" W a distance of 110.02 feet along the northwesterly sideline of said Lot #4 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at the northeasterly corner of Lot #5;

THENCE, S 52°33'26" W a distance of 217.89 feet along the northwesterly sideline of said Lot #5 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at a corner of said Lot #5 in a stonewall corner;

THENCE, S 32°58'58" E a distance of 403.67 feet along the southwesterly sideline of said Lot #5 and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at a stonewall intersection on the northwesterly sideline of a 60 foot wide private right of way;

THENCE, S 05°10'46" W a distance of 63.55 feet crossing said 60 foot wide private right of way to a 5/8 inch diameter iron rod with cap #1177 found in a stonewall at the northwesterly corner of Lot #7;

THENCE, S 04°24'25" W a distance of 453.98 feet along the westerly sideline of said Lot #7 to a 5/8 inch diameter iron rod with cap #1177 found at the southwesterly corner of said Lot #7;

THENCE, N 69°41'22" E a distance of 247.91 feet along the southerly sideline of said Lot #7 to a 5/8 inch diameter iron rod with cap #1177 found at the southwesterly corner of Lot #6;

THENCE, N 69°41'22" E a distance of 247.91 feet along the southerly sideline of said Lot #6 and in part by a stonewall to a 5/8 inch diameter iron rod with cap #1177 found at the southwesterly corner of land now or formerly of Liston and Michele Eastman as described in Cumberland County Registry of Deeds Book 23967, Page 97;

THENCE, N 71°34'30" E a distance of 301.31 feet along the southerly sideline of land of said Eastman and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 75°59'37" E a distance of 155.37 feet along the southerly sideline of land of said Eastman and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, N 87°52'56" E a distance of 86.49 feet along the southerly sideline of land of said Eastman and a stonewall to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, N 18°21'15" E a distance of 164.73 feet along the easterly sideline of land of said Eastman to a 5/8 inch diameter iron rod with cap #1177 found;

THENCE, S 63°47'23" E a distance of 20.74 feet along the southerly sideline of land of said Eastman across a short pasture lane to Ingalls Road and to the Point of Beginning;

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Said parcel contains 550 acres, more or less, and the bearings are referenced to the Maine Coordinate system 1983 West Zone.

The courses and distances as herein used are derived from a Plan of Land made for Loon Echo Land Trust, Inc. by Maine Survey Consultants, Inc. dated December 2014.

Exhibit B

**Conservation Easement
Reserved by Loon Echo Land Trust, Inc.
On the Perley Mills Community Forest Property ("Protected Property")
Granted to the Inhabitants of the Town of Denmark
in
Denmark, Oxford County, Maine
and Bridgton, Cumberland County, Maine**

LOON ECHO LAND TRUST, INC., a nonprofit corporation organized and existing under the laws of the State of Maine, with a mailing address of 8 Depot St., Suite 4, Bridgton, Maine 04009, (hereinafter referred to as the "Holder"), hereby RESERVES the following conservation easement and right of first refusal (hereinafter the "Conservation Easement" or the "Easement") from its conveyance from the foregoing Quitclaim Deed to the **INHABITANTS OF THE TOWN OF DENMARK** (hereinafter referred to as "Owner"), a body corporate and politic organized and operating under the laws of the State of Maine, with a mailing address of 62 East Main Street, Denmark, ME 04022.

CONSERVATION PURPOSES

The Conservation Easement on the Protected Property is granted exclusively for the following conservation purposes (hereinafter referred to as the "Conservation Purposes"):

- To conserve a large, undeveloped forest that is to be managed as a community forest;
- To retain public access for a variety of recreational uses and to maintain the infrastructure that supports such uses;
- To protect the water quality of the surface and subsurface water resources including Pickerel Pond (also referred to as Perley Pond), Willett Pond, Willett Brook, Sucker Brook, wetlands and aquifers;
- To conserve plant and animal habitat associated with the forest, riparian and water resources; and
- To provide for nature and science based educational opportunities.

CONSERVATION VALUES

The following recitals more particularly describe the conservation values of the Protected Property and the public benefit of this Easement.

WHEREAS, the Protected Property is currently composed of three lots in Denmark totaling approximately 938 acres and one lot in Bridgton of approximately 550 acres;

WHEREAS, the Protected Property was purchased by Loon Echo Land Trust, Inc. from K&W Timberlands, LLC with financial resources offered from private citizens, the municipalities of Bridgton and Denmark, private foundations, and state and federal grant makers, all of which

intended to place binding restrictions on such gifts so that the Protected Property could be developed into a community forest to forever provide a public benefit;

WHEREAS, at the 2014 Denmark Town Meeting the residents voted to accept the Protected Property as a community forest subject to a Conservation Easement held by Loon Echo Land Trust, Inc.;

WHEREAS, Loon Echo Land Trust, Inc. hereby grants the Protected Property to the Town of Denmark while reserving a perpetual Conservation Easement that is intended to conserve productive forestland and important ecological systems while promoting community vitality and economic well-being;

WHEREAS, the Community Forest Collaborative describes the Community Forest Model as consisting of the following components:

- Community forests are owned and managed by a municipal entity or another group on behalf of the community;
- The community forest acquisition and management structure ensures community participation in and responsibility for management decisions;
- The community has secure access to the value and benefits of the forest, both monetary and nonmonetary, that can support and reinforce community priorities and economic development objectives; and
- The conservation values of the forestland are permanently protected through a conservation easement and sustainable forest management practices;

WHEREAS, approximately 3.6 miles of former Bridgton and Saco River Railroad (now known as the Narrow Gauge Trail and the Narrow Gauge Road in certain sections) passes through the property providing motorized (ITS 89 snowmobile and regional ATV route) and a variety of non-motorized public recreational uses;

WHEREAS, the forest, riparian and water resources have a history of supporting a variety of traditional uses by the general public;

WHEREAS, the Protected Property includes the undeveloped Pickerel Pond (also referred to as Perley Pond), Willett Pond, Beaver Pond, approximately 7 miles of streams, 4.5 miles of which include brook trout habitat, and approximately 186 acres of wetlands of which 66 acres serve as high quality wading bird and waterfowl habitat as designated by the Maine Department of Inland Fisheries and Wildlife (MDIFW);

WHEREAS, portions of the forest and freshwater wetland habitat contained on the Protected Property are high value (within the top 25%) based on their value for rare or declining species of birds and fish, according to the Gulf of Maine Habitat Analysis and the U.S. Fish and Wildlife Service (USFWS) Gulf of Maine Coastal Program. The analysis also predicts that the property could provide important habitat for 39 of 91 USFWS priority trust species;

WHEREAS, the Protected Property contains approximately 70 acres of a Deer Wintering Area as mapped by MDIFW;

WHEREAS, the northern tip of the Protected Property has been documented as having a rare animal occurrence (on record from 1994), according to the State of Maine Beginning with Habitat Program;

WHEREAS, Pickerel Pond (also referred to as Perley Pond) drains into the Saco River, the public drinking water source for Saco and Biddeford, and Willett Pond drains into Sebago Lake, the public drinking water source for Greater Portland;

WHEREAS, a significant sand and gravel aquifer (as mapped by the Maine Geological Survey; known locally as Willet Brook aquifer) underlies the northwestern portion of the Protected Property. This aquifer serves as the Bridgton town water supply;

WHEREAS, the 1999 Town of Denmark's Comprehensive Plan's goals include to protect surface water, wetlands, wildlife habitat, working forests and natural areas from further degradation and to direct land use conversion through sound policy and ordinance development. The creation of greenbelts, public parks and private conservation areas is noted as ways to achieve these goals;

WHEREAS the Protected Property has moderately high to high value in the 2010 Lake Region Greenprint plan which identifies seven priority goals for natural resource, recreation and quality of life protection; and

WHEREAS, the Protected Property adjoins the Town of Sebago's portion of the Perley Mills Community Forest to its south, and this continuity further enhances the conservation and recreational values of the Protected Property.

NOW, THEREFORE, Owner and Holder have established this Conservation Easement on, over, and across the Protected Property consisting of the foregoing recitals and Conservation Purposes and the following terms, covenants, restrictions, and affirmative rights reserved by the Holder, which shall run with and bind the Protected Property in perpetuity:

COVENANTS AND RESTRICTIONS

1. LAND USE

A. General. No commercial, industrial, residential or agricultural use, surface or subsurface mining, or other resource extraction is permitted on the Protected Property, except for vegetation management and except for sand and gravel extraction within the Gravel Pit Area, both within the limitations set forth hereinbelow. For the purposes of this Conservation Easement, the incidental sale of interpretive literature or use of the Protected Property for charitable fundraising, educational activities, community events, town-sanctioned events and tours shall not be deemed commercial uses.

