

Town of Dummer Master Plan 2000

final draft

FOREWORD

Comprehensive planning is not a new concept. It has been an ongoing process in one form or another, for many years and in many countries, including the United States. The concept has been utilized in New Hampshire for a number of years. An example of an early comprehensive planning project in our region is the "Coos Country Overall Economic Development Program" conducted in the 1960's by the Coos County Rural Areas Development Committee.

Basically, comprehensive planning is concerned with three factors: (1) what was, (2) what is, and (3) guidelines for the future. Development of a master plan for a community is a form of comprehensive planning.

The master plan is the fundamental development plan and land use policy of a community. Normally consisting of maps and appropriate explanatory texts, it is an assessment of existing resources and an estimate of future growth. It should be emphasized that the master plan is not a regulatory document. According to New Hampshire Revised Statutes Annotated (RSA) 674:2, the master plan's "sole purpose and effect (is to) aid the planning board in the performance of its duties". Zoning ordinances and other land use regulations, which are based on the master plan, are the enforceable rules implementing the policies of the plan.

A master plan is important and necessary to a community because effective planning and drafting of regulations cannot occur without sufficient knowledge of existing conditions and future trends. Local land use boards, including the planning board, can utilize the plan to properly assess proposals and support decisions.

Planning should be prospective rather than reactive. This master plan will help our community look at its future. The master plan, and planning in general, is not a static event. It requires an ongoing process, providing ample opportunity for amending the plan as well as implementing its policies.

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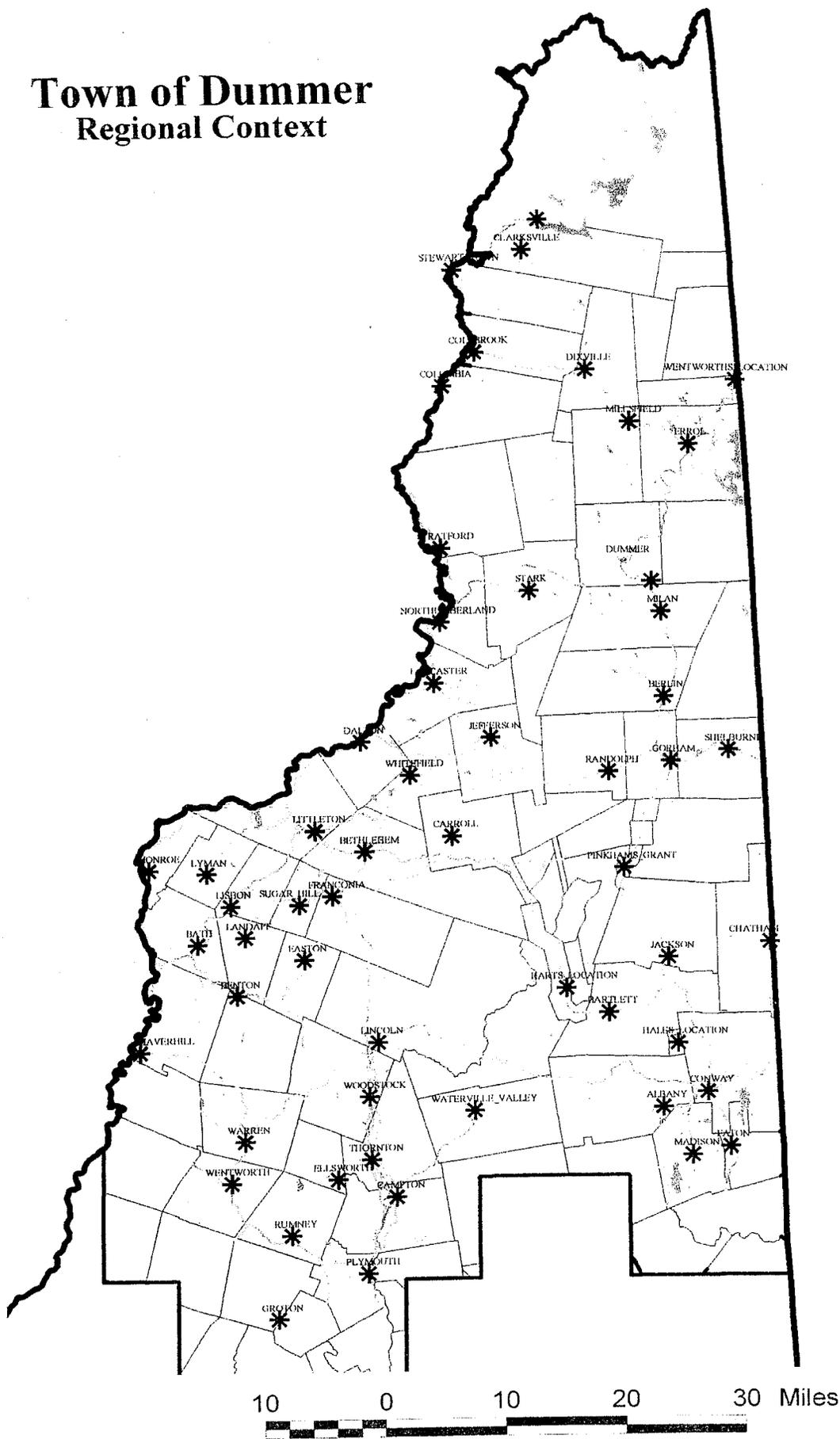
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We, the members of Dummer's Planning Board, have adopted this Town Plan in accordance with RSA 675:6 on April xx, 2000.

Signed,

CHAPTER ONE
HISTORICAL SETTING

Town of Dummer Regional Context



Early Organization

It was on March 8, 1773 that "John Wentworth, Governor and Commander in Chief (sic) of the Province of New Hampshire " granted an area in the northeastern part of the Province, containing thirty-six square miles (23,040 acres), to sixty-eight prominent New Hampshire and Massachusetts citizens. The name appearing on the granting document was Dummer.

The town was named for Governor William Dummer of Massachusetts. Fort Dummer, one of New England's earliest and most famous "Indian forts", and the equally famous Governor Dummer Academy in Massachusetts were also named for His Excellency. Of additional historical interest, the town shares the origin of its name with Dummerston, Vermont, which was once a New Hampshire town.

Dummer's first town meeting was held on February 20, 1849. William Lovejoy, John Hodgdon and Jonathan Leavitt were elected as the first Board of Selectmen. On that date there were 148 residents in the town.

Dummer was duly incorporated by an Act of the State of New Hampshire Legislature on February 19, 1848. Within the township there are several sections: Dummer (sometimes referred to as East Dummer), West Dummer, Pontook, and Bay View.

As an introduction to the Town's early history, it is interesting to explore some of the techniques utilized by the early settlers in carving an existence out of the wilderness. The first settlers were confronted with the difficult tasks of clearing the wilderness for farmland; constructing homes, barns, schools, roads, saw mills and grist mills; and eking out a meager living.

Dummer was surveyed in 1806 by Artimus Baker. It was laid out in nearly a square form with each borderline measuring 2100 rods and running nearly north and south and east and west. Following completion of the survey, the original proprietors, appointed by Governor Wentworth, decided to establish a settlement in the Town. They employed Beltaire Daniel and some laborers from the Portsmouth, New Hampshire area to proceed with this task. They began operations by clearing twenty acres at the height of land, halfway between the Ammonoosuc and Androscoggin rivers. Here they built a house and barn. Later, a saw mill and a grist mill were built on the Androscoggin, but due to a previously undiscovered ledge below the mill which prevented the water from running away from the water wheel, Daniel and his men abandoned the entire project and returned to Portsmouth.

On June 19, 1868 a small portion of the Town of Stark was annexed to Dummer. The reason for this annexation was that all roads leading to Thompson's Mills were in the Town of Stark. Therefore, Stark was responsible for the road maintenance while Dummer, where Thompson's Mills was located, paid nothing. This change, made in the original survey, increased Dummer's size by approximately one hundred acres.

How the Settlers Lived

Farmlands were cleared with axes. Later, two-man, crosscut saws were used. Several years after the crosscut's debut, the bucksaw was introduced as a timber-harvesting tool. The timber was used to make log homes with the corners mitered and notched to secure them together. Log floors were made smooth by the use of an adz, which like the axe and saws, was hand operated.

A hand froe was used to make shakes, or shingles as they are called today, to be used on the roof.

Shakes were made from cedar blocks, which were split by the froe operator. Furniture was constructed from small logs and held together with wooden pegs.

Water pipes were made from straight and sound "pump logs" and bored out in the center by a large auger with a long shaft. These were known as "pump log augers".

Large fireplaces were used to heat the early log cabins and houses. The larger houses often contained several fireplaces. The fireplaces were also utilized for cooking by using built-in side ovens and iron kettles hanging over the fire. Wood was the sole fuel source in those early days.

Oxen and horses were used for tilling the soil. Homemade wooden plows were a popular tillage tool. Oxen and horses were also used in logging operations and were the only means of transportation unless one lived near the river and could travel by boat in the summer months.

Homemade tallow candles lighted the cabins in the early years and were later replaced by kerosene lamps and lanterns.

Families were quite self-sufficient at this time. Food was produced on each farm and was supplemented by an abundance of fish and wild game such as moose, deer, bear, rabbits, and partridge. Cattle, sheep, hogs, and poultry were found on nearly every homestead.

Spinning wheels and hand looms were kept busy making clothes for the entire family. Men made and sold moccasins, snowshoes and other types of apparel to their neighbors.

Blacksmiths were necessary for the construction and repair of wagons and sleds. They also made chains and various tools used around the farm. The blacksmith's forge was used extensively in keeping shoes on horses and oxen.

The early settlers devoted long hours to clearing land, building homes, and providing for their families. They had little time available for other activities. However, they did find time to participate in a few forms of recreation including tobogganing, snowshoeing, skating, and sliding on wooden hand sleds and wooden "scooters" made from a barrel stave, a block of wood, and a board seat. People gathered at homes or the schoolhouse for "sings" and everyone enjoyed picnics. Barn raisings, husking bees, and quilting parties were other popular get-togethers. Fishing, trapping, and hunting were forms of recreation that also served to supplement the family income.

The Early Inhabitants

The census of 1810 shows seven inhabitants in Dummer. During the winter of 1811-1812, William Leighton decided to settle in Dummer. He and his wife, Mary (an Indian woman), two daughters, and three sons arrived in 1812. They lived on Dummer Hill. During the next three years, several other families moved to the area. Captain Charles Bickford and his family settled on Dummer Hill. William Lovejoy cleared land near the Androscoggin River and the Bickford farm. Another settler arriving at that time was Hezekiah Cloutman of Rochester. Other settlers during that period were Dr. Cummins, George Cook, Curtis Cove, and a Mr. Parker. Peter Leavitt and his wife, who arrived in 1816, were the first settlers on the Ammonoosuc. Daniel Furbush (later changed to Forbush) and his brothers George and Henry arrived at about the same time as the Leavitts and settled on the Androscoggin and in West Dummer, respectively. In 1820 there were twenty-seven inhabitants in Dummer, all living on the west side of town.

Abner Sanborn, Nelson Nicholas, Tyler Sawyer and Sullivan Leavitt also settled in Dummer in the 1820's. During this period, a saw mill and grist mill were constructed on Phillips Brook.

In 1843 John Briggs moved from Milan to Dummer and served in the State Legislature. William Sessions, the "veteran pioneer," also settled in Dummer in 1843. He cleared two farms, one at Newell Bay and the other on Bay View Hill.

At this time, people were beginning to settle on the east side of the Androscoggin in Dummer. Jonathan Lary, better known as Sewall Lary, was one of the first settlers in that area.

In 1844, Aaron Wight moved from Milan to Dummer, cleared a sizable tract of land adjacent to Sewall Lary's farm and built a log house. Later, his son Isaac bought the land and stocked the farm. Isaac Wight later purchased the Sewall Lary property.

William Willis was another early settler. He built a log house on the presently called "Willis Place." He donated land for the present Dummer Cemetery and, being much interested in education, donated the land and contributed funds for the construction of the first school which was located across the road from the cemetery. The school was appropriately named the Willis School.

Education

The first school in Dummer was organized approximately twenty years after the first settlement. The first "session" was held in Daniel Forbush's barn, located just above the site of the present West Dummer School. It is of interest to note that the first teacher, Miss Sophy Bickford, received thirty-seven and a half cents per week plus board.

The first schoolhouse was built in West Dummer at a cost of \$130. West Dummer's second schoolhouse was called the "Little Red Schoolhouse in the Pines."

In the early 1850's two schoolhouses were built on the east side of town; one log and the other a frame building. At the 1882 Town Meeting it was voted to raise \$500 to build a new schoolhouse in East Dummer and dispose of the old ones. Five schools were built during the late 1880's; the Willis School, previously mentioned, being the first. The other schools constructed were the Wight School, located north of the Robert Glover home; the Wiser School, located where Paul Wentworth now resides; the Pontook School, located near the present junction of Routes 16 and 110; and the Howard School, located on the land adjoining the old Charles Howard place where "Julie's Cabins" was first established. These schools were all built using the same plan as the Willis School.

