

ACKNOWLEDGEMENTS

Thank you to all the Lake View community members who contributed their time and insight to this comprehensive planning process. This plan would not have been possible without the dedication and engagement of Lake View's residents and the Comprehensive Plan Committee, all of whom provided valuable feedback throughout.

A special thank you to the members of the Comprehensive Plan Committee, who have worked diligently since January 2025 to guide the planning process — reviewing data, engaging with the public, and helping shape the community's vision, values, and goals.

Comprehensive Plan Committee Members

Cheryl Gormley

Ken Jay

Donald Martin

Steve Johnston

Consultant Team

Eastern Maine Development Corporation:

Hope Eye

Peter Sachs

Kristen Settele

Special Thanks To...

Bill Sawtell (1946-2023)

Schoodic Lake Association

Stacey Benjamin

Penquis Solid Waste

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	2
TABLE OF CONTENTS	3
INTRODUCTION.....	4
Population and Demographics.....	7
Housing.....	17
Transportation	27
Economy.....	37
Natural Resources	45
Water Resources.....	67
Agriculture and Forestry	78
Historic and Archeological Resources	83
Recreation.....	88
Public Facilities and Services.....	95
Fiscal Capacity and Capital Investment Plan.....	99
Existing Land Use.....	103
Future Land Use.....	108
Appendix.....	112
Lake View Community Survey Results	122

INTRODUCTION

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions and trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine's Growth Management Act has numerous advantages including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision-making. Following a framework established by the State of Maine, the Lake View Plantation Comprehensive Plan contains chapters in which related goals, analyses, policies, and strategies direct future growth and emphasize community values.

- Population and Demographics
- Housing
- Transportation
- Economy
- Water Resources
- Natural Resource
- Agricultural and Forest Resources
- Historic and Archaeological Resources
- Recreation
- Public Facilities and Services
- Fiscal Capacity and Capital Investment Plan
- Existing Land Use
- Future Land Use

MISSION STATEMENT

Increase and improve locals' ability to steward their community

VISION

To preserve the untouched beauty of the lake

A PLAN FOR LAKE VIEW

Lake View Plantation is a quiet community filled with natural beauty. The centerpiece of the plantation is the clear waters of Schoodic Lake, home to countless moments of serenity, reflection—and fun, especially during the fishing derbies. The woods offer peace and quiet, as well as campsites for those hunting (or just enjoying the great outdoors). And the community itself is bound together by a love of Lake View and all it offers. This document outlines a roadmap for the community's future, considering its unique rural character, local values, and the aspirations of its residents. This plan offers an opportunity to work towards a future that is beneficial for all; to anticipate and adapt to the challenges that lie ahead and celebrate what residents love about Lake View.

This Comprehensive Plan is designed as a flexible guide, adapting to Lake View's emerging needs and desires over the course of the next decade.

“LAKE VIEW” OR “LAKEVIEW”?

There are two different spellings of the plantation's name in popular usage: one as two words, and the other as one word. According to all official documents, the name of the community is Lake View, in two words. However, there are some things in and related to the plantation that use the one-word spelling, such as Lakeview Road or the Lakeview Plantation Company (which owned land in the area). This plan will use the official spelling of “Lake View” unless referencing one of these exceptions.

PUBLIC PARTICIPATION SUMMARY

Participation from the Lake View community played an essential role in the comprehensive planning process. Throughout the plan's four phases, a Comprehensive Planning Committee consisting of the Assessors and other community members held public meetings to discuss plan chapters and the planning process. In January of 2025, a survey was distributed to Lake View to assess public perceptions of the community's quality of life as well as community opportunities and challenges. To enhance participation, surveys were accessible online and on paper in the Town Office. Upon the deadline, eighty-six individuals participated in the survey via online form and mail. While not all respondents answered all questions, unanswered questions are classified as “No response,” for the purposes of capturing the total number of respondents throughout the survey analysis. The survey and analysis are a joint effort between Eastern Maine Development Corporation and Lake View Plantation. Through the community survey, personal interviews, and Comprehensive Planning Committee, local involvement shaped and enriched the plan's vision and analyses.