The Owner shall be responsible for any permits as required by federal, state, municipal or other governmental entities. When the Owner seeks such permits to exercise any allowed uses granted under this Conservation Easement, Owner shall provide Holder with copies of any permit applications upon submission to the governmental entity, and copies of such permits within thirty (30) days after permits are granted.

B. Special Land Use Areas

(i) **Gravel Pit Area** – The Gravel Pit Area shall be no more than a five (5) acre resource extraction zone. The general area currently excavated is more particularly depicted on Exhibits C and D. The final approval with conditions was granted by the Denmark Planning Board on November 19, 2009 for the gravel pit application submitted by K & W Timberlands, LLC. The final gravel pit permit (Permit # 1-11) was issued by the Denmark Code Enforcement Officer on January 5, 2011 (erroneously stated as January 5, 2010 on the permit) to K & W Timberlands, LLC. The permit was assigned from K & W Timberlands, LLC to Loon Echo Land Trust, Inc. on December 18, 2013. Loon Echo Land Trust, Inc. (Holder herein) assigned the permit to the Town of Denmark (Owner herein) on or near the date of conveyance of the Protected Property.

Owner shall comply with the Performance Standards in Article 6 section 8 (6.8 Mineral Exploration and Mineral Extraction) of the Denmark Zoning Ordinance and the Gravel Pit Reclamation plan, attached hereto and incorporated herein as Exhibit E. Owner may amend the Gravel Pit Reclamation plan if approved in advance and in writing by Holder (in accordance with Paragraph 9 hereinbelow). Owner shall provide Holder advanced written notice upon the commencement and completion of any reclamation activities (in accordance with Paragraph 9 hereinbelow).

(ii) **Recreational/Parking Area** – The Recreational/Parking Area shall be no more than a two (2) acre area as more particularly depicted on Exhibit D. Owner may adjust the boundaries of the Recreational/Parking Area if approved in advance and in writing by Holder (in accordance with Paragraph 9 hereinbelow).

2. TRANSFER OF PROTECTED PROPERTY

The entire Protected Property, or the entire portion of the Protected Property within each town's boundaries, may be conveyed to a nonprofit organization (including the Holder), municipality or other entity provided that such conveyance is approved by Holder in advance and in writing (in accordance with Paragraph 9 hereinbelow), which approval shall not be unreasonably withheld. Division of the Protected Property is addressed in Paragraph 13.M.

3. STRUCTURES

A. Definition. For the purposes of this Conservation Easement, a "structure" shall be defined broadly as: any combination of materials assembled by man on, over, in and/or under the ground. A structure may be primarily two dimensional, such as a paved parking lot or a sign, or three dimensional, such as a building, wall or piping.

B. Existing Structures. As of the date of this Easement, there are no existing structures on the Protected Property except for: utility poles/lines/improvements along Hancock Pond Road and Hilton Road; five (5) wooden bridges and four (4) wood footbridges; culverts; boundary markers; split rail fencing; trail signs; posts; stone walls and stone piles; and a stone foundation,

a kiosk; a man-made drain with stone frame at either end; and a metal hunting and observation stand, as depicted generally on Exhibits C and D and as documented in the Baseline Documentation.

Existing structures may be maintained, repaired or replaced with substantially similar structures in substantially the same locations. Any existing structures (excluding stone walls, stone foundation and man-made drain) that are no longer maintained shall be removed and the land underneath and beside it shall be allowed to revert back to its natural vegetated condition or restored to a natural vegetated condition as soon as reasonably possible.

C. Additional Structures. No additional structures of any kind, temporary or permanent, may be located on the Protected Property, except however, the Owner shall have the following rights:

(i) Within the Gravel Pit Area, the right to establish and maintain structures, including but not limited to, signs, posts, barriers, gates, or fences to prevent access by pedestrians and motor vehicles, provided however, that once reclamation of the existing gravel pit is fully completed, such structures are to be removed. Equipment such as machinery and piles of extracted materials may be temporarily stored within the Gravel Pit Area.

(ii) Within the Recreational/Parking Area, the right to establish and maintain minor structures, including, but not limited to such structures as a toilet; benches and picnic tables; donation tubes or boxes; utility structures that support the permitted uses of the Protected Property, and temporary placement of structures to host recreational or educational programs or to temporarily store equipment and materials for exercising reserved rights.

(iii) Anywhere on the Protected Property, the right to establish and maintain minor forest management structures, including but not limited to such structures as temporary and portable toilets; temporary equipment, machinery, sheds or trailers; temporary gates, barriers, or fences; temporary or permanent culverts; bridges or other stream crossings; and erosion control devices.

(iv) Anywhere on the Protected Property, the right to establish and maintain minor structures to enhance the opportunity for outdoor recreational activities, including but not limited to such structures as boundary markers; trail markers; small unlighted informational and interpretive signs and kiosks; trail improvements such as steps, bridges, water bars, boardwalks and railings; benches and picnic tables; fire rings; bird houses and duck boxes; wildlife observation blinds and hunting stands; game cameras; temporary animal traps; or gates, granite slabs, barriers or low fences.

Notwithstanding the foregoing, high-impact outdoor recreational structures are prohibited, including but not limited to paved trails, floating swim rafts, lean-tos, gazebos, golf courses, golf ranges, swimming pools, mud runs, tennis and other recreational courts, paintball and other adventure courses, climbing walls, stadiums, dressage fields, equestrian rings, polo fields, race tracks or courses, towers, playgrounds, athletic courts or fields, shooting ranges, airstrips, and permanent aircraft pads.

(v) To permit third parties to construct, maintain, repair, and replace structures permitted under any utility and access easements that precede the effective date of this Conservation Easement. To the extent of Owner's authority, all additional utility structures within these utility and access easements shall be located underground to the extent practicable.

(vi) Upon the advance written consent of Holder (in accordance with Paragraph 9 hereinbelow), the right to establish and maintain no more than one minor dock on Pickerel Pond (also referred to as Perley Pond), provided that such dock is consistent with the Conservation Purposes of this Easement.

Any additional structures allowed under this Easement are to be designed, located, constructed and maintained in a manner that minimizes soil erosion and damage to natural resources and to comply with State and local zoning and codes.

Any additional structures that are no longer maintained shall be removed and the land beneath and beside it shall be allowed to revert back to its natural vegetated condition or restored to a natural vegetated condition as soon as reasonably possible.

4. SURFACE OR SUBSURFACE ALTERATIONS

A. Existing Surface Alterations. As of the date of this Easement, there are no existing surface alterations on the Protected Property except for Hancock Pond Road, Hilton Road and Forest Glen Drive; the Narrow Gauge Trail (also referred to as the Narrow Gauge Road in certain sections); other unpaved trails; woods roads; the Pickerel Pond (also referred to as Perley Pond) boat landing area; log landings; clearings; and the gravel pit in the Gravel Pit Area, all located generally as depicted in Exhibits C and D and as documented in the Baseline Documentation.

Owner shall have the right to maintain, repair or replace (but not improve by paving) the existing surface alterations listed above in substantially the same locations and in substantially the same conditions, provided that the surface alterations in the Gravel Pit Area shall be subject to the limitations set forth in Paragraph 1.B(i), and provided that any surface alterations shall be maintained so as to minimize soil erosion and damage to natural resources. Any existing surface alterations that are no longer maintained shall be allowed to revert back to their natural vegetated condition or restored to a natural vegetated condition as soon as reasonably possible.

B. Additional Surface Alterations. No additional filling, dumping, excavation or other alteration may be made to the surface or subsurface of the Protected Property, except however, the Owner shall have the following rights:

- (i) to make surface alterations necessary to exercise the rights regarding the existing structures in Paragraph 3.B and the additional structures permitted in Paragraph 3.C;
- (ii) upon the advance written consent of Holder (in accordance with Paragraph 9 hereinbelow), to establish and maintain within the Recreational/Parking Area a paved or unpaved parking lot, and anywhere else on the Protected Property, to establish and maintain paved or unpaved parking spaces;
- (iii) upon advance written notice to Holder (in accordance with Paragraph 9 hereinbelow), to establish and maintain additional unpaved foot trails and primitive camping sites;

(iv) upon the advance written consent of Holder (in accordance with Paragraph 9 hereinbelow), to establish and maintain additional or relocated unpaved motorized trails;

(v) to establish and maintain forest management surface alterations, including without limitation additional woods roads, skid trails and log landings, within the limitations set forth in Paragraph 5;

(vi) upon advance written notice to Holder (in accordance with Paragraph 9 hereinbelow), to alter the surface for ecological education, archaeological investigations, or scientific research conducted under then-current professional standards.

Any of the additional surface alterations allowed under this Easement are to be designed, located, constructed and maintained in a manner that minimizes soil erosion and damage to natural resources and complies with State and local zoning and codes.

Any additional surface alterations that are no longer maintained shall be allowed to revert back to their natural vegetated condition or restored to a natural vegetated condition as soon as reasonably possible.