By 1928, three schools were operating in Dummer; Willis, Pontook, and West Dummer. In 1938, the original Willis School burned and was replaced with the present building which now serves as the Town Hall, housing the Town offices and the Town library.

The Pontook School was closed in 1933 and the West Dummer School was closed in 1960. The Willis School was closed in 1964 and since that time Dummer children have been tuitioned to Berlin for both elementary and secondary education.

*Some of the children have been tuitioned
to Kindergarten through Berlin 7-12 grades
Church*

Before regular church services were held in Dummer "advent meetings" were conducted in the

Pontook and Willis schoolhouses. Mrs. Sarah Wight Wiser started a Sunday School in 1880 with seventy to one-hundred children in attendance. Her brother, Isaac Wight, was the first Sunday School Superintendent.

For many years, church services were held in the Willis School. People living in West Dummer generally attended church in West Milan. In 1951, the Dummer Methodist Church, formally part of the Milan Methodist Church, was formed. Construction of the present Methodist Church in Dummer was begun in 1952 and completed in 1955.

As the early pioneers cleared land and built their homes, they stocked their farms with cattle. Every family kept poultry and, although oxen were the standard "beasts of burden," a few families owned horses.

at present this building is no longer used as a church, but will Industry Hill become our town highway as of year 200

In addition to farming, logging was a very important enterprise engaged in by the early settlers. They cut the trees, cleared the land and built their homes and other buildings from some of the better softwood that was harvested. Additional important uses for the timber were to provide fuel for home-heating and to use logs for the construction of fence posts, roads, culverts, bridges and wooden water pipe lines.

During the early years Frank Long built a grist mill and Joseph Leighton built a saw mill on Phillips Brook where the settlers in West Dummer could have their grain ground and their logs sawed. The Timothy Twitchell saw mill was located at Pontook as was a gristmill that supplied the needs in that locality. In later years, Perley Forbush and his brother Willie built a sawmill on the east side of Dummer Hill. The mill was powered by a steam engine which was later used by O.S. Holt and Son in their mill in East Dummer.

Orrin S. Holt had a carriage and blacksmith shop when he lived in Pontook. He made much of the "iron ware" for the original Pontook Dam. In later years he operated a large blacksmith shop in East Dummer with his son, Henry.

In the late 1890's Orrin Holt and his brother John built a shingle mill. Later, Orrin and Henry Holt built a sawmill adjacent to the blacksmith shop. The mill operated continuously from 1924 through 1945. In 1909 the Paris Manufacturing Company of South Paris, Maine built a large sawmill on Phillips Brook. This mill was one of the largest and most efficient in the State and had a capacity of 30,000 board feet in a nine hour shift. The company was one of the first in the northeast to use a Lombard steam log hauler in their logging operation. This machine was known as "Old Nina" and was used to haul the "log trains" from the woods to the mill from 1912 to 1927. Unfortunately for Dummer, Paris Manufacturing phased out its operation in the Phillips Brook area in 1954. This was indeed a blow to the Town's economy.

The telephone first came to Dummer in 1907 and the Twin State Power and Light Company first ran electric lines into the Town in 1927.

* contributed by Dwight Stiles

CHAPTER TWO
SOCIAL AND ECONOMIC CHARACTERISTIC

Social and Economic Statistics

A list of statistics might seem to be a dry description of life in a town. However, numbers can be excellent indicators of the basic social and economic health of a community. Data on population and the economy detail the specific age, sex, education, income and occupational characteristics of the people that live in a community. Comparison with county and state conditions helps to identify Dummer's relative position in the region and state. Community and regional strengths and weaknesses in terms of providing sufficient jobs at reasonable wage levels may be seen. A review of past and present data can also establish benchmarks on where Dummer stands today and can identify relevant trends that should be considered when planning for the future.

Data used in this section was obtained from the U.S. Census Bureau, the N.H. Office of State Planning and the N.H. Department of Employment Security. It should be recognized that many of these figures are estimates and serve only as general indicators.

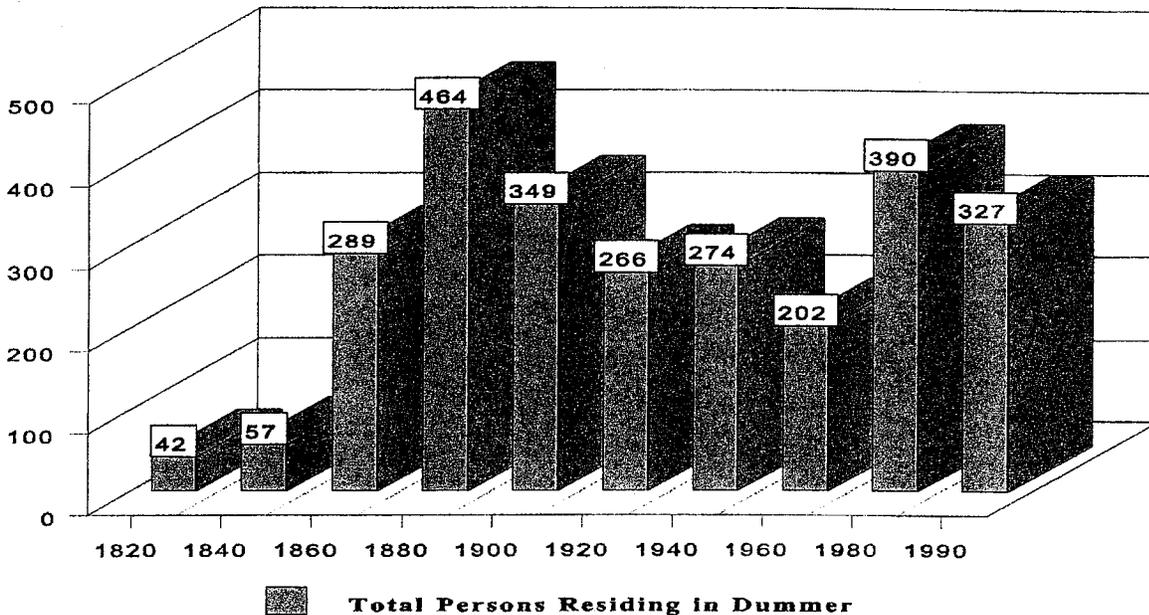
Population and Household Data

When planning in a community, it is useful to evaluate population changes that have occurred in the past and changes that are likely to occur in the future. Figure 2.1 gives an historical look at Dummer's population from the past one hundred-seventy (170) years from 1820 to 1990. (Source: NH Office of State Planning)

According to the US Census Bureau (USCB), the population of Dummer in 1990 was 327. The Office of State Planning has estimated that Dummer's population in 1995 was 330. Table 2.1 shows the recent growth trend in Dummer.

Table 2.1
Dummer's Population Growth Rate Trend

Figure 2.1: Population of Dummer from 1820 - 1990



Year	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1995*</u>
Population	202	225	390	327	330
Growth rate	+11%	+73%	-16%	+1%	

Sources: U.S. Census Bureau & *NH Office of State Planning estimate, published 5/15/97

Table 2.2 compares Dummer with surrounding towns, Coos County and the State (source: USCB). Although generally the growth rate from 1970-1990 has increased, it is interesting to note that ~~the State of NH~~ ^{and} the Towns of Milan and Stark, ~~Dummer~~ ^{all increased}, Coos County as a whole and ~~various towns surrounding Dummer~~ all dropped in population from 1980-1990.

Town	1970 Population	1980 Population	1990 Population	% Change 1970 - 1990	% Change 1980 - 1990
Berlin	15,213	13,084	11,824	-22.3%	-9.6%
Dummer	225	390	327	45.3%	-16.1%
Errol	199	313	292	46.5%	-6.7%
Gorham	3,020	3,322	3,113	3.1%	-6.3%
Milan	713	1,013	1,295	81.5%	27.8%
Stark	343	470	518	51.0%	10.2%
Coos County	34,327	35,147	34,828	1.5%	-0.9%
New Hampshire	742,319	920,475	1,109,252	49.4%	20.5%

New Hampshire's population grew 25% from 1970 to 1980 and 20% from 1980 to 1990. In comparison, Dummer grew 73% from 1970 to 1980, and decreased 16% from 1980 to 1990. The statewide growth of 20% seen in the past decade has not been seen in the Dummer area, as evidenced by the figures in Table 2.2. Because of Dummer's remote location, it probably will not see the growth reflected in the statewide trend for some time to come. In fact, in May of 1997, the NH Office of State Planning published population projections for communities through the year 2020, and the population of Dummer is expected to remain relatively stable over the next twenty years, as shown in Table 2.3.

Year:	1995	2000	2005	2010	2015	2020
Estimated Population:	330	331	332	331	331	328

Population Density

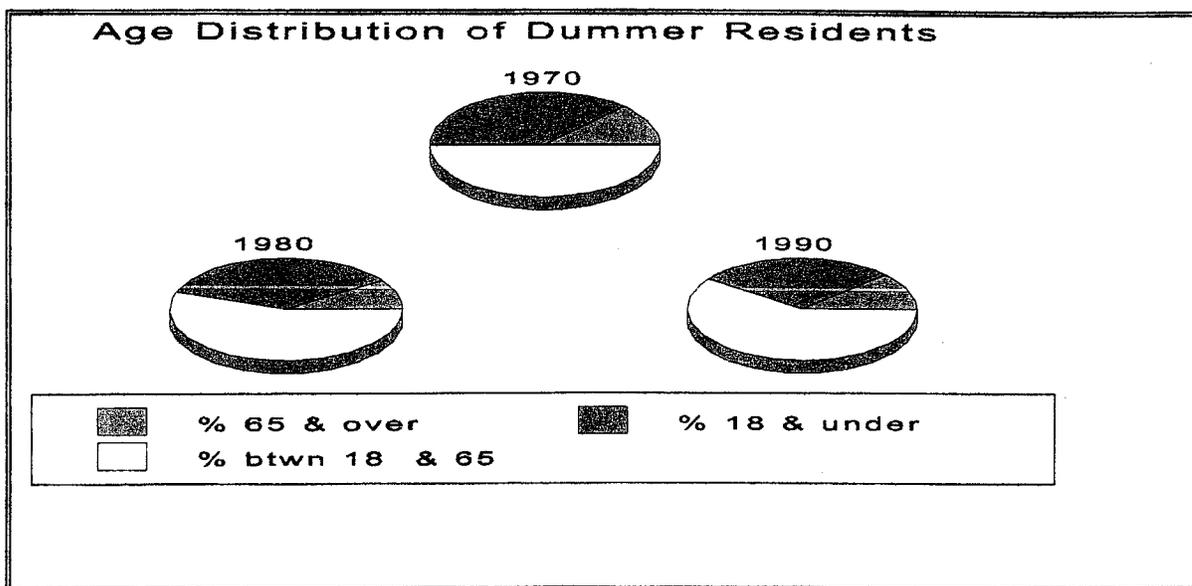
The population density, which is an indicator of a dispersed or compact community, is about 7.5 people per square mile.

Seasonal Population

Dummer's seasonal population, although difficult to accurately determine, is considered to be minimal. There ~~are no~~ ^{to} tourist accommodations in the Town and ~~very little housing is thought to be~~ used by seasonal residents and visitors. *various residences*

Age Distribution

The median age of Dummer residents in 1990 was 37 years, up from 28 years in 1980. A breakdown of the population into age groups reveals that in 1970, 37% of the townspeople were 18 years or younger and that 13% were 65 years or older. The 1980 census showed that the percentage of youth had declined to 35% and the percentage of elderly had declined to 9.5%. In 1990, the percentage of youth was 28% and the percentage of elderly was 12%. Clearly, the trend of population in Dummer is toward middle-aged adults, as graphically depicted below.



Gender Distribution

In 1990, Dummer's population was 54% male and 46% female. This is consistent with the 1980 percentages, based on a total population count of 390, of 55% male and 45% female.

Race and Language

Dummer is predominately white and English-speaking. In 1990, only two residents stated they lack the ability to speak English well. The ancestry of the townspeople is largely French and English.

Education

The 1990 Census indicates that Dummer residents age 25 or older, 22% have completed 8 years of school or less (compared to 14% for Coos County and 7% Statewide); 13% have completed less than 12 years of school (compared to 16% for Coos County and 11% Statewide); 37% have completed high school but no more (compared to 41% for Coos County and 32% Statewide); 13% have completed some college but earned no degree (compared to 11% for Coos County and 18% Statewide), and 15 % are college graduates (compared to 18% for Coos County and 32% Statewide.)

Household Size

The total number of households in Dummer in 1990 was 123. Dummer's average household size in 1990 was 2.66, down from 3.10 in 1980 and 3.36 in 1970. Dummer's 1990 average household size exceeds the Coos County average of 2.52 and is almost equal to the State average of 2.69.

Economy

Employment

According to the U.S. Census Bureau and the N.H. Department of Employment Security, 92% of the 137 Dummer residents reporting stated that they commute to work in other communities. Of those workers, the overwhelming majority are employed in Berlin although some are employed in Milan and other area towns. Eleven respondents reported that they are employed in Dummer and it is reasonable to assume that nearly all of those people are self-employed. Table 2.4 lists employment of Dummer's residents by specific occupation and Table 2.5 lists employment by industry.