REGIONAL COORDINATION

Being such a small community, Lake View regularly engages with municipalities for promoting regional development and enhancing the quality of life for its residents. This ranges from public services like fire and EMS to conservation efforts on Schoodic Lake. Indeed, the lake itself is shared between Lake View and nearby Brownville. By working together with neighboring towns, Lake View leverages collective strengths and common challenges to create a stronger, more resilient rural community.

EVALUATION

The community will routinely monitor the degree to which future land use plan strategies have been implemented, the location and amount of new development, and the completion of capital investment projects. As new data becomes available over time, the existing data in the Comprehensive Plan chapters will be updated to ensure its contents are current and relevant.



Population and Demographics

Population Growth

Lake View Plantation is a minor civil division falling between an unincorporated area and a town. This is a classification exclusive to Maine. Within Piscataquis County, Lake View is one of two Plantations. It was originally settled due to the timberland in the area, as the Merrick Thread Company desired to make spools. A church and school soon followed, and Lake View Plantation was officially established in 1892. The population would later fall dramatically because of changes to its manufacturing economy. The loss of the thread company in the mid 1920's led workers to find jobs elsewhere. The population has undergone many shifts, but has, for the most part, been on the rise since the 1970s.¹ Current estimates (as of 2023) put the population at 188 people.

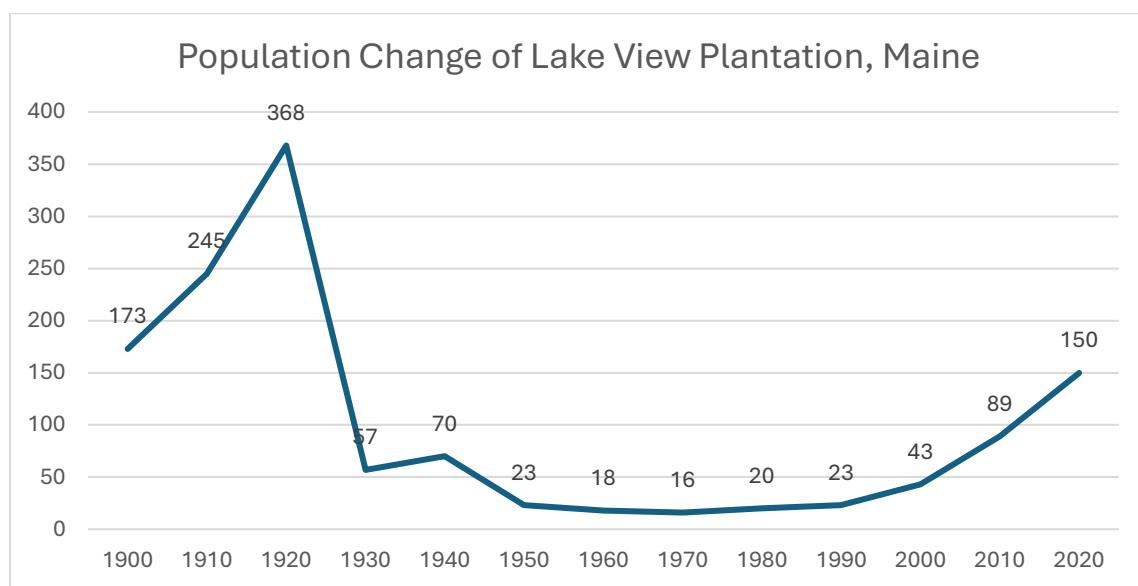


Figure 1.1: Population Change in Lake View Plantation, ME from 1900-2020. Source: U.S. Census Bureau.

Between 2000 and 2020, Lake View's population rose by about 29%, going from 43 to 150, then to 188 in 2023. This continues a trend that began in earnest in the 1980's. These recent gains have mostly been in the 55-59 demographic, increasing more than 8x it's 2013 size (Figure 1.4a). The result is that Lake View Plantation has a median age 7.4 years higher (60 years old) than the county average and 14 years higher than the state as a whole.