C. Easements and Rights of Way. Owner may not grant additional easements or rights of way over the Protected Property, nor increase the scope of existing easements or rights of way without the prior written consent of Holder (in accordance with Paragraph 9 hereinbelow).

5. VEGETATION MANAGEMENT

As of the date of this Easement, the Protected Property is in a substantially undeveloped, predominantly forested condition, with various ponds and wetland areas, as depicted on Exhibits C and D and as documented in the Baseline Documentation.

A. General Vegetation Management. Vegetation may not be cut, disturbed, altered or removed from the Protected Property without the prior written consent of Holder (in accordance with Paragraph 9 hereinbelow), except that Owner shall have the right to alter vegetation as follows:

(i) to the extent necessary to install and maintain the structures permitted in Paragraph 3 and the surface alterations permitted in Paragraph 4;

(ii) to remove safety hazards for the uses permitted hereunder;

(iii) to mark boundaries;

(iv) to combat active fire;

(v) for incidental educational use and for the incidental collection of edible or ornamental products;

(vi) upon advance notice to Holder (in accordance with Paragraph 9 hereinbelow), to remove invasive species, to protect, restore or support native species and to improve wildlife habitat;

(vii) upon advance notice to Holder (in accordance with Paragraph 9 hereinbelow), to control or prevent the spread of disease or infestations;

(viii) upon advance notice to Holder (in accordance with Paragraph 9 hereinbelow), to reduce threat of potential fire;

(ix) subject to guidance and restrictions set forth in the Forest Management Plan required under Paragraph 5.B, to harvest trees, downed wood and other forest products for the construction of permitted structures or surface alterations; to supply wood products for community needs off of the Protected Property; to supply firewood for public fuel support programs; and for maple sugaring operations. All harvesting for these purposes shall be conducted by Owner or its agents, and not by members of the public.

B. Commercial Forest Management. Owner shall have the right to engage in commercial forest management on the Protected Property, subject to the following terms and restrictions:

(i) All commercial forest management activities shall be conducted according to a written forest management plan (the "Forest Management Plan") prepared by a licensed professional forester, which shall contain Owner's forest management objectives and specific limitations and measures designed to achieve the following goals:

- a. maintenance of soil productivity;
- b. maintenance or improvement of the forest for diverse age, species composition and structure;
- c. protection of the quality of surface and subsurface water bodies;
- d. protection of unique or fragile natural areas;
- e. conservation of rare plant and animal species and wildlife habitat of interest or importance; and
- f. compatibility with the public recreational infrastructure and uses of the Protected Property.

(ii) Said Forest Management Plan and any commercial forest management activities shall establish no-cut buffer zones around surface water bodies and comply with the then-current "Best Management Practices for Forestry: Protecting Maine's Water Quality," prepared by the Maine Department of Conservation, Maine Forest Service, or alternate standards approved in advance and in writing by Holder (in accordance with Paragraph 9 hereinbelow).

(iii) Said Forest Management Plan and any commercial forest management activities shall identify any rare plant and animal species or wildlife habitat of interest or importance. It shall describe specific management objectives for the protection and conservation of such species and habitat, after consultation with the Maine Department of Inland Fisheries and Wildlife, Maine Natural Areas Program, and U.S. Fish and Wildlife Service.

(iv) Prior to the adoption of Forest Management Plans, including their subsequent revisions and updates, Owner shall seek public input from members of the community.

(v) Owner shall provide Holder with a copy of all Forest Management Plans and their subsequent revisions and updates within a maximum of thirty (30) days after their completion. Said plan shall have been prepared not more than ten (10) years prior to the date the commercial

forestry activities are to commence. Owner shall deliver said plan in accordance with Paragraph 9 hereinbelow.

(vi) Owner shall provide Holder with written notice (in accordance with Paragraph 9 hereinbelow) of harvest operations at least thirty (30) days prior to commencement of such activities prescribed under the Forest Management Plan by Owner or Owner's Agent. The written notice shall include the plan of activities describing and a map depicting prescribed silvicultural treatments; harvest schedules; the location of the harvest; an estimate of the volume of timber to be harvested (with stocking levels before and after harvesting); the location of the timber landing areas, ingress and egress routes, permanent or temporary woods roads and stream crossings; reclamation and stabilization of ingress and egress routes, skid trails, woods roads and landing areas; the location of no-cut buffer zones, rare plant and animal species and wildlife habitat of interest or importance; and a list of necessary temporary and permanent structures.

(vii) Harvest operations and road and landing construction shall be supervised by a licensed professional forester and conducted under a written contract with a logger certified by the Maine Tree Foundation's Certified Logger Program or alternate standards approved in advance and in writing by Holder (in accordance with Paragraph 9 hereinbelow). Harvesting shall be conducted on frozen or dry ground to the extent practicable to prevent rutting, erosion, or compaction.

(viii) Owner shall notify Holder (in accordance with Paragraph 9 hereinbelow) upon completion of commercial forest management activity within thirty (30) days following completion, including completion of site reclamation and stabilization work required under the Forest Management Plan or as described in the written notice of harvest operations.

(ix) Holder, in its process of inspection and monitoring (in accordance with Paragraph 8 hereinbelow) shall base its determination about compliance with the terms of this Conservation Easement on the outcomes and conditions resulting from any commercial forest management activities.

(x) Owner shall consider the Protected Property's present and future management needs and, in its sole discretion, apply commercial forest management income to such needs prior to applying income to Owner's other projects or programs.

C. Invasive Species. Owner is prohibited from introducing or cultivating invasive plant, animal and other invasive species on the Protected Property. Said species are to be identified by the Maine Invasive Species Network or alternate standards approved in advance and in writing by Holder (in accordance with Paragraph 9 hereinbelow).

6. WASTE DISPOSAL

Subject to any more restrictive local, state and federal laws and regulations, and except as expressly permitted for the Gravel Pit Area, the Owner shall not discharge septic waste or wastewater into the surface waters on or abutting the Protected Property, or dispose of or store rubbish, garbage, unserviceable vehicles, debris, abandoned equipment or parts thereof, or other waste material that negatively impacts the Conservation Purposes of this Easement.

Chemical herbicides, pesticides, fungicides, soaps, detergents or highly acidic or alkaline agents, fertilizers and other toxic agents shall only be permitted if prescribed, applied and disposed of by a licensed applicator, subject to local and state laws and best management practices as identified by the applicable state agency, and upon advance notice to Holder (in accordance with Paragraph 9 hereinbelow). Such use shall only be conducted to control invasive species, disease or infestations that threaten the Conservation Purposes of this Easement.

7. RECREATIONAL USES

A. Guaranteed Uses Throughout the Protected Property. Throughout the Protected Property, except for within the Gravel Pit Area, Owner shall take no action to permanently prohibit, discourage or charge a fee for daytime, outdoor recreational use by the general public for walking, hiking, skiing, snowshoeing, nature observation, non-motorized boating, swimming, hunting, fishing, trapping and domesticated pet walking.

B. Guaranteed Uses on the Narrow Gauge Trail and Other Trails. On the Narrow Gauge Trail (also referred to as the Narrow Gauge Road in certain sections), Owner shall take no action to permanently prohibit, discourage or charge a fee for daytime, outdoor recreational use by the general public for horseback riding, bicycling, dog sledding, snowmobiling, and use with motorized wheeled recreational vehicles.

On all other trails, as documented in the Baseline Documentation or as permitted in Paragraph 4.B, the foregoing uses are not guaranteed; instead Owner shall designate which foregoing uses are permitted for outdoor recreational use by the general public. Owner shall provide advance written notice to Holder (in accordance with Paragraph 9 hereinbelow) of such designated uses. Owner shall take measures to limit or prohibit any of the designated foregoing uses that result in rutting, erosion or other damage to natural resources. Any posting or other controls or limits on such designated uses must be specific to the prohibited use.

C. Other Recreational Uses. The Owner shall have the right to allow, limit or prohibit any of the following public recreational uses: night time use, primitive camping, fires, target shooting, picnicking, parking, use of motor boats, and use of non-recreational motor vehicles.

Owner and Holder may jointly establish additional recreational rules and regulations that are consistent with the Conservation Purposes of this Easement. Additional rules and regulations concerning recreational activities shall be set forth in writing, and be incorporated into Owner's management plan or ordinance.

Owner shall take measures to limit or prohibit any of the foregoing uses that result in rutting, erosion or other damage to natural resources. Any posting or other controls or limits on such uses must be specific to the prohibited use.

D. Temporary Closures. The public recreational uses set forth in this Paragraph 7 may be temporarily limited or prohibited on select portions of the Protected Property due to seasonal weather or trail conditions, public safety hazards, regional trail route closures, to

carry out the reserved forest management activities, to support identified wildlife species that require special treatment to nest, breed, or feed as determined by a professional biologist, or other negative impacts to the Conservation Purposes of this Easement such as rutting, erosion or other damage to natural resources.