TABLE 2.4 Employment of Dummer Residents by Specific Occupation		
<u>Occupation</u>	<u>Number</u>	<u>Percent of Total</u>
<i>Executive, Administrative, & Management</i>	9	6.4%
<i>Professional Specialty</i>	15	10.7%
<i>Technicians & Related Support</i>	9	6.4%
<i>Sales</i>	10	7.1%
<i>Administrative Support, inc. Clerical</i>	10	7.1%
<i>Private Household</i>	0	0.0%
<i>Protective Service</i>	5	3.6%
<i>Service Occupation except Protective & Household</i>	17	12.1%
<i>Farming, Forestry & Fishing</i>	7	5.0%
<i>Precision Production, Craft & Repair</i>	21	15.0%
<i>Machine Operators, Assemblers & Inspectors</i>	15	10.7%
<i>Transportation & Material Moving</i>	10	7.1%
<i>Handlers, Equipment Cleaners, Helpers, Laborers</i>	12	8.6%

Source: US Census Bureau, 1990

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TABLE 2.5 Employment of Dummer Residents by Industry		
<u>Industry</u>	<u>Number</u>	<u>Percent of Total</u>
<i>Agriculture, Forestry & Fisheries</i>	20*	0.0%
<i>Mining</i>	0	0.0%
<i>Construction</i>	17	12.1%
<i>Manufacturing, nondurable goods</i>	24	17.1%
<i>Manufacturing, durable goods</i>	10	7.1%
<i>Transportation</i>	5	3.6%
<i>Communications & other public utilities</i>	9	6.4%
<i>Wholesale Trade</i>	3	2.1%
<i>Retail Trade</i>	20	14.3%
<i>Finance, Insurance & Real Estate</i>	7	5.0%
<i>Business & Repair Services</i>	0	0.0%
<i>Personal Services</i>	9	6.4%
<i>Entertainment & Recreation Services</i>	0	0.0%
<i>Health Services</i>	21	15.0%
<i>Educational Services</i>	8	5.7%
<i>Other Professional & Related Services</i>	2	1.4%
<i>Public Administration</i>	5	3.6%

Source: US Census Bureau, 1990

* as amended by the Dummer Planning Board, January 2000

Wages and Income

Dummer residents obtain most of their income from wages, salaries, or through self-employment earnings. In 1989, forty six percent of Dummer families reported having two or more workers, forty six percent reported having one worker, and eight percent reported having no workers in the family. Sixty six percent of Dummer residents age 16 and over reported being employed. Of that total, 60% were male and 40% were female. Table 2.6 shows the distribution of family income levels in Dummer and Table 2.7 compares Dummer's mean family income and poverty rate with the Coos County and State figures.

<i>Yearly Income</i>	<i>Number of Families in 1980</i>	<i>Percent of Families in 1980</i>	<i>Number of Families in 1990</i>	<i>Percent of Families in 1990</i>
< \$5000	0	0%	2	2%
\$5000-\$9999	20	19%	3	3%
\$10,000-\$14,999	14	13%	12	12%
\$15,000-\$24,999	52	50%	24	24%
\$25,000-\$49,999	18	17%	33	34%
>\$50,000	0	0%	24	24%

Source: U.S. Census Bureau

	1979 Mean Family Income	1989 Mean Family Income	% Families Below Poverty Level in 1979	% Families Below Poverty Level in 1989
Dummer	\$18,202	\$29,375	12%	2%
Coos County	\$17,796	\$31,593	12%	7%
State of NH	\$22,137	\$41,628	8%	4%

Source: U.S. Census Bureau

Town Businesses

Several owner-operated businesses contribute to Dummer's economy. A number of logging contractors operate in Dummer as does a landscaping business. There are several farms of different types actively operated in Dummer at this time. For a complete list, see chapter 3, Land Use.

Conclusion

It is difficult to make projections concerning an area's economic future due to the many national and international factors that impact even the smallest of local economies. Dummer's reliance on other communities, particularly Berlin, for employment opportunities further complicates the task. However, a number of trends are clear and seem certain to continue. It is clear that the expansion and development of industries that employ locally available, skilled labor is important to the health of the overall economy. Providing for jobs in the manufacturing sector has the secondary impact of increasing the demand for various professional services, increasing the need for retail establishments and increasing the number of construction projects and consequently, jobs in the construction industry. The currently diversifying wood products industry also promises to provide increased future job opportunities. Economic growth in Berlin is also likely to impact Dummer by increasing the number of new residents moving to the Town.

CHAPTER THREE

LAND USE

Land Ownership Patterns

The total land area of Dummer is 28,490 acres. Of that total, residents own 3,751 acres and non-residents own 24,739 acres. It is interesting to note that 19,296 acres of the land in Dummer is owned by paper and lumber companies. The Town owns 256 acres of land. There is a total of 308 individual land parcels in the Town.

Over 94% of the land in Dummer, 26,931 acres, is in current use. Current use designation allows land parcels of 10 acres and larger that are actively devoted to agricultural, horticultural or silvacultural use to be taxed at a predetermined rate set by the State which is lower than the normal municipal rate. A penalty fee of 10 percent of the land's market value must be paid to the municipality if the parcel is taken out of current use. The purpose of granting current use status is to encourage landowners to allow large parcels of land to remain as open space. ~~Critics of the current use policy state that a 10 percent penalty fee is too small an amount to truly succeed as a development disincentive.~~

Existing Land Use Patterns

The information in this chapter was derived from a windshield survey conducted by North Country Council in 1995 for the Route 16 Corridor Protection Study, the U.S. Census Bureau, Town of Dummer tax cards *and* the Dummer Planning Board.

Dummer has historically consisted of three separate and well-defined areas; West Dummer, East Dummer and Pontook. In past years, these villages had their own schools and cemeteries. Today, the area of East Dummer on Hill Road is recognized as the Town "center." The Town Building and Library, Highway Department Building, Willis Cemetery ~~and the Community Church are located in that area.~~

The existing land use pattern in Dummer consists of small residential areas scattered throughout predominantly forested land. The Existing Land Use Map shows the location and type of use of the developed land in the Town. Developed land uses occupy slightly more than 1 percent of Dummer's land base. The pattern which exists today reflects the past settlement and historical influences noted in Chapter One.

Residential Development

The developed land in Dummer is predominantly in residential use. As shown on the Existing Land Use Map, residential development is located along the major Town roads in the historically settled areas of Dummer (a note: only structures located on Town roads are mapped. The 1990 Census states that there are a total of 214 housing units in Dummer; 160 single-family homes, 1 two-family home, 41 mobile homes or trailers, and 12 "Other" housing units which could be anything that does not fit the classic housing unit category. Examples of Other units are campers and vans.

It should be noted that some of the homes listed as single-family may be used as seasonal units. The 1990 Census lists a total of 118 Occupied and 96 Vacant units. Out of the vacant units, 64 are single-family homes, 20 are mobile homes or trailers and 12 are Other units. According to the definition of "Vacant" used for the Census, some or all of these units could be seasonal, recreational or occasional use homes and not necessarily vacant for rent or sale. So it could be assumed that the 12 "Other" units are most likely seasonal.

Dummer is experiencing a slight increase in land subdivision. Subdivision proposals submitted to the Planning Board are generally minor subdivisions that result in the creation of one additional buildable lot. Few major subdivisions (those resulting in the creation of three or more lots) have been submitted to the Planning Board. Building activity is also increasing.

Commercial and Industrial Development

The Pontook Hydroelectric Facility on the Androscoggin River is probably the most unique developed land use in Dummer. The 27 million dollar project was developed by Robert Shaw of Colebrook and constructed by Combustion Engineering, Inc. The facility components include a 780 foot-long timber-crib dam; a concrete canal headworks; a 6,000 foot-long unlined power canal; a concrete penstock intake; three steel penstocks; and a powerhouse containing three 3,800-KVA turbine-generator units. The plant's estimated average annual electrical production is 63 million kilowatt hours. Power is currently being provided to the New England Power Company.

Timber Harvesting and Agricultural Operations

There are presently several timber harvesting and agricultural operations in Dummer. Estimates of wood cuts were obtained from "Report of Cut" forms filed in the town office. Average amounts were used in places where data was not available. The following estimated amounts of wood, by species and amount, were harvested in the Town of Dummer from 1987-1997:

<i>Species</i>	<i>Amount</i>
<i>White Pine:</i>	<i>268,023 BF</i>
<i>Hemlock</i>	<i>255,799 BF</i>
<i>Spruce & Fir</i>	<i>13,040,065 BF</i>
<i>Hard Maple</i>	<i>1,397,853 BF</i>
<i>White Birch</i>	<i>553,558 BF</i>
<i>Yellow Birch</i>	<i>1,300,959 BF</i>
<i>Ash</i>	<i>454,579 BF</i>
<i>Beech & Soft Maple</i>	<i>405,657 BF</i>
<i>Pallet & Tie Logs</i>	<i>2,039,188 BF</i>
<i>Pulp Logs</i>	<i>?</i>
<i>Spruce & Fir</i>	<i>36,208.17 Cd</i>
<i>Hardwood & Aspen</i>	<i>77,775.26 Cd</i>
<i>Pine</i>	<i>583.72 Cd</i>
<i>Hemlock</i>	<i>2,478.04 Cd</i>
<i>Birch Bolts</i>	<i>74.88 Cd</i>
<i>Cordwood & Fuel Wood</i>	<i>900.99 Cd</i>
<i>Biomass Chips</i>	<i>7,552.97 Cd</i>

The following is a list of agricultural operations in Dummer, by acre or number, as collected through a survey by the Conservation Commission:

<u>Name</u>	<u>Hay</u>	<u>Pasture</u>	<u>Vegetables</u>	<u>Maple Orchard</u>	<u>Cattle</u>		<u>Sheep</u>	<u>Horses</u>	<u>Other</u>
					<u>Beef</u>	<u>Dairy</u>			
Campbell, M.	6 A.			40 Acres	2		6		
Camille, M.									1-2 Acres flowers, plants, etc.
Cordwell, E.	40 A.	10 A.	3 Acres	4 Acres	2	2	40		100 Acre tree farm
Dube, D.	30 A.								
Gagnon, R.	20 A.							2	
Glover, D.	24 A.	20 A.			17		8		
Glover, L.	29 A.	10 A.							
Holt, R.	11 A.								
Jewett, D.	20 A.	20 A.			12	10	?		
Kimball, F.									3 Acre apple orchard
TOTAL	180 Acres	60 Acres	3 Acres	44 Acres	33	2	54	2	See Above

Future Land Use Patterns

It is likely that future growth in Dummer will follow the established patterns of development. And will correspond with the Dummer zoning maps. These maps begin to outline the character that Dummer is looking for in the future, as more growth occurs. The future land pattern should follow the example set in the present condition of the town. The goal is to encourage development that is compatible with rural needs and correspondingly rural character. What is discouraged is development that does not benefit the town in maintaining the character it has assumed throughout its history.

Residential growth is expected to remain constant, or possibly increase, particularly as related to the new Berlin Prison. It is anticipated that Dummer will become one of the bedroom communities for prison employees and other future Berlin industries. It is not expected that many new industrial or commercial uses will be developed in Dummer except in the form of home businesses. Also, due to the fact that it has become increasingly difficult to sustain a farm-based business, additional agricultural uses are not expected to develop in Dummer.

Land Use Regulations

The Town of Dummer voted to establish a planning board in 1973. Subdivision regulations were adopted in July 1974 and amended in August 1982 and August 1986. A Zoning Ordinance was approved in April 1974 and updated and ammended in 1999. In addition, Dummer has a building permit system. A copy of each of these items is included in the Master Plan Appendix.

CHAPTER FOUR
NATURAL RESOURCES

NATURAL RESOURCES

Dummer's natural environment is comprised of clean air and water bodies, areas of good agricultural soil, vast forestlands and an attractive, rural landscape. Environmental features have factored significantly in the character of the Town's settlement; fertile agricultural soils supported a healthy farm economy, dense stands of hardwoods and softwoods yielded abundant resources for logging operations and a wood products industry, and abundant fish and wildlife provided sustenance for Dummer's early settlers.

Natural resources and environmental quality have continued significance in today's Dummer. The natural resources information contained in this chapter can be used as an indicator of potential use conflicts and as a guide for further on-site investigative studies.

Climate

Dummer's climate is the product of its geographic location and topography. Like most of northern New England, Dummer's winters are long and cold with heavy snowfall and its summers are short and cool. The air masses that affect Dummer's climate usually originate over northern Canada bringing cold, dry air, or over the Caribbean Sea bringing warm, moist air. Although the Canadian air mass predominates in the winter months and the maritime air mass predominates in the summer months, the boundary between these air masses shifts as storms pass through. In this typically New England weather pattern, temperature, moisture, sunshine and winds change rapidly and dramatically.