Projected Population

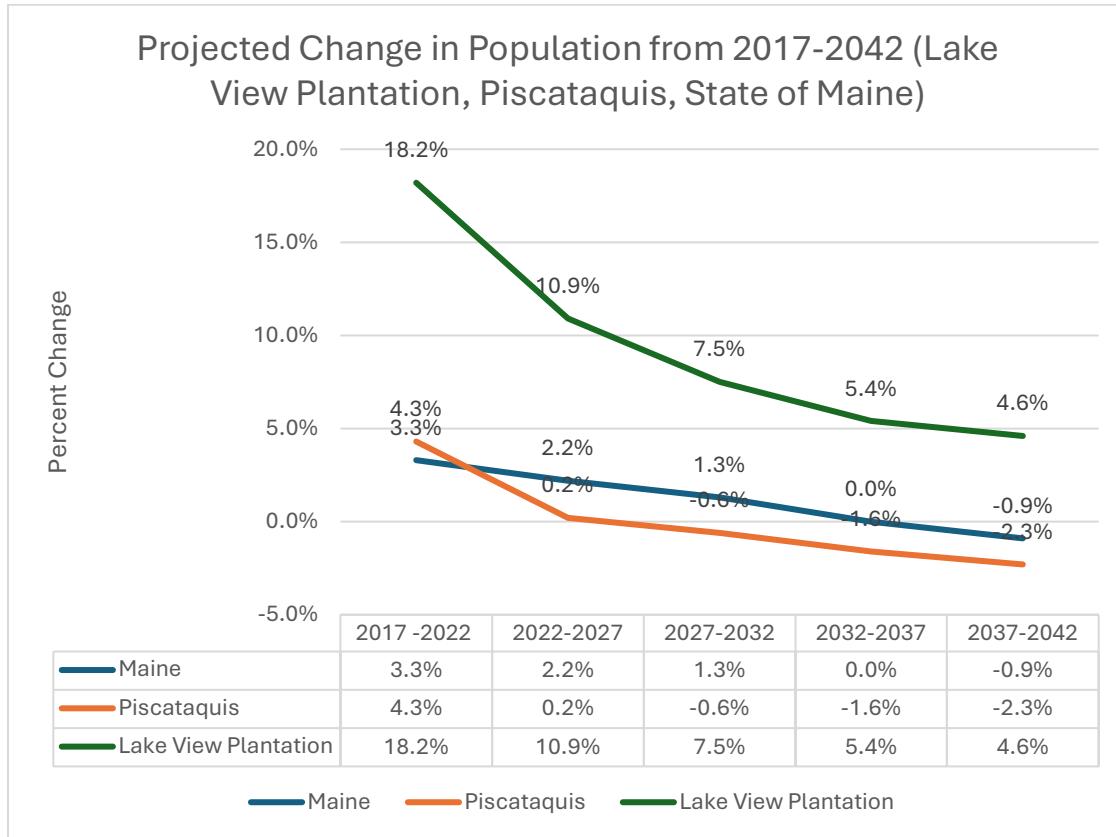


Figure 1.2: Population Projection from 2017-2042 in Lake View Plantation, Piscataquis County, and Maine. Source: Maine State Economist.

Because Lake View Plantation is smaller than the county and the state, it's subject to greater fluctuation in demographic change. Figure 1.2 shows a steep growth followed by slight stabilization. The county and state, on the other hand, are set to slowly decrease in population over time. Visualized a different way, we can see more clearly the changes in population in Lake View over time. Population is set to increase ~46% from 2017-2042.