- E. Accessibility.** Notwithstanding the provisions contained above, and in order to comply with prevailing state and federal laws regarding access, service animals and motorized wheelchairs shall be permitted throughout the Protected Property. The use of other power-driven motorized devices for persons with disabilities shall be permitted, however the Owner may determine that certain types of motorized devices are to be limited or prohibited, in accordance with such prevailing laws.
- F. Immunity.** Owner and Holder claim all of the rights and immunities against liability for injury to the public, or other users of the Protected Property, to the fullest extent of the law under Title 14 M.R.S. Section 159-A, et seq. as amended and successor provision thereof (The Maine Recreational Use Statute), under Title 14 M.R.S. Section 8101, et seq. as amended (The Maine Tort Claims Act), and under any other applicable provision of law and equity.

8. HOLDER'S AFFIRMATIVE RIGHTS

A. Holder shall have the right to enter the Protected Property on foot or by motor vehicles for inspection and monitoring purposes, and to exercise any other affirmative rights, at a reasonable time and in a reasonable manner that is consistent with the Purposes hereof. The Holder must report the results of their inspection and monitoring to the Owner.

B. Holder shall have the right to enforce this Conservation Easement by proceedings at law and in equity, including the right to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement and to require the restoration of the Protected Property to the condition that existed prior to any such injury.

Prior to initiation of an enforcement action, Holder shall provide Owner with prior notice and reasonable opportunity to cure any breach, except where emergency circumstances require more immediate enforcement action.

If a Court (or other decision maker chosen by mutual consent of the parties) determines that this Conservation Easement has been breached by a party or its agents, the breaching party will reimburse the non-breaching party for any reasonable costs of enforcement, including reasonable attorney's fees; provided, however, that this provision shall not apply if the Protected Property is owned by the Inhabitants of the Town of Denmark.

Owner and Holder are not responsible for injury to or change in the Protected Property resulting from natural causes, environmental catastrophe, or other force majeure events beyond Owner's or Holder's control, such as fire, flood, storm, and earth movement, or from any prudent action taken by Owner or Holder under emergency conditions to prevent, abate, or mitigate significant injury to the Protected Property resulting from such causes.

In the event of a violation of this Conservation Easement by a third party (other than an agent, employee, guest, invitee, licensee, family member, or representative of the Owner), Owner shall be liable for the foregoing costs of enforcement only in the event that Owner shall have failed to exercise reasonable good faith efforts and diligence in monitoring the Protected Property, marking the boundaries as set forth herein, erecting barriers and signage to prevent motorized vehicle use and other prohibited uses, and generally safeguarding the Protected Property against such violation by third parties. Nothing herein shall be construed to limit the right of Holder and/or Owner to seek damages or other compensation from such third parties, and Owner agrees, upon Holder's request, to assign their right of action to Holder, to join in any suit, and/or to appoint Holder its attorney-in-fact for the purposes of pursuing enforcement action.

C. Holder is hereby granted the right to install and maintain small unlighted signs in locations visible from public vantage points or boundaries of the Protected Property to inform the general public that the Protected Property is subject to this Conservation Easement and to identify the Holder and Owner.

9. NOTICES AND CONSENT REQUESTS

A. Notice and Consent Requirements. Owner agrees to notify Holder prior to undertaking any activity or exercising any right for which notice is expressly required in any provision of this Conservation Easement. Owner's notices must include sufficient information to enable Holder to determine whether Owner's plans are consistent with the terms of this Easement and the Conservation Purposes hereof. In any circumstances requiring Holder's consent, Holder shall not give its consent unless Owner demonstrates that the proposed use or facilities are consistent with the terms, conditions, and Conservation Purposes of this Easement.

B. Method for Notice. Any delivery of documents, notices or requests for consent required by this Easement shall be in writing and shall be personally delivered, sent by certified mail, or sent by other commercial delivery services (including electronic) as mutually agreed to by Owner and Holder, to the following addresses, unless one has been notified by the other of a change of address or change of ownership:

To Owner: Town of Denmark, 62 East Main Street, Denmark, ME 04022, townmanager@denmarkmaine.org, or as set forth below.

To Holder: Loon Echo Land Trust, Inc., 8 Depot Street, Suite 4, Bridgton, ME 04009, info@lelt.org, or as set forth below.

In the event that notice mailed to Holder or to Owner at the last address on file with Holder is returned as undeliverable, the sending party shall provide notice by regular mail to Owner's last known address on file with the Town of Denmark, Maine; or in the case of Holder or a corporate owner, to the address on file with the Secretary of State, State of Maine, and the mailing of such notice shall be deemed in compliance with the notice provisions of this Easement.

C. Time For Notice and Reply

(i) Where Owner is required to provide notice to Holder pursuant to this Easement, such notice as described hereinabove shall be given in writing thirty (30) days prior to the event giving rise to the need to give notice except as otherwise specifically provided herein.

(ii) Where Owner is required to obtain Holder's prior written consent, such request for consent as described hereinabove shall be given in writing thirty (30) days prior to undertaking the proposed activity except as otherwise specifically provided herein. Holder, upon receipt of Owner's request, shall acknowledge receipt of the same in writing. Following review, Holder shall grant, grant with conditions, or withhold its approval. No proposed activity may proceed without Holder's written consent and approval as provided herein. Notwithstanding the above, in the event that the Owner is required to remedy a situation that imminently threatens public safety, health and or welfare, the Owner may proceed with the necessary remedy and notify the Holder as soon as reasonable after the initiation of the Owner's actions. If the Holder believes the Owner acted contrary to this Easement then it must so notify the Owner and provide the Owner thirty (30) days advance notice to remedy the situation. If the Owner fails to substantially complete the remedy in the stated time frame but has initiated the remedy, by mutual agreement of the Owner and the Holder, the time to remedy may be extended.

10. Intentionally Left Blank**11. COSTS, TAXES AND INDEMNIFICATION**

A. Taxes and Liens. Owner shall pay and discharge when due all property taxes and assessments imposed upon the Protected Property and any uses thereof, and shall avoid the imposition of any liens that may impact Holder's rights hereunder. This is conditioned upon the Holder's responsibilities to discharge any and all liens that relate to the Protected Property prior to the transfer of the property to the Owner. If it is discovered that the Holder failed to have any lien or encumbrance properly discharged prior to the transfer of the Protected Property, the Holder, solely at its expense shall make the necessary corrections or if the Owner had to resolve the liens and encumbrances after proper notification to the Holder, the Holder shall reimburse the Owner for all costs, expenses and outlay necessary to resolve the outstanding liens and encumbrances. Owner shall keep the Protected Property free of any liens or encumbrances that may adversely impact Holder's rights hereunder, including without limitation those arising out of any work performed for, materials furnished to, or obligations incurred by Owner; and Owner shall promptly notify Holder of the filing or recording of any such lien or encumbrance. Holder may, at its discretion, pay any outstanding taxes, assessments, liens or encumbrances, and shall then be entitled to reimbursement by Owner, together with interest at the then-prevailing statutory post-judgment interest rate in Maine under Title 14 MRS Section 1602-C or successor provisions thereof, calculated from the date of Holder's payment. Owner agrees and authorizes Holder to record a notice of a claim to proceeds on the Protected Property to secure Holder's right to reimbursement under this Paragraph, which claim will be effective as of the date of Holder's payment. In any collection process or court action brought by Holder for reimbursement, Holder shall be

entitled to recover its costs and expenses, including, without limitation, reasonable attorneys fees.

B. Responsibility of Owners. Owner acknowledges that Holder has neither possessory rights in the Protected Property, nor any responsibility or right to manage or maintain the Protected Property. Owner shall retain all responsibilities and shall bear all costs and liabilities of any nature related to the ownership, operation, management, upkeep, improvement and maintenance of the Protected Property. The Owner claims all rights and immunities under any applicable provision of law or equity as described in Paragraph 7.F.

It shall be Owner's obligation to keep the boundaries of the Protected Property clearly marked. In the event boundaries are not adequately clear or marked and Owner fails to accurately mark within a reasonable time after notice by Holder, Holder, upon mutual consent of both parties, shall have the right to engage a professional surveyor to re-establish and re-mark boundaries of the Protected Property or any part thereof. The costs associated with such survey work shall be paid by the Owner if and to the extent necessary for Holder to conduct its monitoring or to determine if a breach of this Conservation Easement has occurred.

12. CONSERVATION EASEMENT REQUIREMENTS UNDER MAINE LAW

A. Maine Conservation Easement Act. This Conservation Easement is established pursuant to the Maine Conservation Easement Act at Title 33, M.R.S. Sections 476 through 479-C, inclusive, as amended, and shall be construed in accordance with the laws of the State of Maine.