Information gathered by the National Climatic Data Center at the Berlin Weather Station was used to develop temperature and precipitation estimates. The annual average temperature is 43 F with a typical winter/summer range of -40 F to +93 F. January is the coldest month with an average temperature of 16 F. July is the warmest month with an average temperature of 66 F. Annual precipitation averages 38 inches. Seasonal snowfall averages 99 inches per year but varies widely and, in past years, has ranged from 45 to 147 inches annually. Precipitation is evenly distributed throughout the year and no season is particularly wet or dry. The typical growing season usually lasts 110 days from late-May to mid-September, however frosts are not unusual in early June or early September. Homes must be heated from mid-October until mid-May. A complete climatological summary is located in the Appendix.

Bedrock and Surficial Geology

The bedrock underlying Dummer is classified as part of the Abee formation. This formation of metamorphic rocks is believed to date from the Ordovician Period and was formed by the folding and recrystallization of ancient sediment layers. In the area of Dummer, the formation consists of various grades of quartzite and mica schist's.

The surficial geology of Dummer is comprised primarily of deposits resulting from continental glaciation which occurred during the Pleistocene Epoch. These deposits, called till, consist of unstratified mixtures of sand, gravel, silt and clay laid down at various depths when the glaciers retreated. Sediment depths are generally greatest on bottom lands and lessen with increasing slope on

the hillsides.

A second period of deposition occurred when the melting glaciers caused widespread flooding, creating lakes in low-lying areas. When water levels receded, a layer of silt and clay was left over the previous deposits of till.

In many areas of Dummer, clay deposits occur in a compact layer close to the soil surface resulting in a condition known as "hardpan." This condition prevents the percolation of water through the soil to lower levels and results in poor drainage and greatly reduced septic suitability. The varying septic suitability of Dummer's soil is shown on the Soil Limitations for Septic Absorption Map.

Soil

General Soil Characteristics

Soil is the layer of earth that lies directly over the bedrock. It is the layer through which rain and nutrients filter, upon which crops and trees grow and on which houses and roads are built. Geology, climate, vegetation, relief and time interact with these sediments creating many types of soils. These soils and their functionality vary greatly from place to place throughout the Town. The particular bedrock, the glacial deposits, the cool temperatures, humid climate, river valleys, and mountain slopes of Dummer have all contributed to the development of the many types of soil found in the Town.

Understanding the characteristics and capabilities of these soils is important for planning the types, locations, and intensities of future land uses. Information on soils is often a valuable guide for planning boards when reviewing individual subdivision proposals. Scientists of the USDA Soil Conservation Service have field-surveyed and mapped all the soils in Dummer and developed a soil interpretation sheet for each soil type that describes the soil and evaluates its capability for certain uses. Information on texture, density, permeability, depth to bedrock, flood hazard, frost action, depth to seasonal high water table and other characteristics is available. Soils are evaluated for their suitability for construction, septic systems, water supply, recreation, farming, woodland management, wildlife and resource material uses.

Soil series and soil phases have been identified and mapped in Dummer. A series is a group of soils which developed from the same parent material by the same formative processes and which have similar layer thickness, arrangement and other characteristics. Each soil series was named for a town, river, or other geographic feature found where the soil was first mapped. Within a series, a particular soil can vary in slope, stoniness, surface structure, or other properties. These differences identify soil phases (groups with common characteristics) within a soil series. Complete soil map and soil interpretation sheets for all of Dummer's soils are located in the Town Building and may be examined by contacting the Board of Selectmen.

Soil and Agricultural Characteristics

The U.S. Department of Agriculture has adopted policies regarding federal activities on or near agricultural land and, as part of this process, has worked to inventory good agricultural soils. Following the federal guidelines, the Coos County Soil Conservation Service (SCS) identified the best agricultural soils found in Dummer. The Important Farmland Map shows the location of these soils. The three highest agricultural soil categories are as follows:

Prime Farmland

- identified by the USDA as important agricultural land.
- land best suited for food, feed, forage, fiber and oil seed crops.
- has good soil quality and adequate growing and moisture supply to give sustained yields of crops.
- can be farmed continuously without degrading the environment.
- requires least investment and least amount of energy for maintaining productivity.
- land could be cropland, pasture land, forest or other land but should not be used for urban development.

Farmland of State Importance

- identified as agricultural land by state agencies.
- could be considered prime land because of low erosion potential.
- requires greater input of fertilizer, soil improvement, and erosion control practices.
- fair-to-good crop yield when managed properly.
- some land in forest areas in which tree age is generally less than 20 years.

Farmland of Local Importance

- identified as agricultural land by local agencies (e.g. historically farmed).
- poorly drained but drainage improvement practices are established.
- fair-to-good crop yield when managed properly.

Soil Development Capability

After mapping Dummer's soils, SCS developed soil interpretation sheets rating each soil for several different uses and describing soil potentials and limitations. By evaluating factors such as slope, depth-to-water table, depth-to-bedrock, flood potential, drainage capacity, susceptibility to erosion, and permeability; soils are rated for crop and woodland productivity, wildlife habitat, sanitary facilities, building site development, and water management.

Favorable soils generally 6 to 8 feet deep with good, but not excessive drainage and slight slope can lower costs for most residential and commercial building and of road and septic system construction while minimizing adverse environmental effects. To avoid excessive soil loss and possible pollution, it is important that proposed land uses and soils on the proposed development site are compatible. Additional on-site soil investigative studies may be required of developers in locations where existing soil data appears insufficient.

Slope and Topography

The topography of Dummer, the shape of its land, is shown on the Topography Map. Topography affects the natural processes of drainage and erosion and significantly impacts access to certain land areas and should, therefore, be evaluated when considering land use proposals. Generally, land that is relatively level is considered good for development.

Dummer ranges in elevation from approximately 1100 to 1200 feet at the Androscoggin River to

2,196 feet at Cow Mountain. Other high elevations in Dummer include Cummings Mountain (2,085 feet), Dummer Hill (1800 feet), Veezey Hill (1782), Sugar Hill (1600) and an unnamed hill located in the northwestern portion of the Town, which measures 2,005 feet.

Slope is defined as the change in elevation over horizontal distance. The slope of land influences its suitability for development; it is much more difficult and expensive to build on a steep slope than a gentle one. The slope of land also impacts ease of access and municipal service. Soil drainage characteristics diminish on steep slopes and erosion potential increases with steepness. In areas of 25% slope or greater, erosion potential is severe and the safe disposal of septic effluent is quite difficult and costly. Conversely, in flat areas where there are poorly drained soils, water may stand in pools and special techniques may be required to ensure that development may safely occur on the land.

The majority of land in Dummer consists of 8% slope or less. The Slope Map shows the varying degrees of slopes in the Town. The Planning Board should be aware of slope limitations when evaluating development proposals.

Water Resources

Dummer's water resources develop from the interaction of several factors including climate and rainfall, geologic and soil characteristics, and vegetative cover. The Town's water resources include the Androscoggin and Upper Ammonoosuc Rivers; several brooks, ponds and streams; wetlands; and groundwater sources. Adequate water resources are vital to a Town's well being and understanding these resources is important to land use planning. A proposed development's potential impact on water resources should be carefully examined. The Water Resources Map shows the locations of the water resources in Dummer.

The Androscoggin and Upper Ammonoosuc Rivers

The Androscoggin River flows 164 miles from Lake Umbagog in Errol, through Dummer and on to the tidewater at the Brunswick Dam in Brunswick, Maine. The river provides Dummer residents and visitors with good opportunities for fishing and boating and is one of the Town's most important aesthetic resources. In addition, the Androscoggin's water is used to produce electricity at the Pontook Hydroelectric Facility (more information concerning the facility is given in Chapter Three - Existing Land Use).

The Upper Ammonoosuc River's headwaters are located in the Pliney and Pilot Mountain Ranges in Kilkenny. The river flows through the southwestern corner of Dummer and continues on to Northumberland where it drains into the Connecticut River. The New Hampshire Water Supply and Pollution Control Commission has classified both rivers as "category 2 - Class B" which is the second highest water quality rating. This level is acceptable for "swimming and recreation, fish habitat, and after adequate treatment, for use as water supplies. No disposal of sewage or solid wastes is permitted unless adequately treated".

Ponds, Streams, Brooks and Wetlands

Dummer's numerous ponds, streams, and brooks are all classified as category 2 - Class B water. These water bodies are generally well stocked with fish and provide good fishing and swimming opportunities. The major ponds in Dummer are the Big Dummer Pond (117 acres), Little Dummer Pond (40 acres), Mud Pond (25 acres), the Pontook Reservoir (288 acres), and Sessions Pond (38 acres).

By using data from the SCS soil survey, soils with very poor drainage can be identified. Areas with poorly drained soils are considered to be wetlands. Examples of the types of wetlands found in Dummer are marshes, shrub swamps and wooded swamps. Wetlands form due to a variety of soil and bedrock geology conditions and generally promote certain distinct types of vegetation. Wetlands serve as settling basins for sediments and pollutants, recharge areas for aquifers, retention basins for floodwaters and as habitats for many unique plant and animal species. Dummer's wetlands, shown on the Water Resources Map, are an important resource and developments impacting their integrity should be carefully considered.

Groundwater Aquifers

An aquifer is a sub-surface geologic formation which stores and transmits water. An aquifer can be till, fractured bedrock, or sand and gravel deposits. The recharge area for an aquifer is the surface area through which precipitation infiltrates and replenishes it.

Groundwater aquifers are used to provide water to private wells and represent a potential source if the Town ever needs to develop a public water supply. Groundwater also provides water to the many other water bodies in Dummer during times of low flow or drought. The groundwater potential in Dummer is shown on the Water Resources Map.

Wildlife

Dummer's natural resources are enhanced by the amount and variety of wildlife present in the area. Pontook Reservoir is recognized as an outstanding waterfowl habitat and numerous types of waterfowl (most notably present in spring and fall), birds of prey and other birds are common to the area. Pontook Reservoir is also known as a fine fishing area with pickerel and bass as the primary game fish. Other fish found in the section of the Androscoggin River that flows through Dummer are rainbow, brook, and ~~lake~~ ^{Brook} trout and landlocked salmon. These fish are often found in the many other water bodies in Dummer.

Many forest game animals are common to Dummer, primarily white-tailed deer, black bear, and moose. Other types of wildlife present are muskrat, beaver, mink, coyote, fox, raccoon, hedgehog, fisher, otter, woodchuck and red and gray squirrel.

Vegetation

Northern hardwoods such as sugar maple, white maple, poplar, beech and white and yellow birches are predominant in Dummer. White pine, fir, spruce, cedar, tamarack and hemlock are also commonly found in the area. Various grasses, sedges and wildflowers are found in open areas of the Town and plants such as highbush blueberry, cattails, and silky dogwood are present in Dummer's many valuable wetlands.

CHAPTER FIVE
TOWN FACILITIES

TOWN FACILITIES

Town facilities and services are essential in promoting and protecting the health, safety and general welfare of the community. Adequate facilities help to make a town a pleasant and convenient place to live and work. However, changes in population, community expectations, legal requirements and technology often result in the need to rehabilitate existing facilities and/or develop new ones. It is important that the Town evaluate the adequacy of its various facilities and services and establishes priorities for improvements as they become necessary.

The following is a brief description of the major services and facilities provided in Dummer or in neighboring towns for Dummer's residents.

Town Building

The Dummer Town Hall, located on Hill Road, was built in 1938 as a replacement for the original Willis School, which had burned. The building is of wood and concrete construction and has been used as the Town Building since 1964.

The building serves many town functions at the present time. The annual town and school district meetings are held there. The meeting hall also serves as the polling place for the Town of Dummer. A kitchen is located next to the meeting hall and community gatherings are often held there.

The basement of the building contains the offices for the Board of Selectmen, Planning Board, Town Clerk and Tax Collector. A fire-proof safe and walk-in vault are also located in the basement. A small play area with swings is located behind the town building. There is sufficient parking area available.

Fire Protection and Ambulance Service

Fire protection is provided by the Milan Volunteer Fire Department, which operates out of a station in the Milan Town Building, located on Bridge Street in Milan. The Department is comprised of volunteers from both Milan and Dummer. ~~In 1987, the Town of Dummer appropriated 2,000 dollars to support the organization.~~ Other funds are provided by Milan's town appropriation and special fund-raising events. *Dummer raises its support of MFD in 2000 \$6,825.*

Ambulance service is provided by the Milan and Dummer Ambulance Service which also operates out of the Milan Town Building. The Ambulance Service is comprised of a Board of Directors and a staff of volunteers from both Milan and Dummer, including some attendants who are National Registered E.M.T.A.'s. ~~In 1987, Dummer appropriated 2,200 dollars for the support of the service.~~

in 2000 app. \$3,500 + another \$1,300 for chaises fund.

Police Protection

State ~~An elected constable provides police protection in Dummer. The Constable uses his own equipment in addition to a Town-provided revolver. In 1987, \$1,334 dollars were allocated for police protection.~~

Police Troop 5 of Twin Mt. provides protection,

Highway Department

Dummer's Town roads are maintained by an ~~assigned~~ *assigned* road agent and an assistant. The Highway Department equipment shed is located next to the Town Building on Hill Road. The equipment used by the Department includes ~~a plow and a dump truck.~~ *a dump truck, a smaller utility & plow.* Information regarding the roads in Dummer is provided in Chapter VI- Transportation.