B. Qualified Holder. The Holder is qualified to hold conservation easements pursuant to Title 33 M.R.S., Section 476(2)(B), as amended.

C. Assignment Limitation. This Conservation Easement is assignable, but only to an entity that satisfies the requirements of Section 170(h)(3) of the Internal Revenue Code (or successor provisions thereof) and the requirements of Section 476(2) of Title 33 M.R.S., as amended (or successor provisions thereof), and that as a condition of transfer, agrees to uphold the Conservation Purposes of this Easement and upon the request of Owner or at Holder's or successor Holder's election, Holder shall prepare a certificate indicating the presence or absence of any violations of the Conservation Easement. Transfers shall be approved by Owner in advance and in writing (in accordance with Paragraph 9 hereinabove), which approval shall not be unreasonably withheld.

D. Baseline Documentation. In order to establish the present condition of the Protected Property and its conservation attributes protected by this Conservation Easement so as to be able to monitor properly future uses of the Protected Property and assure compliance with the terms hereof, Holder and Owner have prepared an inventory of the Protected Property's relevant features and conditions (the "Baseline Documentation") and have certified the same as an accurate representation, to the extent known, of the condition of the Protected Property as of the date of this Easement.

E. Liens Subordinated. The Holder and the Owner represents that as of the date of this Easement there are no liens or mortgages outstanding against the Protected Property. Owner shall not have the right to use the Protected Property as collateral to secure the repayment of debt. Under no circumstances may Holder's rights be extinguished or otherwise affected by the recording, foreclosure or any other action taken concerning any subsequent lien or other interest in the Protected Property.

F. Termination and Proceeds

- (i) The parties agree that the grant of this Conservation Easement creates a property right that vests immediately in Holder.
- (ii) If either Holder or Owner receives notice of the actual or threatened exercise of the power of eminent domain (hereinafter a "Taking") with respect to any interest in or any part of the Protected Property, the party who receives the notice shall promptly notify the other and the parties may proceed jointly or either party may at its discretion take such legal action as it deems necessary to: (a) challenge the Taking; (b) challenge the amount of allocation of any award tendered by the Taking authority; or (c) otherwise participate in, challenge or appeal such proceedings, findings or awards. Any third party counsel and consultants (including appraisers) hired by either party shall be reasonably acceptable to the other party. Each party shall be responsible for its own costs and legal fees, absent written agreement of the parties.
- (iii) This Conservation Easement may only be extinguished or terminated by judicial order in a court of competent jurisdiction. It is the intention of the parties that an extinguishment or termination be approved by a court only if all of the Conservation Purposes of this Conservation Easement are impossible to accomplish, and if both Owner and Holder agree. Should this Conservation Easement be terminated or extinguished as provided in this paragraph, in whole or in part, Holder shall be entitled to be paid no less than the increase in value of the Owner's assets resulting from such extinguishment, as determined by the court, or in the absence of such court determination, by the agreement of the parties or, in the absence of such agreement, by an independent appraiser mutually selected by Owner and Holder. Holder shall use its share of the proceeds or other moneys received under this paragraph in a manner consistent, as nearly as possible, with the stated Conservation Purposes of this Conservation Easement. Owner agrees and authorizes Holder to record a notice of a claim to proceeds on the Protected Property, which claim will be effective as of the date of such extinguishment, to secure its rights under this Paragraph.

13. GENERAL PROVISIONS

A. Controlling Law and Interpretation. The interpretation and performance of this Easement shall be governed by the laws of the State of Maine. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of effecting the Purposes of this Easement and the policy and purpose of the Maine

Conservation Easement Act at Title 33, Maine Revised Statutes Annotated, Sections 476 through 479-C, inclusive, as amended. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Conservation Purposes of this Easement shall govern.

B. Owner and Holder Definitions. The term “Owner” or “Owners” as used in this easement shall include, unless the context clearly indicates otherwise, the within-named Owner(s), jointly and severally, their personal representatives, heirs, successors and assigns and any successors in interest to the Protected Property. The term “Holder” as used in this easement shall, unless the context clearly indicates otherwise, include the Holder’s successors and assigns.

C. Owner’s Rights and Obligations, Joint Obligation. A person’s or entity’s obligation hereunder as an Owner, or successor owner of the Protected Property, shall be joint and several, and will cease, only if and when such person or entity ceases to have any ownership interest in the Protected Property (or relevant portion thereof), but only to the extent that the Protected Property (or relevant portion thereof) is then in compliance herewith, and provided such person or entity shall have fulfilled the requirements of Paragraph 13.D. below. Responsibility of owners for breaches of this Conservation Easement that occur prior to transfer of title will survive such transfer, provided that the new Owner shall also be responsible for bringing the Protected Property into compliance.

D. Subsequent Deeds and Transfers. This Easement must be incorporated by reference in any deed or other legal instrument by which Owner conveys any interest in the Protected Property, including, without limitation, a leasehold or mortgage interest. The failure of Owner to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

E. Compliance/Estoppel Certificates. Upon written request by Owner, Holder will provide Compliance/Estoppel Certificates to Owner or third parties, indicating the extent to which, to Holder’s knowledge after due inquiry, the Protected Property is in compliance with the terms of this Easement. The inspection of the Protected Property for this purpose will be made by Holder at Owner’s cost within a reasonable time after Owner’s written request.

F. Discretionary Approvals and Amendments

(i) Discretionary Approvals. Owner and Holder recognize that certain activities by the Owner, including the use of future technologies not contemplated by this Easement, may warrant the prior discretionary approval of Holder, and that Holder has the right to issue such discretionary approvals without prior notice to any other party. Nothing in this paragraph shall require either party to agree to any discretionary approval.

(ii) Amendments. Owner and Holder recognize that rare and extraordinary circumstances could arise which warrant modification of certain of the provisions of this Conservation Easement. To this end, subject to more restrictive laws and regulations, if any, Owner and Holder have the right to agree to amendments to this Conservation Easement without prior notice to any other party, provided that in the

sole and exclusive judgment of Holder, such amendment enhances or does not materially detract from the conservation values intended for protection under this Conservation Easement. Amendments will become effective upon recording at the Oxford County and Cumberland County Registries of Deeds. Nothing in this paragraph shall require the Owner or the Holder to agree to any amendment or to consult or negotiate regarding any amendment.

(iii) Further Limitations on Discretionary Approval and Amendments.

Notwithstanding the foregoing, except as provided by 33 M.R.S. §§ 476 *et seq.*, as amended, Holder and Owner have no right or power to approve any action or agree to any amendment that would

- (a) permit commercial or residential construction;
- (b) materially detract from the conservation values intended for protection;
- (c) limit the term or result in termination of this Conservation Easement; or
- (d) adversely affect the qualification of this Conservation Easement or the status of the Holder under applicable laws, including the Maine Conservation Easement Act at Title 33, M.R.S. §476 *et seq.*, as amended.

G. Economic Hardship. In accepting this deed subject to a Conservation Easement, Owner has considered the possibility that uses prohibited by the terms of this Easement may become more economically valuable than permitted uses, and that neighboring properties may in the future be put entirely to such prohibited uses. In addition, the unprofitability of conducting or implementing any or all of the uses permitted under the terms of this Conservation Easement shall not impair the validity of this Conservation Easement or be considered grounds for its termination or extinguishment. It is the intent of both Owner and Holder that any such economic changes shall not be deemed to be changed conditions or a change of circumstances justifying the judicial termination, extinguishment or amendment of this Conservation Easement.

H. Nonwaiver. The failure or delay of the Holder, for any reason whatsoever, to do any action required or contemplated hereunder, or to discover a violation or initiate an action to enforce this Conservation Easement shall not constitute a waiver, laches, or estoppel of its rights to do so at a later time.

I. Severability, Entire Agreement, No Forfeiture. If any provision of this Conservation Easement or the application of any provision to a particular person or circumstance is found to be invalid, the remainder of this Conservation Easement and the application of such provision to any other person or in any other circumstance, shall remain valid. This instrument and the Baseline Documentation set forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement, all of which are merged herein. Nothing contained herein will result in a forfeiture of this Conservation Easement or reversion to Owner of any rights extinguished or conveyed hereby.

J. Standing to Enforce. Only Holder and Owner may bring an action to enforce this Easement, and nothing herein should be construed to grant any other individual or entity standing to bring an action hereunder, unless otherwise provided by law; nor to grant any rights in the Protected Property by adverse possession or otherwise, provided that nothing in this Easement shall affect any public rights in or to the Protected Property acquired by common law, adverse possession, prescription, or other law, independently of this Easement.

K. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

L. Independent Representation. Owner has retained legal counsel to represent only its interest in this transaction. Owner and Holder acknowledge and agree that they have not received and are not relying upon legal, tax, financial or other advice from each other. Owner acknowledges that Holder has recommended that it keep independent counsel.

M. Division. Notwithstanding that the Protected Property may be comprised of more than one (1) tax parcels, for the purposes of this Conservation Easement that portion of the Protected Property situated within each town's boundaries shall be merged as an entirety under single ownership, without division, partition, subdivision, subjection to the Maine Time Share Act (33 M.R.S. c 10-A) or Maine Condominium Act (33 M.R.S. c 31), or other legal or *de facto* creation of lots or parcels in separate ownership, except that the Owner may enter into boundary line agreements to resolve bona fide boundary disputes with the prior written consent of Holder (in accordance with Paragraph 9 hereinabove), which shall not be unreasonably withheld, provided that the total acreage of land protected under this Conservation Easement shall not materially be reduced thereby without court order.

Notwithstanding the foregoing, any portion of the Protected Property may be conveyed to Holder or an entity that meets the assignee qualifications set forth in Paragraph 12.C. for conservation ownership by such a qualified entity, subject to the continuation of the terms of this Conservation Easement.

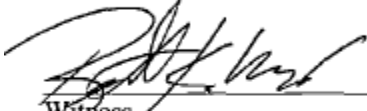
The Protected Property shall not be included as part of the gross tract area of other property not subject to this Conservation Easement for the purposes of determining density, lot coverage, or land area requirements, under otherwise applicable laws, regulations or ordinances controlling land use and building density. Additional parcels may be added to this Conservation Easement if acquired for the purpose of expanding the Protected Property.

TO HAVE AND TO HOLD the said Conservation Easement unto said Holder and its successors and assigns forever.

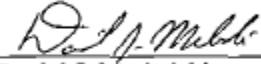
IN WITNESS WHEREOF, Daniel J. Merhalski, Town Manager of the Town of Denmark, has hereunto set his/her hand and seal this 10th day of April, 2015.

Signed, sealed and delivered
in the presence of:

TOWN OF DENMARK



Witness



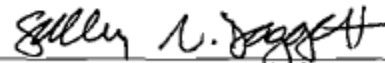
Daniel J. Merhalski
Its: Town Manager

STATE OF MAINE
County of Cumberland

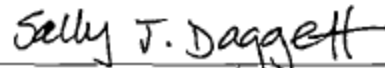
Dated: April 10, 2015

Then personally appeared the above-named Daniel J. Merhalski, duly authorized Town Manager of the Town of Denmark and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Town of Denmark.

Before me,



Notary Public/Attorney at Law
My Commission Expires:



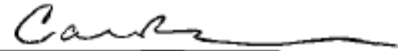
Type or print name of Notary

HOLDER ACCEPTANCE

The above and foregoing Conservation Easement was authorized to be accepted by LOON ECHO LAND TRUST, INC., Holder as aforesaid, and the said Holder does hereby accept the foregoing Conservation Easement, by and through Carrie Rasmussen, its Executive Director, hereunto duly authorized, this 10 day of April, 2015.


Witness

Loon Echo Land Trust, Inc.

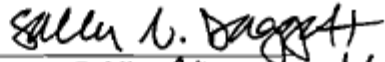

by: Carrie Rasmussen, Executive Director

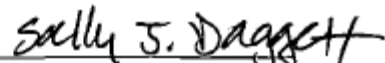
**Acknowledgments
FOR HOLDER:**

STATE OF MAINE
County of Cumberland

Dated: April 10, 2015

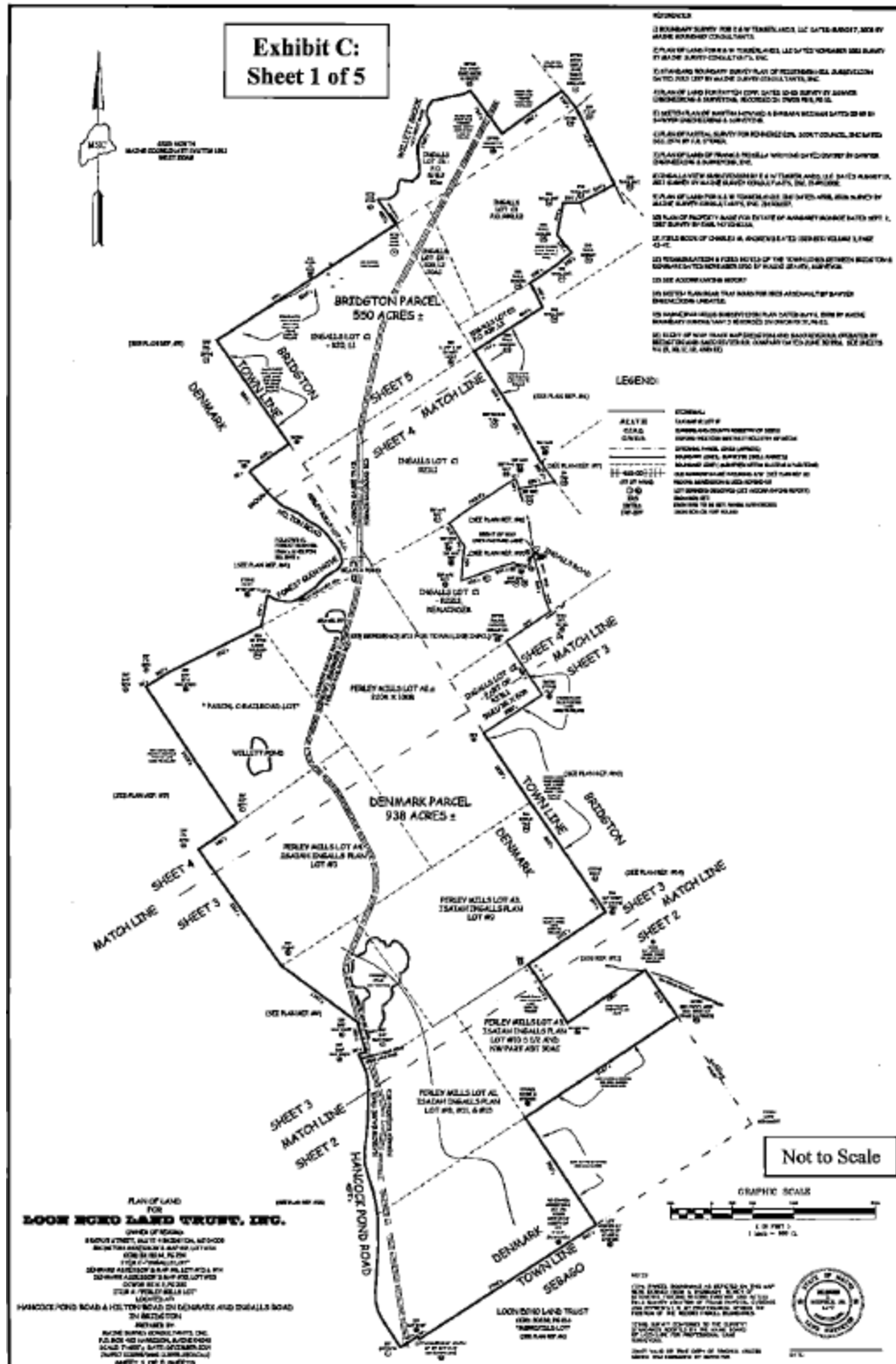
Personally appeared before me the above-named Carrie Rasmussen, Executive Director of the above-named Holder, LOON ECHO LAND TRUST, INC. and acknowledged the foregoing instrument to be her free act and deed in his said capacity, and the free act and deed of said corporation.