Health Care Services

The major health care services available to Dummer residents are the Androscoggin Valley Hospital, the Androscoggin Valley Mental Health Center, the St. Luke Medical Center Professional Association and the Milan Home Nursing Center.

The Androscoggin Valley Hospital is a ninety-two bed facility located on forty acres in Berlin. The facility is fully accredited and is served by more than fifty physicians and dentists on staff, however, it is felt that the facility would benefit if the staff size was expanded to include more physicians.

The Androscoggin Valley Mental Health Center is located on the hospital grounds. The staff of the facility includes doctors, social workers, psychologists, and rehabilitation counselors. The Center offers mental health services, developmental disability services and operates a retired senior volunteers program.

The St. Luke Medical Center Professional Association is an outpatient multi-specialty group practice. The medical staff is comprised of physicians in the specialties of Family Practice, OB/GYN, General Surgery and Orthopedic Surgery. Additionally, space is leased to the specialties of Psychiatry and Dermatology.

The Milan Home Nursing Center provides health care services to residents of Milan and Dummer in their homes. The majority of those receiving care are elderly, although services are available to all age groups. A fee is requested for each visit and is determined by the client's income. The Center sponsors blood pressure clinics four times per year and provides skilled nursing visits when ordered by a physician. The Center can arrange for the services of home health aides or homemakers through the Androscoggin Valley Home Care Service if the need arises. One hundred seventy-five skilled nursing visits were provided by the Center last year. In 1987, the Town of Dummer appropriated 2,800 dollars to support the Milan Home Nursing Center. (Two nursing homes located in Berlin presently serve the area: St. Vincent De Paul and the Coos County Nursing Home.)

Library

The Dummer Library is located in the Town Building and is open one hour per week (2:00 - 3:00 on Saturdays) and by appointment with the librarian. The library has a total of 3,000 volumes and offers reading for all age groups, fiction and non-fiction for adults, children and pre-schoolers. The library has access to the State Library for special reading needs. Circulation in 1987 was 366 books, 255 adult books and 50 children's books. Thirty three new books were purchased in 1986. A West Dummer resident takes books from the Main Library and operates a small library out of her home which is open by appointment.

These visits w/ 249 included the summer waste disposal program.

Solid waste is generally classified into three categories: municipal, septage, and hazardous. Various state and federal laws regulate the method of waste disposal used by a town.

Milan Container transport Dummer residents transport their solid waste to the Berlin landfill which is located approximately twelve miles south of the Town. In 1987, Dummer appropriated \$3,400 for the use of the Berlin Dump. Dummer, along with five other towns in the region, is included in the Androscoggin Valley Solid Waste District (AVSWD). Solid waste districts are mandated by legislation passed by the New Hampshire

(AAURD)

legislature in the early 1980's. The purpose of the district is to develop a regional approach to solving the many problems municipalities' face with solid waste disposal. One solution currently being investigated by the James River Corporation of Berlin is the possibility of locating a new landfill in Success.

Septage

All buildings in Dummer are required to have on-site septic systems and must arrange with private haulers to transport the waste to a treatment facility. ~~Two~~ private haulers currently serve the area and they generally dispose of the septage at the Berlin "Pit" which is located at the Berlin Municipal Landfill. Septage may also be disposed of at the Gorham Waste Water Treatment Plant and the Errol Municipal Lagoon.

In 1980, Dummer produced 20,957 gallons of septage. This volume figure was based on tank size and pump-out rate information provided by area haulers and housing and population data from the 1980 US Census.

Hazardous

No known hazardous or toxic substances are produced in the Dummer nor are any hazardous or toxic waste dumps located in the Town.

Cemeteries

Dummer has three cemeteries which are open to the public. They include the Hill Road Cemetery, also called the Willis Cemetery, located on Hill Road across from the Town Building, the West Dummer Cemetery which is located on Plains Road in West Dummer, and the States Cemetery which is located on Route 16 by Pontook Falls.

The Town votes annually to elect a Sexton who is responsible for the care of the cemeteries. Any individual can establish a trust to care for one or more individual lots or for the care of any cemetery. Administration of these funds is the responsibility of the Trustees of the Trust Funds. At annual Town Meetings, the voters appropriate the amount they deem advisable for the general care of cemeteries.

Postal Service

Dummer residents may have their mail delivered to post office boxes located in the Milan Post Office located on Route 16 in Milan or they may utilize the rural free delivery service available to home and businesses located on Town roads.

Schools

The Dummer School District, along with Errol, Gorham, Milan, Randolph, and Shelburne, belongs to School Administrative Unit Number 20. A three-member elected school board is responsible for overseeing the education of Dummer's children and managing the funds that are raised at the annual school district meeting. Approximately 90% of the school district budget is funded by local property tax revenues. State and federal education aid comprise the remainder of the needed funds.

⁷⁻¹² Dummer children are tuitioned to schools in Berlin. Students in grades kindergarten through 4 attend the ~~Brown School on Norway Street~~, students in grades 5 through 8 attend the Berlin Middle School on Hillside Avenue, and students in grades 9 through 12 attend the Berlin Senior High School on Willard Avenue. 1986 was the first year in which kindergarten students were tuitioned to Berlin. *Milan*

In 1987, the total cost of tuitioning the students was \$124,234. That amount represents the cost of educating 4 kindergarten students at \$1,041 each, 14 elementary school students at \$2,081 each, 11 middle school students at \$1,947 each, and 25 senior high school students at \$2,780 each.

Dummer
Woodland
Students are transported to school on the Town-owned school bus and ~~by~~ a contracted bus service provided by ~~Tanker Incorporated~~. The transportation of kindergarten students is the responsibility of their parents. In 1987, the total cost of school transportation was \$21,556. ←

~~Dummer is currently considering the possibility of joining with Milan under an Area Plan. Under such a plan, Dummer students in grades 1 through 6 would be tuitioned to the Milan Elementary School beginning in 1990. Both the Milan and Dummer School Districts have surveyed their communities relative to this matter and, based on the survey responses, have expressed a good deal of interest in pursuing an agreement. An Area Planning Committee is studying the idea and will report their findings to the townspeople.~~

Water Supply

Dummer does not provide its residents with a public water system and has no plans for such a facility in the foreseeable future. Residents must provide for their own water source and most water is obtained from on-site private wells. The various bodies of water in Dummer would not be potable without treatment and could not reasonably act as a water supply.

Recreation

Dummer's location provides residents and visitors with many outdoor recreational activities. Fishing, hunting, boating, cross-country skiing, hiking, and snowmobiling opportunities abound. Downhill ski areas are located within a forty-five minute drive of Dummer, as are both the Mahoosuc and Presidential Mountain Ranges. Although there are no organized recreational programs for the Town's youth, many participate in school sports.

Town Land

The Town owns, in addition to the Town Building and cemeteries, ~~500~~ acres of undeveloped land.

253 acres

Brad

CHAPTER SIX
TRANSPORTATION

TRANSPORTATION

The location, capacity, and condition of a community's transportation network affects the ability of residents to conveniently and safely travel between jobs, schools, stores, and homes; of business to efficiently move goods in and out of the community; and of visitors to travel in and around the area. A community's transportation network, particularly roadways, also affects community development patterns. Good highways and access are necessary for most land uses and may serve to spark development in a particular area. Conversely, certain land uses generate an amount of additional traffic that may require expansion of the transportation network.

This section inventories the various components of Dummer's transportation network. Dummer's road network is shown on the Existing Land Use Map.

Highways

Roads are placed in one of seven administrative classes depending on which governmental unit is responsible for the road as stated in NH RSA 229:5. Highway classification is as follows:

- Class 1 highways consist of all those on the State primary system except those segments lying within compact sections of cities or towns with a population of 7,500 or more. Interstate highways and toll turnpikes are considered to be Class 1 highways. The NH Department of Transportation controls and pays the costs of construction, reconstruction, and maintenance of Class 1 highways.
- Class 2 highways are those on the State secondary system with the same exceptions as Class 1 regarding segments in compact areas. The NH Department of Transportation controls and pays the costs of reconstruction and maintenance of Class 2 highways.
- Class 3 highways consist of recreational roads leading to, and within, state reservations as designated by the Legislature. Class 3 highways are the responsibility of the Department of Transportation.
- Class 4 highways are those which are located within the compact sections of cities and towns with over 7,500 inhabitants. The construction, reconstruction, and maintenance of Class 4 highways are the responsibility of the municipality in which they are located.
- Class 5 highways consist of all other traveled highways for which the towns have responsibility.
- Class 6 highways consist of all other existing public ways and include all highways discontinued as open highways and made subject to gates and bars, and all highways which have not been maintained by the town in suitable condition for travel for five successive years or more.
- Class 7 highways are all other roads and include access to fire towers, fish hatcheries, etc. Class 7 highways are state-maintained.

The mileage of the various classes of roads in Dummer are shown in the following table. The publicly maintained roads within the Town of Dummer are depicted on the Existing Land Use Map.

**CLASSIFIED ROAD
MILEAGE**

Class 1 -	8.11
Class 2 -	6.06
Class 3 -	0
Class 4 -	0
Class 5 -	9.46
Class 6 -	.17
Class 7 -	<u>0</u>
Total	22.80

Source: NH Department of Transportation

Traffic counts have not been regularly conducted in Dummer. However, a one-day traffic count conducted in 1985 by the NH DOT indicated that 1,000 vehicles passed on Route 16 north of the intersection of Route 110A and 1,000 vehicles passed on Route 16 at the Milan town line. NH DOT data also indicates that traffic flow on Route 110A at the Milan town line averages approximately 350 vehicles per day.

Air Service

The Berlin Municipal Airport located on the East Milan Road in Milan is a small, municipally owned facility with a 5,000 foot asphalt runway, lights and various navigational aids. The facility, located approximately four miles from East Dummer, has a full-time manager, storage facilities and fuel availability. The airport is open to the public year-round.

St Lawrence + Ottawa **Railroads**

~~Canadian National's Grand Trunk line~~ runs through the southwestern corner of Dummer for .68 mile. ~~Two~~ trains per day, one to and one from ~~Berlin~~, are operated along the line.

Severn Trailways

Portland to Montreal Can.
Public Transportation

There is no public transportation within Dummer or other area communities.

Bus Service

Interstate bus travel by Concord Trailways is available. Concord Trailways has a route between Concord and Berlin, approximately twelve miles from Dummer, which runs once a day.

Taxis

No taxi service is available in Dummer or other area communities.

Special Transportation Services

~~The Milan Methodist Church owns and operates a bus that transports elderly residents of Milan and Dummer to Berlin and back every Wednesday morning. The bus, which is driven by members of the church transportation committee, seats fifteen people. Passengers are not charged for the service, however, donations are accepted.~~

CHAPTER SEVEN

TOWN FINANCES

TOWN FINANCES

An examination of Dummer's expenses and sources of revenues serves several purposes. In the Master Plan, concern is with the overall financial health of Dummer. Is the budget sufficient to cover all the expenditure items? Will there be enough funds to pay for future expenditures? Identifying trends in expenditures and revenues can aid the Town in wisely planning for future spending needs and funding sources. In addition, the Town will want to be able to estimate the costs and revenues resulting from population growth. Town operations can be made more efficient if a regular financial review is conducted and goals determined.

Expenditures

A comparison of town expenses between 1976 and 1986 show that town costs rose 179%, a dollar increase of \$212,561. Inflation certainly accounts for a portion of the expenditure increases, but it should be noted that Dummer grew by approximately one hundred residents between 1976 and 1986 and with new residents came increased expenditure requirements.

The \$77,004, or 108%, increase in school costs represents 36% of the total Town expenditure increase between 1976 and 1986. However, the percentage increase of school costs was less than the percentage increase of either municipal or county costs. School costs as a percentage of total Town costs decreased during that ten-year period. In 1976, school costs comprised 59% of Town costs and in 1986 school costs comprised 45% of total Town costs.

Increases in municipal expenditures are most notable in the categories of General Government, Highways and Bridges, Unclassified and Miscellaneous. General Government costs, which include Town officers salaries and expenses, care of the Town Building, and legal expenses, increased 162% or \$10,207. Highway and Bridge costs increased 91% or \$23,801. Miscellaneous costs, which include insurance and FICA payments, rose 165% or \$8,627. Unclassified costs, which primarily includes payments on tax anticipation notes, rose 315% or \$68,111. County costs increased 335% between 1976 and 1986.

Revenue

Dummer's revenue is derived from four primary sources: property taxes; other local sources such as motor vehicle fees, licenses, and non-property taxes such as the yield tax; the State of New Hampshire and the Federal Government. From 1976 to 1986, Town revenues increased from \$161,685 to \$389,023.