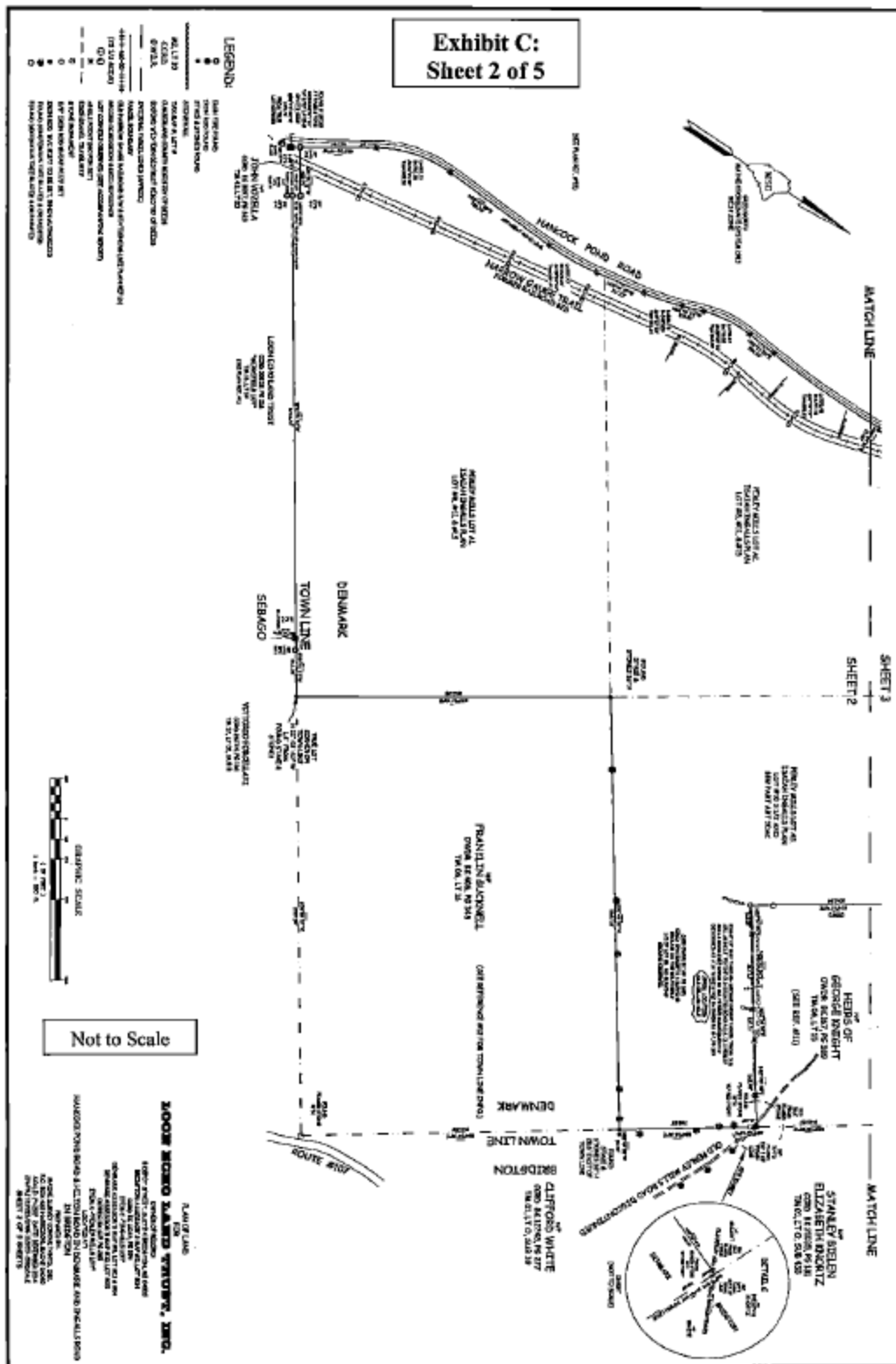

~~Notary Public~~ Attorney at Law
My Commission Expires:


Type or print name of Notary

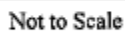
Bk 632 Pg 949

Exhibit C
Survey Plans
(Sheets 1 through 5)
Conservation Easement
Reserved by Loon Echo Land Trust, Inc.
On the Perley Mills Community Forest Property ("Protected Property")
Granted to the Inhabitants of the Town of Denmark
in
Denmark, Oxford County, Maine
and Bridgton, Cumberland County, Maine









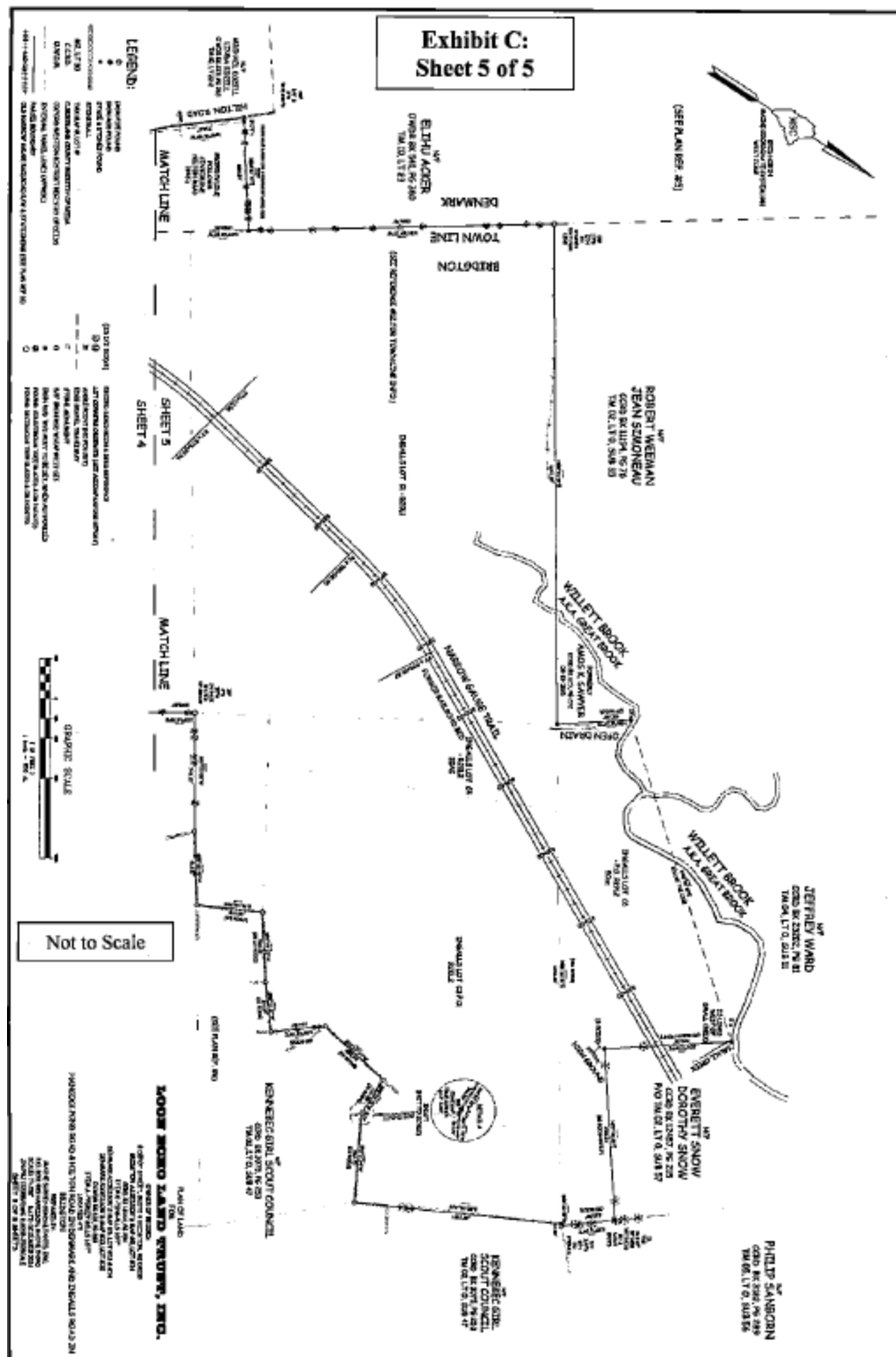


Exhibit D
Features Map

**Conservation Easement
Reserved by Loon Echo Land Trust, Inc.
On the Perley Mills Community Forest Property (“Protected Property”)
Granted to the Inhabitants of the Town of Denmark
in
Denmark, Oxford County, Maine
and Bridgton, Cumberland County, Maine**

Exhibit D: Features Map
Structures, Surface Alterations and Other Features
 Perley Mills Community Forest Conservation Easement



Not a survey; all locations are approximate. Lakes, rivers, streams, SWAMP, roads, contour and townlines from MEOIS online Catalog 2014; all other data by LELT, 2014-2015.

Exhibit E
Gravel Pit Reclamation Plan

Conservation Easement
Reserved by Loon Echo Land Trust, Inc.
On the Perley Mills Community Forest Property ("Protected Property")
Granted to the Inhabitants of the Town of Denmark
in
Denmark, Oxford County, Maine
And Bridgton, Cumberland County, Maine

**Narrow Gauge Pit
Gravel Pit Reclamation**

Reclamation will be conducted in accordance with the department best management practices for erosion and sediment control. Slopes will not be any steeper than three feet horizontal for each vertical foot of rise. Vegetative cover will be established by saving topsoil and spreading it back over the excavation site once proper slope has been reached. Approximately four inches of topsoil will be graded over the surface of excavated area. Norway Pine trees will be planted on an eight foot by eight foot spacing. This equates to about 680 trees per acre, which must have a survival rate of 75%. All areas will be reclaimed within two years of final grading.