Table 6.2

See below Town Report for up-dates

updated Revenue

	<u>1986</u>	<u>Percent of Total</u>
Property taxes	\$222,546	58%
Other local sources	74,350	19%
State of NH	32,786	8%
Federal Government	3,341	.08%
Non-revenue receipts	<u>56,000</u>	14%
	<u>\$389,023</u>	

Board up-date

As is the case in most New Hampshire towns, property taxes are the major source of Dummer's revenue. In 1986, property taxes comprised 58% of the total Town revenue. During that same year, other local sources comprised 19% of the total, State funds comprised 8%, federal funds comprised .08%, and non-revenue receipts comprised 14% of the total.

Beginning in 1987, Dummer will have a unique, additional source of significant revenue. The Pontook Hydroelectric Facility will generate an estimated 156,000 dollars annually for the Town. Specifically, Dummer will receive 3% of the facility's gross income as a payment in lieu of taxes during its first five years of operation. During years 1992 through 1996, the Town will receive 3.5% of the gross income, an estimated \$182,000. In years 1997 through 2001, the Town will receive 4% of the gross income, an estimated \$208,000. In years 2002 through 2006, the Town will receive 5% of the facilities gross income, an estimated amount of \$260,000. The financial arrangement between the Town and owners of the facility will be renegotiated after the initial twenty years of operation.

The revenue generated from the Pontook facility will greatly enhance Dummer's financial position. It is certain that the Town tax rate will decrease. In addition, the Town will have the opportunity to establish a hydroelectric fund (as authorized by NH RSA 362-A:7) to hold a portion of the revenue received from Pontook to expend as is deemed appropriate by the Townspeople.

Property taxes are a major source of Town revenue and bears further explanation. The value of the property in Dummer is assessed and exemptions (such as blind, elderly, and veterans) are subtracted from the total valuation. The resulting amount is Dummer's net valuation. Anticipated revenues are subtracted from the budgeted financial obligations of the Town to determine the amount to be raised by taxes. This amount is then divided by the net valuation to determine the tax rate.

Table 6.3

Total Valuation Summary 1976-1986

See Annual Town Report

	<u>1976</u>	<u>1986</u>
Land	\$561,719	\$1,785,188
Buildings	\$914,482	\$3,213,292
Electric Property	\$253,900	\$255,132
Mobile Homes	<u>\$76,150</u>	<u>\$122,481</u>
Total Valuation before Exemption	\$1,806,251	\$5,376,093
Less Exemptions Allowed	\$54,600	\$83,700
Net Valuation on which Tax Rate is Computed	\$1,751,651	\$5,292,393

In 1976, Dummer's tax rate was \$62.60 per \$1,000 of valuation. In 1986, the tax rate was \$25.35 per \$1,000 of valuation. New buildings and home improvements were the major factors resulting in the increased valuation and the decreased tax rate. However, it is important to note that 26,931 acres of land in Dummer is assessed at a lower rate because it is in current use.

23.56 - 1996 per \$1,000

Capital Improvements Program

As allowed by RSA 674:5, the Planning Board, as authorized by the local legislative body, may prepare a recommended program of municipal capital improvement projects. These projects are generally major in scope and require the expenditure of large sums of public monies.

Demand for community facilities and services increases as a community expands, as the population

grows, as new jobs are created, as older facilities deteriorate, and as living standard and expectations rise. In many communities, services that were thought of as luxuries a few years ago are now regarded as necessities.

Community projects that will become municipal facilities in the future often compete for limited, available funding. It is frequently easier to respond to regulations and public pressures than it is to determine and adhere to planned spending priorities. However, communities desiring to maximize the use of available funds must have a method of doing "first things first". A capital improvements program (CIP) can help ensure that town funds are being wisely spent.

A National Council on Governmental Accounting report entitled, "Governmental Accounting, Auditing, and Financial Reporting" put forth a definition of a capital improvements program that has been accepted nationwide. The report defines a capital improvements program as "... a plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from a long-term work program or otherwise". The capital improvements program is a strong, directional statement regarding a community's future and presents a rational guide for development and growth.

Structuring major expenditures into a planned scheme coupled with appropriate planning and implementation is the primary function of a capital improvements program. Additional functions of a CIP can include:

- combining Dummer Master Plan and fiscal plan into a physical growth and development plan
- estimating needed capital requirements
- establishing budget priorities
- developing a project revenue policy for each proposed capital improvements project
- coordinating various departmental activities to address the proposed time schedule of each capital improvements project.

A CIP is comprised of several capital improvements projects. The definition of a capital improvements project is extremely variable, but can be broadly stated as being any major project requiring the expenditure of public funds, over and above public operating expenses, for the purchase, construction, or replacement of the physical assets of a community. The value of each capital improvements project to be included in the program may range from one thousand (1,000) dollars upward. The time frame of a capital improvements program may vary from 1 to 20 years, but is generally limited to a 5 or 6 year period.

If, in the future, Dummer decides to develop a capital improvements program it will be necessary to study the Town's financial history and identify possible future trends. A list of capital improvements projects, based on the community's goals and objectives, may then be assembled. This list may then be prioritized, funding sources may be identified and an implementation schedule may be determined.

There are a number of means of financing proposed capital improvements projects. The following funding sources may be viewed as typical of the methods used and each may be used separately or in conjunction with other methods.

1. Current Revenue or "Pay-As-You-Go" - This method is the financing of improvements from current revenues such as general taxation, fees, service charges, special funds or special assessments.
2. Reserve Funds - In reserve fund financing, funds are accumulated in advance for capital construction or purchase. The accumulation may result from surplus or "earmarked" operational revenues, funds in depreciation reserves, or the sale of capital assets.
3. General Obligation Bonds - Through this method, the taxing power of a community is pledged to pay interest upon and retire the debt. General obligation bonds can be sold to finance permanent types of improvements such as schools, municipal buildings, parks and recreation facilities. Voter approval of this funding method may be required.
4. Revenue Bonds - Revenue bonds are frequently sold for projects such as water and sewer systems, that produce revenue. Such bonds are usually not included in the state imposed debt limits as in the case of general obligation bonds. The reason for this is that revenue bonds are not backed by the full faith and credit of the community, but are financed in the long-run through service charges and fees. The interest rates are almost always higher than those for general obligation bonds and voter approval may or may not be required.
5. Lease/Purchase - Local communities choosing this method must first prepare detailed specifications for a needed public works that is then constructed by a private authority or company. The facility is then leased by the community for the given number of years. At the end of the lease period the title to the facility can be conveyed to the community without any further payments since, over the years, the rental fees will have paid the total original cost plus interest.
6. Authorities or Special Districts - Special authorities or districts may be created to provide single-purpose activities such as schools, sewer, water, and the like. Special authorities or districts are formed to avoid restrictive community debt limits and as a way to finance facilities serving more than one jurisdiction. Special authorities or districts may be financed through revenue bonds retired by user fees, although they may also have powers of taxation to raise funds.
7. Special Assessments - Public works that benefit particular properties may be financed more equitably by special assessments; in other words, by those who directly benefit from the project. Local improvements financed in this manner include street paving and the installation and improvement of sanitary sewer and water mains.
8. State and Federal Grants - State and federal grants-in-aid programs are available to finance a number of programs. These may include streets, water and sewer facilities, airports, parks and playgrounds. The cost of funding these facilities may be borne completely by grant funds or a local matching share may be required.
9. Tax Increment Financing - This method provides front-end monies for large-scale improvements. This method requires that a district around the proposed development/improvement area is designated with a tax base equivalent to the values of all properties within the area. The tax revenues paid to taxing units are computed on the initially established tax base during the project

period. The area is then improved using funds provided by the sale of tax increment bonds. These bonds are sold by the community or specially-created taxing district for acquisition, relocation, demolition, administration, and site improvements. Due to the higher value of the newly developed property in the district, more tax revenue is collected and the tax "increment" above the initially established level goes into a fund to retire the bonds. After the development is completed and the bonds are retired, the tax revenues from the enhanced tax base are distributed more normally.

10. Charitable Fund Raising - Charitable contributions are generally made to be used for a specific project. This method is often used for libraries, parks, hospitals and fire equipment.
11. Bonding/Resale Financing - This method requires that the community bond a particular parcel of land, develop it for a previously-determined use, and sell the developed site or sites to regain the investment. This "turn-key" approach has worked well for developing industrial parks and cemeteries.
12. State Highway Funds - To obtain State Highway funds a community submits a proposal for a highway project to the Planning and Engineering Division of the Department of Transportation. The Division reviews the proposal and gives the project a priority status. Actual funding originates as a federal disbursement to the State.

CHAPTER EIGHT
FUTURE PLAN FOR DUMMER

STATEMENT of GOALS and OBJECTIVES for DUMMER'S FUTURE

The goals and objectives listed in this chapter represent the recommendations of the Dummer Planning Board concerning the future of Dummer. These recommendations are based on the results of the 1998 Community Attitude Survey (located in the Appendix), a review of the information collected during the master plan revision period and discussions with the public and local officials.

An overriding goal that is not included in the following sections, is that the master plan be used in the local decision-making process. If the townspeople use the master plan as a guide, future development can be thoroughly evaluated and should not negatively impact the Town. What about out of town developers? The master plan is an advisory (non-regulatory) document for the town and should reflect the towns vision of itself in the future used closely and side by side with the towns (regulatory) zoning ordinance the town has a comprehensive plan that can guide its vision forward.

Guiding Principles

A. Past and Current Practices:

1. The Town places extensive reliance on volunteer service and community cooperation. Fire and Ambulance service is provided by volunteers in cooperation with the Town of Milan.
2. Dummer provides its residents with only a few public services and they are rather limited in extent. A very high response in the community survey was the concern for no local police protection. Dummer presently relies on the state police out of Twin Mountain.
3. Traditionally, responses to problems and changes in governmental processes have occurred slowly and through democratic procedures.
4. Although the town owns ^{some} ~~a lot~~ of land, most recreational opportunity is based on individual use of natural, environmental features as opposed to publicly or privately organized programs or features.
5. Townspeople value frugality in municipal expenditures, henceforth the low tax rate in Dummer.

B. Aspirations and Lifestyles:

1. Dummer is, and wishes to remain, primarily residential, interspersed with a few small, family operated businesses.
2. Dummer residents want to maintain a rural atmosphere in town and a lifestyle associated with low-population density.

3. Townspeople have the desire to handle growth in an intelligent, orderly manner.
4. Dummer residents place a high value on the environment and maintaining clean air and pure water, the peace and quiet, uncrowded living conditions, and recreational opportunities that Dummer currently offers.

C. Current Constraints

1. Dummer encompasses a large geographical area, but its population is separated into three (3) villages located along only a few roads.
2. Dummer has a small town road system and a small highway department. According to the recent community survey, this will "never" change because people do not want to increase taxes to better the road system and/or condition even though road maintenance was the highest vote getter of the stated concerns. Taxes and roads were listed as the two most serious local issues that Dummer is currently facing.
3. Dummer has no public water or sewer system.
4. Detailed groundwater aquifer maps are not available for Dummer at this time. This makes accurate aquifer protection, and therefore protection of Dummer's water supply, an impossibility.
5. Because of certain soil conditions, wetlands, and steep slopes most land in Dummer is not suitable for major development. Dummer's wetlands are an important resource and developments impacting their integrity should be carefully considered.

Concerns for the Future

1. New Hampshire's northward migration of industrialization and population may threaten to encroach on Dummer's rural character.
2. Industrial and/or commercial development in neighboring towns (particularly in Berlin and Gorham) may increase Dummer's desirability as a bedroom community.
3. The safe disposal of solid waste and septage is a problem.
4. There has been a progressive loss of open ~~space~~^{fields} due to a decrease in agricultural operations.

Recommendations for Future Land Use

A. Factors to Encourage:

1. Maintaining some free, open, or wild land (especially near resources such as lakes, rivers and wetlands) through a variety of methods.

2. Proper management of natural resources on both public and private lands.
3. Residential and recreational development pretty much anywhere in town.
4. Construction of major developments containing more than four lots in manageable phases.
5. Expansion of existing industries to provide additional jobs.
6. Diversification of commercial/industrial development since the logging opportunities are slowly decreasing.
7. Developers participating in upgrading Town facilities and roads in proportion to the impact of their development.
8. Move towards a regional school system for junior and senior high.

B. Factors to Discourage:

1. Industrial or business developments which would alter the character of a significant portion of the Town by one large change, or in increments, whether coordinated or uncoordinated.
2. Development of multi-family dwellings which would over stress Town services. ~~Do you allow them at all now? Do any exist?~~
3. Large buildings which could not be safely protected by the Milan Volunteer Fire Department.
4. Until a regional solid waste program is established, developments which would significantly increase the total amount of solid waste produced by the Town *Brad*
5. Building on the floodplain or on steep slopes.
6. Developments which would bring a sudden, large increase of children to the Dummer School District.
7. Large developments on Town roads which are not designed to accommodate large traffic levels.

Action Steps

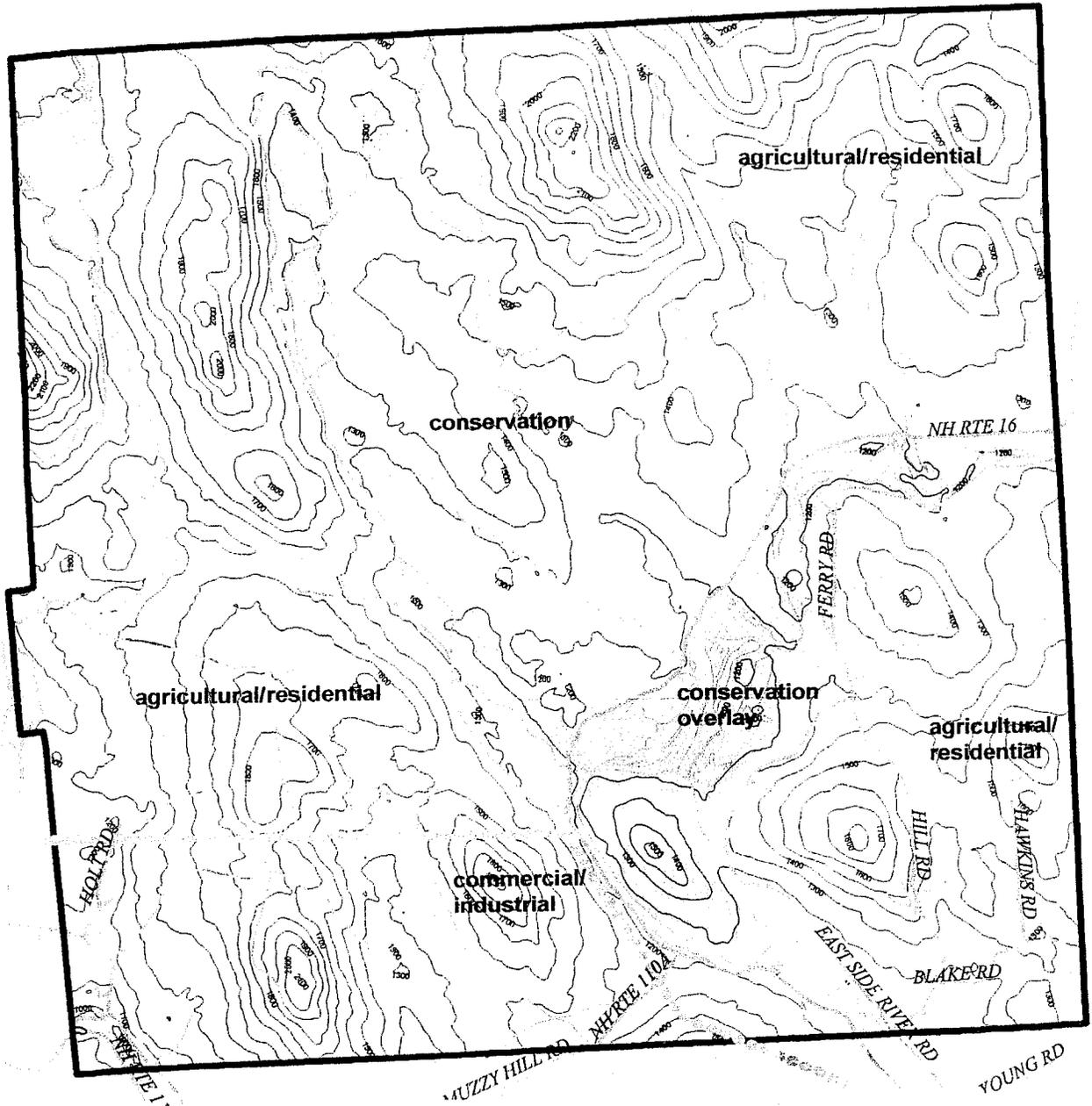
1. To review and update the Master Plan Goals and Objectives every five years, all other chapters continually on a rotating basis (one chapter a year).
2. To review and update the Zoning Ordinance each year.
3. To review and update the Subdivision Regulations periodically (at least every five years).
4. To explore the potential of developing a non-polluting solid waste disposal plan.

-
5. To acquire a groundwater aquifer map for Dummer as soon as the United States Geological Survey completes the needed aquifer mapping work. What is the update on this? *done*
 6. To create and/or maintain certain open space areas [to be designated by the Planning Board in cooperation with the Board of Selectmen]
 7. To require that developments impacting wetlands have received State and Federal permit approval before the Town approves the proposal.
 8. To rehabilitate the Town road system as soon as is economically possible. *we have a hyp. program in place*
 9. To ensure that growth in Dummer is orderly, by adhering to the Town's land use regulations.
 10. ~~To proceed with studies pertaining to sending Dummer's elementary school children to school in Milan.~~
 11. To encourage the development of small, family-operated businesses in keeping with Dummer's rural character.
 12. To strongly urge the Town to adopt, at an early date, a capital improvements program (CIP), as allowed by RSA 674:5, to assist in the wise expenditure of Town funds.

Appendix

Town of Dummer

Coos County, New Hampshire



Zoning/ Future Land Use



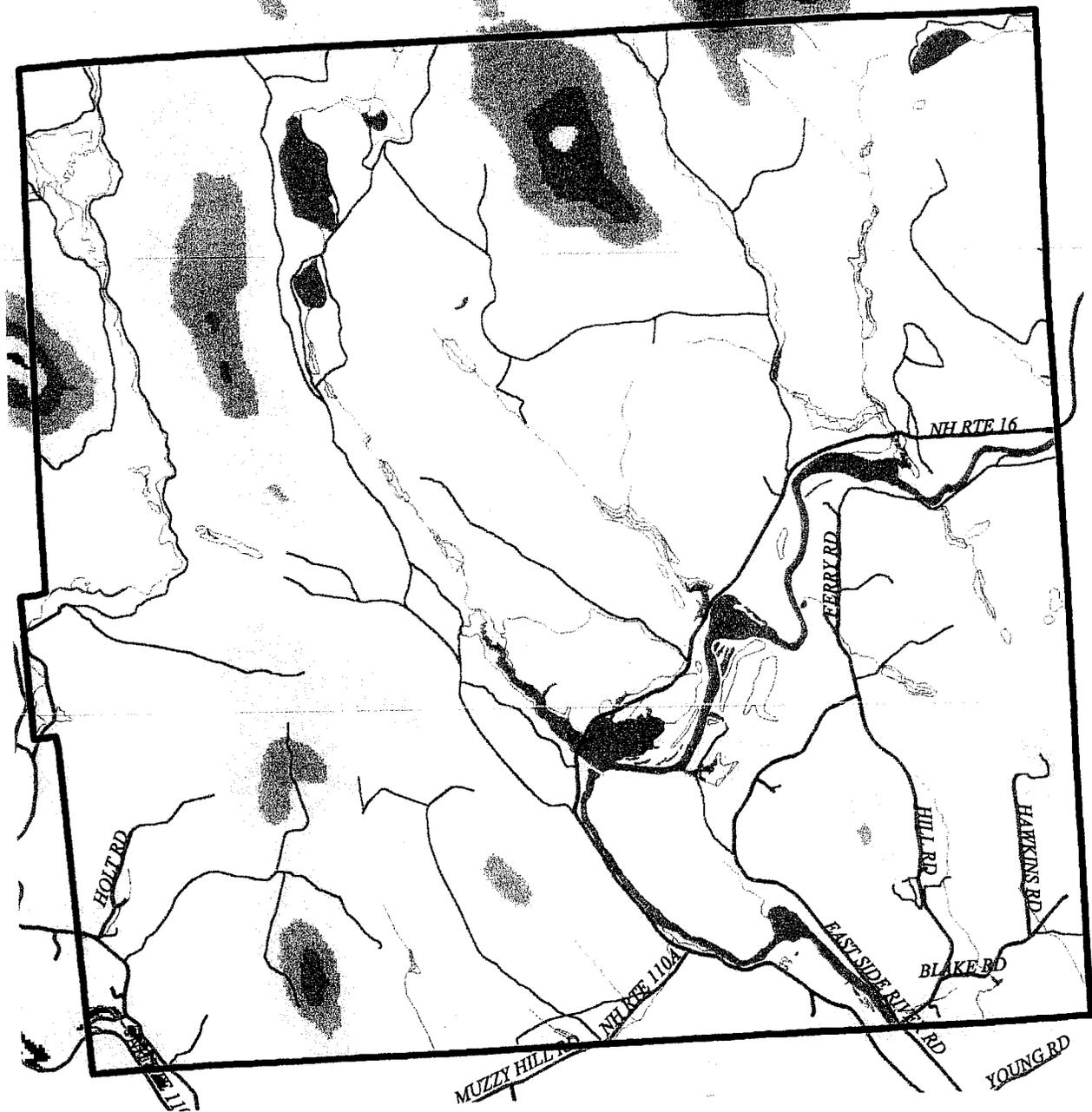
-  commercial/industrial
-  agricultural/residential
-  conservation
-  conservation overlay
-  Utility

Note:
See Zoning Ordinance for Description and Detail

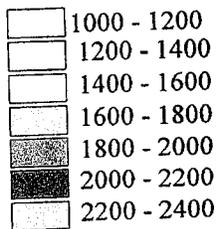
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Town of Dummer