Design and performance standards

1. No part of excavation will be performed within 100 feet of any shoreline area. Area was flagged during November 2003. See GPS map of shore land area
2. No extraction will be performed within 75 feet of any property line. Property line of consideration is the centerline of Forest Glen Road.
3. No excavation will be performed within 200 feet of any wells in Subdivision on Forest Glen Road.
4. No excavation will be performed within three feet of the seasonal high water table.
5. Stumps will be disposed of in two methods. Stumps will be either buried in slopes of pit site or will be trucked to a natural depression and buried about 1000 feet south of existing pit on other land of owners.
6. Top soil will be stripped prior to excavation and stock piled on site in a manner that it will not be eroding and running into any water courses

Transportation

Roadway Inventory

NAME OF ROAD	MILES	TOWN-OWNED	STATE-OWNED	PRIVATE ROADS	PLOWED BY TOWN	NOT PLOWED BY TOWN	DIRT ROAD	TARRED ROAD
Allen Road	.8	X			X		X	X
Autumn Lane								
Beaver Pond Road	.5	X				X	X	
Beech Road								
Benton Brook Place								
Berry Road	1.9	X			X			X
Birch Drive								
Black Swamp Road								
Blazing Trail Road	.6			X	X			X
Brook Lane								
Brownfield Cut-Off/IS THIS LORD'S HILL ROAD????	.7	X			X			
Bull Ring Road formerly South Road/Route 160	4.1		X		X			X
Bushrow Road	2.6	X			X			X
Camp Walden Road	.4			X	X		X	
Carlton Way								
Cohen Drive								
County Drive								
Cross Road	.6	X			X		X	
Denmark Road formerly Lake Road	5.4	X			X		5.0	4.0
East Main Street formerly Route 117 Bridgton	3.8		X		X			X
Evan's Road	.2	X			X		X	
Fessenden Hill Road	1.6	X			X		X	X
Fire Lane 1								
Fire Lane 106								
Fire Lane 26								
Fire Lane 38								
Fire Lane 47								
Fire Lane 48								
Fire Lane 49								
Fire Lane 50								
Fire Lane 52								
Fire Lane 56 C								
Fire Lane 56 E								

NAME OF ROAD	MILES	TOWN-OWNED	STATE-OWNED	PRIVATE ROADS	PLOWED BY TOWN	NOT PLOWED BY TOWN	DIRT ROAD	TARRED ROAD
Fire Lane 57								
Fire Lane 58								
Fire Lane 59								
Fire Lane 60								
Fire Lane 62								
Fire Lane 66 formerly Wyonegonic Road	.4	X				X	X	
Fire Lane 78								
Fire Lane 79								
Fire Lane 86								
Fire Tower Road	1.0		X			X	X	
Gates Road	.2	X			X		X	
Golf Course Way								
Gregg Road								
Hampshire Road	.2	X			X		X	
Hancock Lake Beaches	1.4			X	X		X	
Hancock Pond Road formerly Sebago Road	4.0	X			X			X
Head's Hill Road								
Hilton Road	1.0	X			X		X	
Hio Ridge Road	2.6	X			X			X
Hio Ridge Shores								
Holiday Heights formerly upper road of Holiday Shores								
Holiday Shores - both upper & lower roads	1.3			X			X	
Hotel Lane								
Hummingbird Lane								
Hunter Road								
Indian Point Road	.6			X			X	
JR Lane (Wyonegonic)								
Kingfisher Way								
Larry Dunn Road								
Lewis Walker's Road	1.8	X				X	X	
Little Pond Road	.1	X			X		X	
Logan's Way								
Long Pond Road	.5			X			X	

NAME OF ROAD	MILES	TOWN-OWNED	STATE-OWNED	PRIVATE ROADS	PLOWED BY TOWN	NOT PLOWED BY TOWN	DIRT ROAD	TARRED ROAD
Loon Lane								
Lord's Development	.3	X			X		X	
Lords Hill Road								
Mill Road	.2	X			X			X
ond Shore Road formerly Moose Por	1.3	X			X			X
Moose Trail Lodge	.5			X			X	
Moutain Road	3.1	X			X			X
Narrow Gauge Road								
New Hampshire Road	.5			X			X	
New Road	1.2	X			X		X	
O'Brien's Road	.5	X			X			
Old Mountain Road								
Outpost Lane								
Pickett Hill Road	.7	X			X		X	
Pleasant Valley Road	1.5			X	X		X	
Rankin's Cove Road	.7			X			X	
Rocky Knoll Road	.7	X			X			X
Rocky Knoll Road formerly West Denmark Road	3.1	X			X			X
Sand Pond Road	2.0			X			X	
Scanty Bag Cove Road								
Schrader Drive formerly Schrader Road	.8			X	X		X	
Shore Road								
Smith Road	2.0	X			X		X	
Smolen Road	.3	X			X		X	
Stanley Hill Road								
Stone Road								
Swan Road formerly Tarbett Shores/Swan Road	.5			X	X		X	
Trail Circle								
True's Road	.1			X	X		X	
Walkers Falls Road	.6	X				X	X	
Walsh Drive								
Warren Road formerly Wilton Warren Road	2.1	X			X		X	
Water Drive								

NAME OF ROAD	MILES	TOWN-OWNED	STATE-OWNED	PRIVATE ROADS	PLOWED BY TOWN	NOT PLOWED BY TOWN	DIRT ROAD	TARRED ROAD
Water Drive								
West Denmark Road between Smith and Denmark Roads								
West Main Street formerly Route 160 Brownfield	3.2		X		X			X
West Shore Road formerly Fire Lane 29/West Shores Road/Hancock Pond	5.8			X			X	
West Shores Road/Long Pond/IS THIS FIRE LANE 78 OR 79???	1.0			X			X	
White Road formerly Gregston's Road	.4	X			X		X	
Wood Drive								
Note: Under its jurisdiction by 2017 Road inventory with updated road lengths the Town of Denmark will: Townway - full maintenance; Public Easement - plow and sand only; private way - Denmark provides no maintenance								
Source: Town of Denmark records								
Created April 2019; revised September 2019 KR & LAS								

Created April 2019, revised September 2019 by KR and LAS

Denmark Public Works Road Rebuild Time Line

1995 Hio Ridge -----from RT 117 to Mt Road

1997 Rockyknoll ----- from RT 160 to Gilman Cemetery

1998 nothing done because of Ice storm clean up

2000 Hancock Pond -----from RT 117 to George Skoglunds

2002 Hancock Pond -----from George Skoglunds to sand pond Way

2002 Mt Road Bridge

2003 Hancock Pond -----from Sand Pond Way to Sebago Line

2004 Berry Road ----- from RT 117 to Hancock Pond Rd

2005 Hio Ridge -----from Mt Road to Bridgton Line

2006 Mt Road ----- from Hio Ridge to Bridge

2007 Warren Road Bridge / Repave Hio Ridge from Rt117 to Mt Rd

2008 Moose Pond Rd just Pave / Repave Rocky Knoll from Rt160 to Gilman Cemetery

2010 Lake Rd----- from RT 160 to Jim Reeds

2011 Mt Road ----- from Bridge to Bridgton Line

2012 Bush Row Rd----- from Rt117 to Mickey Pingrees Landing
Just Pave Rocky Knoll from Gilman Cemetery to Hannibal's Cir

2013 Bush Row Rd Just Pave from Mickey Pingrees Landing to End
Just pave Rocky Knoll Rd from Hannibal's Cir to end of pavement / Just Pave Lords Hill from Rockyknoll to Town line.

2014 Denmark Road ----- from Jim Reeds to Holiday Shores Rd Rebuild and base Pave.
Rocky Knoll Rd ditch widen Install culverts from before cold spring rd. to smith rd./Pave from 117 to Berry Rd on Hancock Pond Road.

2015 Hancock Pd Rd rebuild section 1,100ft by Lily Pond (Rankins Bog) / Pave from Berry Rd to end of Rebuilt section. / Pave from Beach to Holiday Shores Rd. /Install more culverts and Add 6" of 5" minus state spec gravel, 4"1-1/2 State spec gravel, and 2" 3/4 quarry crushed gravel to Rocky Knoll rd. project.

Resources

Beginning with Habitat Data:

http://www.beginningwithhabitat.org/the_maps/map_availability.html

Census and American Community Survey Data:

<https://factfinder.census.gov/?>

Maine Department of Transportation Data:

Bridge Data:

<https://www.maine.gov/mdot/bridges/>

Map Viewer (locations of bridges, road ownership, road functional classification):

<https://www.maine.gov/mdot/mapviewer/>

Traffic Counts:

<https://tinyurl.com/y84bwkny>

Crash Viewer:

<https://mdotapps.maine.gov/MaineCrashPublic/>

Maine State Housing Authority Data:

<https://www.mainehousing.org/policy-research/housing-data>

National Wetlands Inventory:

<https://www.fws.gov/wetlands/data/Mapper.html>

U.S. Geological Survey:

<https://viewer.nationalmap.gov/advanced-viewer/>