Coos County, New Hampshire



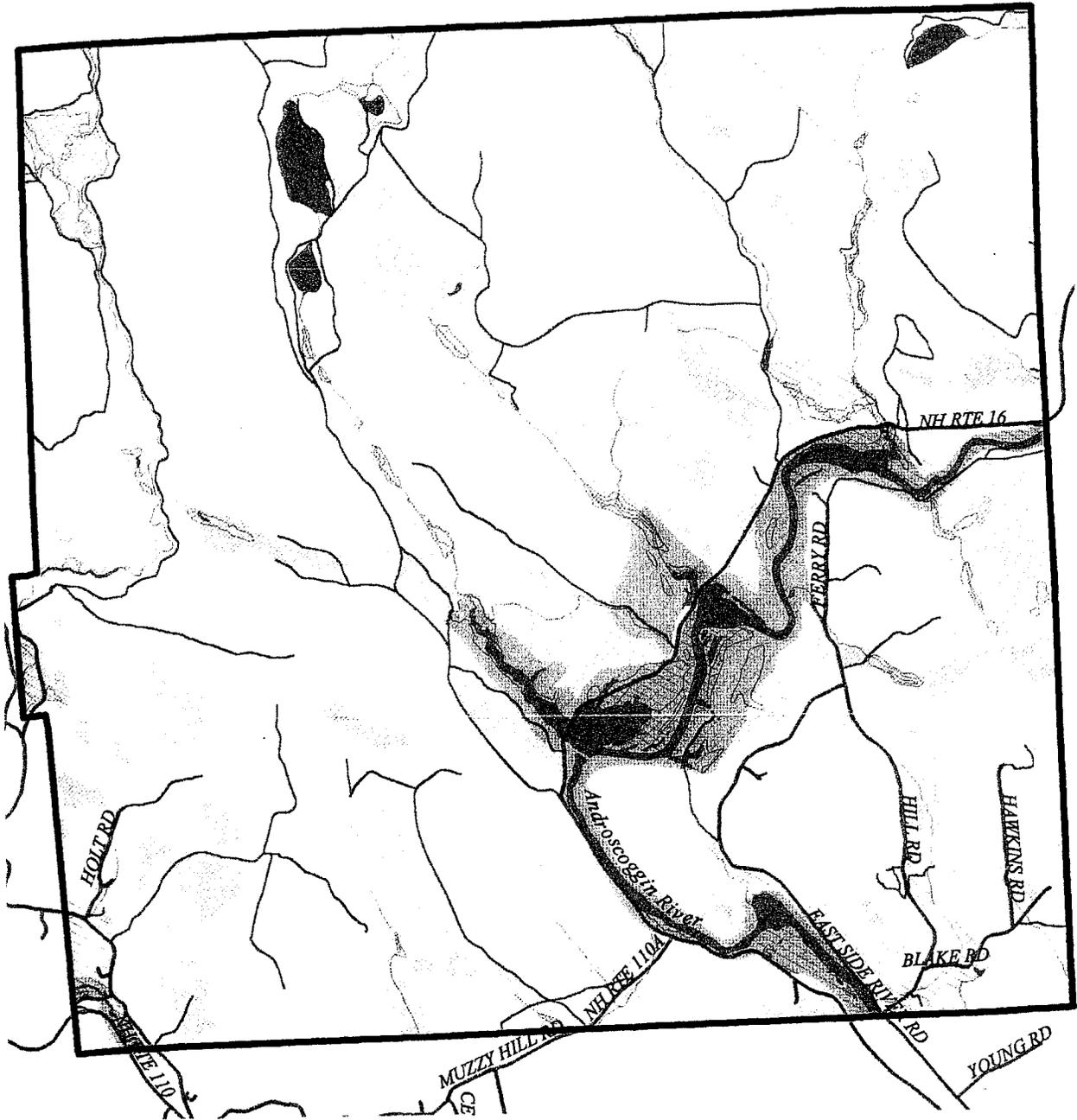
Elevation



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Town of Dummer

Coos County, New Hampshire



Hydrology

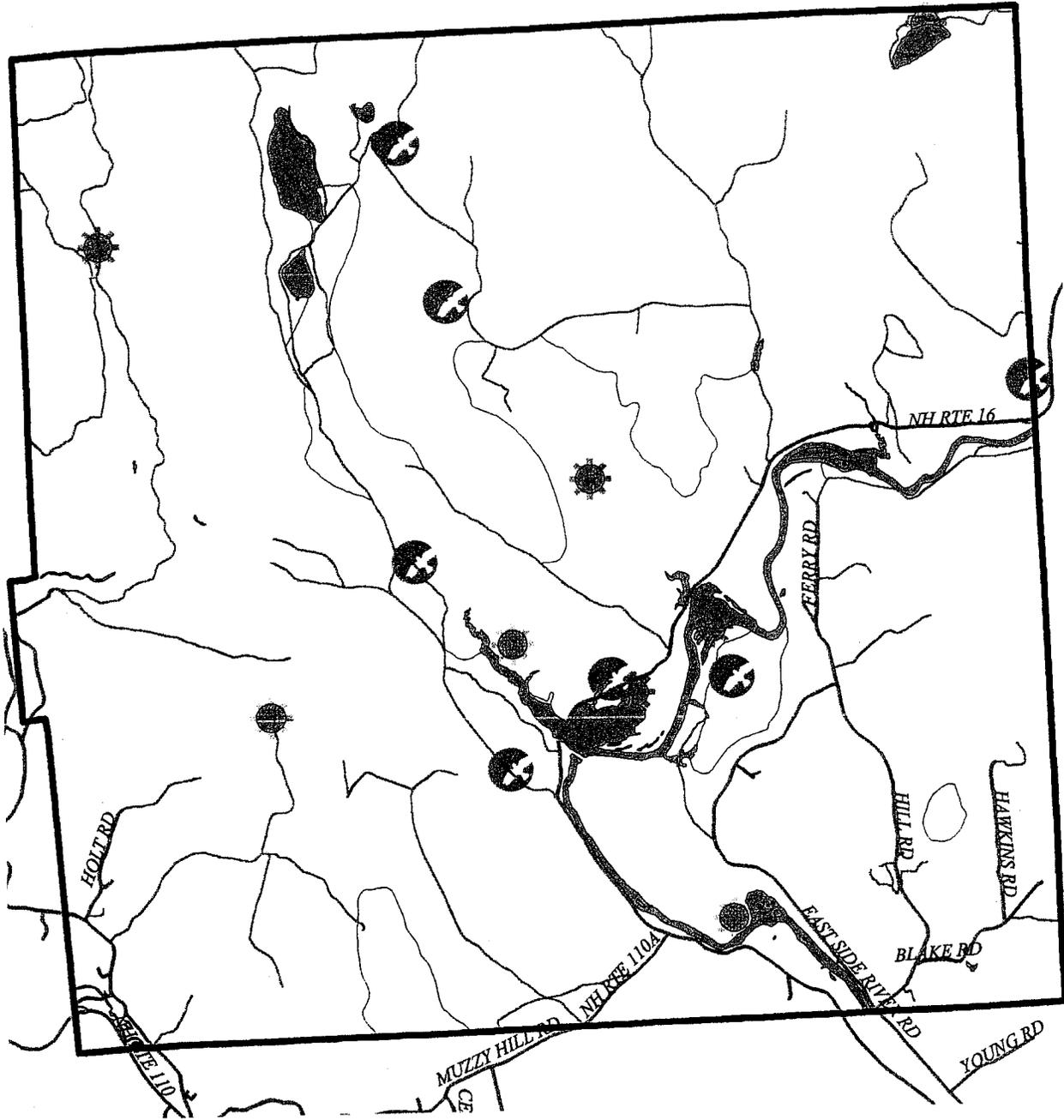


- Open Water
- Streams
- Aquifer
- Flood
- Wetlands

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Town of Dummer

Coos County, New Hampshire



Environmental



Deeryard	BAILEY'S SEDGE	LARGE YELLOW LADY'S-SLIPPER
Osprey	CILIATED WILLOW-HERB	LILY-LEAVED TWAYBLADE
NHI Buffer	FARWELL'S MILFOIL	NORTHERN HARRIER
	FINESCALE DACE	OSPREY
	GREEN ADDER'S-MOUTH	WAPATO

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Town of Dummer

Coos County, New Hampshire



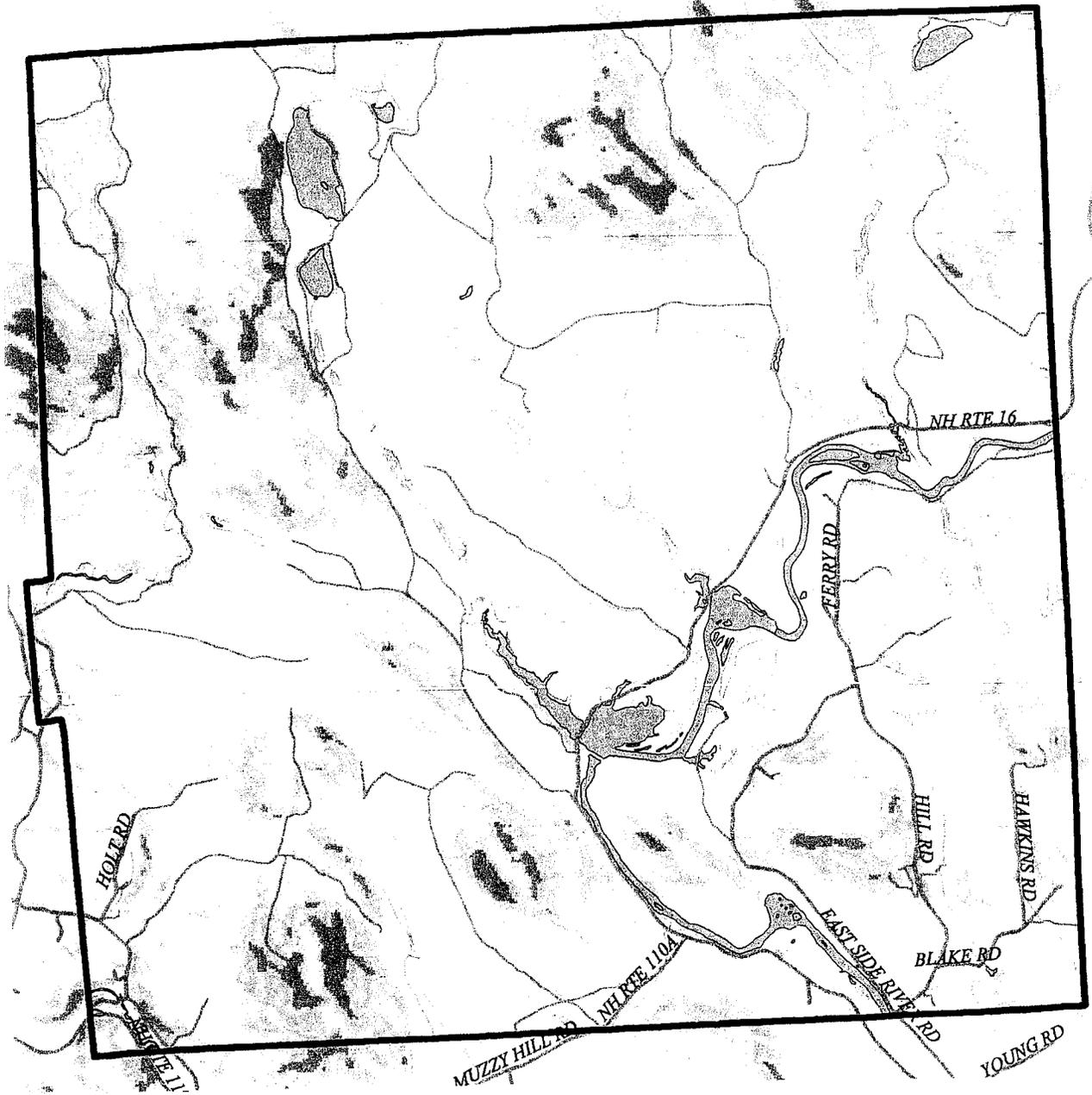
Land Use

- | | |
|--|--|
|  urban |  Deciduous- <25% Coniferous basal area per acre |
|  Active Agriculture |  Tundra-Mt Washington only |
|  Disturbed-gravel pits, quarries or other areas where vegetation has been alt |  Alpine- stunted vegetation just below tree line |
|  Cleared/open-clear cut, old agriculture, fields reverting to forest |  Water |
|  Bedrock/vegetated-exposed bedrock or ledge w/ some vegetation |  Wetlands |
|  Coniferous- > 65% Coniferous basal area per acre | |
|  Mixedwood- <25% and >65% Coniferous basal area per acre | |

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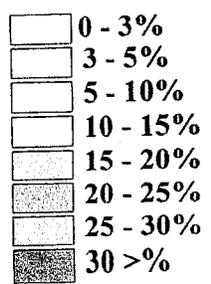
Town of Dummer

Coos County, New Hampshire



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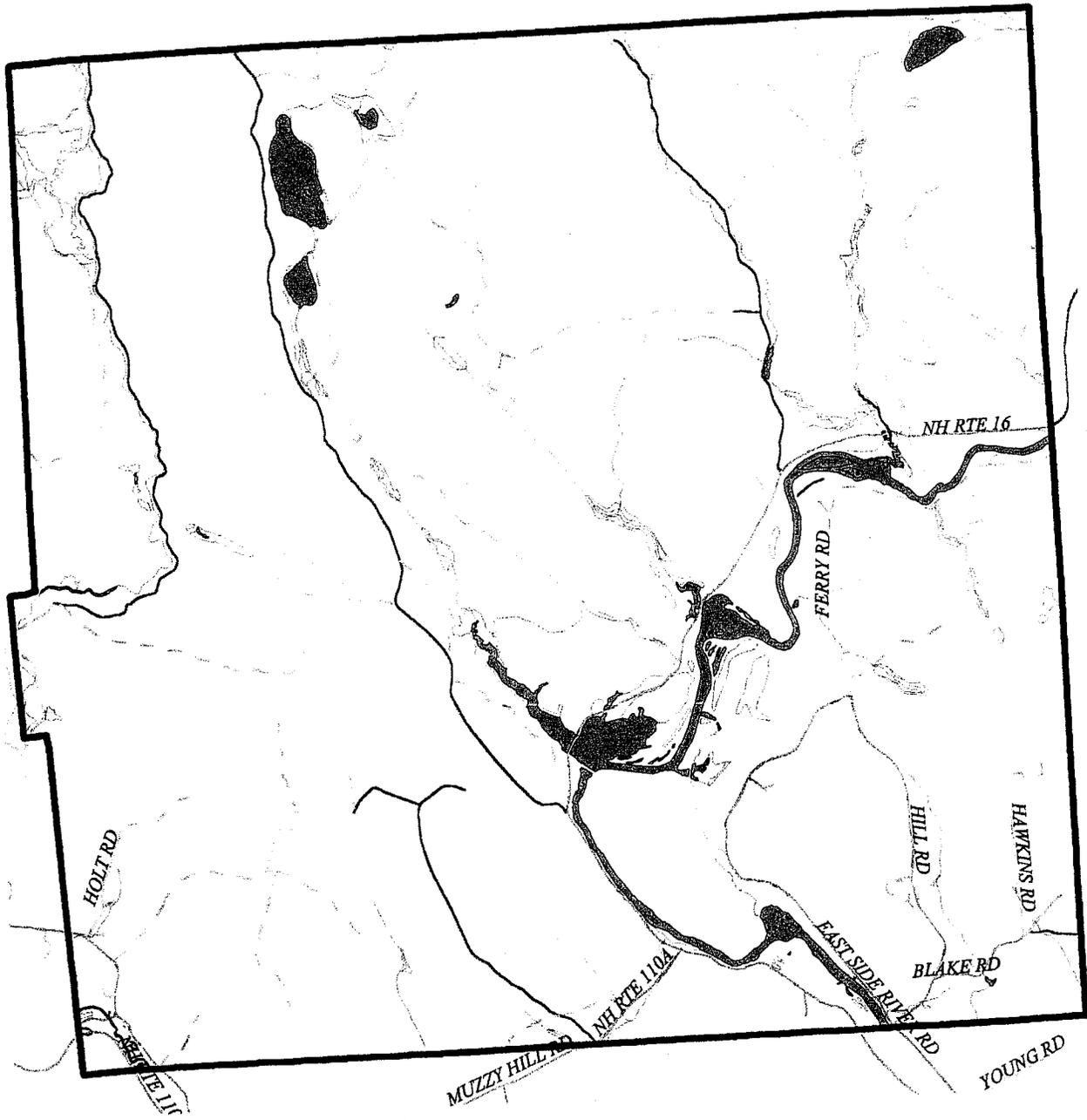
Slopes



This information is meant for planning purposes only as provided by the GRANIT system, Office of State Planning and Department of Environmental Services

Town of Dummer

Coos County, New Hampshire



Transportation

- | | |
|---|---|
|  Private | Surface Type |
|  Local |  Unimproved Road |
| |  Graded Gravel |
| |  Gravel |
| |  Bituminous Surface Treated |
| |  High Flexible Bituminous Concrete |

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