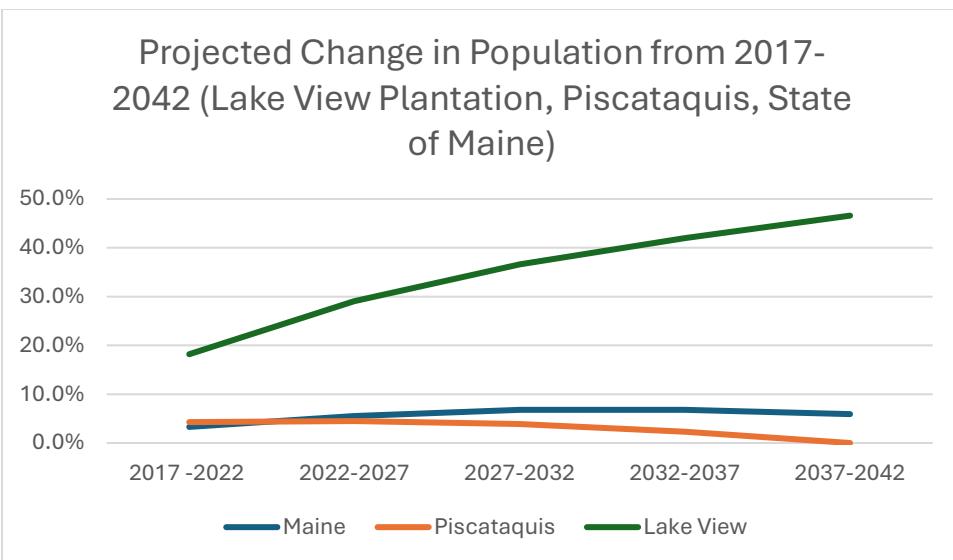


Figure 1.3: Total Population Projection rate change from 2017-2042 in Lake View Plantation, Piscataquis County, and Maine. Source: Maine State Economist.

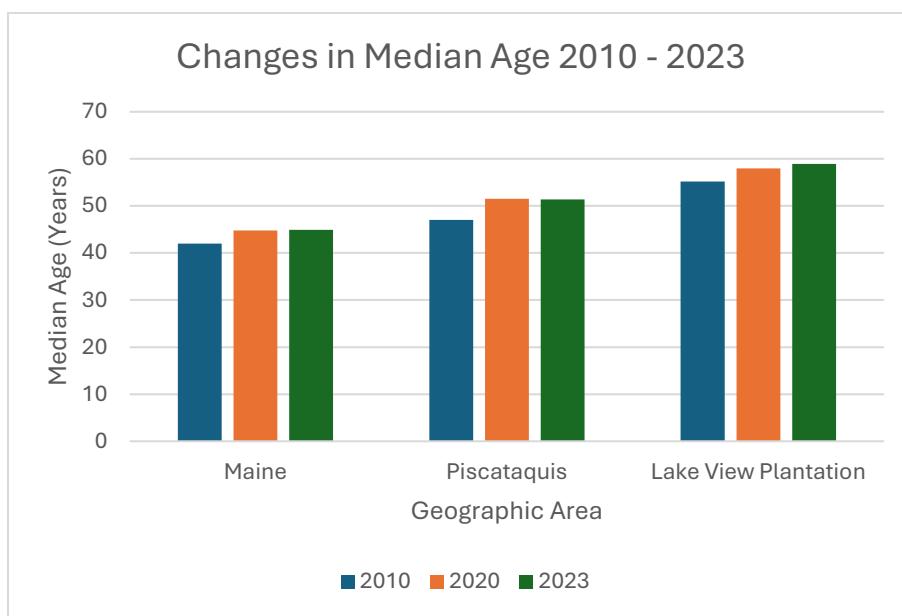


Figure 1.4: Change in Median Age from 2010-2023 in Lake View Plantation, ME. Source: U.S. Census Bureau

Given the recent rise in population, demand for housing will almost certainly reflect this change. Demographically, the population is older on average. This will also create a greater demand for increased healthcare services, and those to create greater accessibility. With little increase in school-age children (+6) in the last 10 years, there may be less of a demand for educational services. Lake View is prepared for this, as in 2003, they withdrew from the MSAD #41. As stated on their website, the school budget is generally based on available

current enrollment +1. If additional students move to Lake View, a Special Town Meeting will be called to appropriate the additional funding required to pay for the increased tuition cost. No changes need to be made to its education system at this time.

Looking closely at Figure 1.5, some of the categories were merged for the sake of comprehension. Due to high differences in population counts, under 5 years, were merged with 6-9 years, 10-14 were merged with 15-19, and 25-44 years group was created from the merging of 4 different age groups.

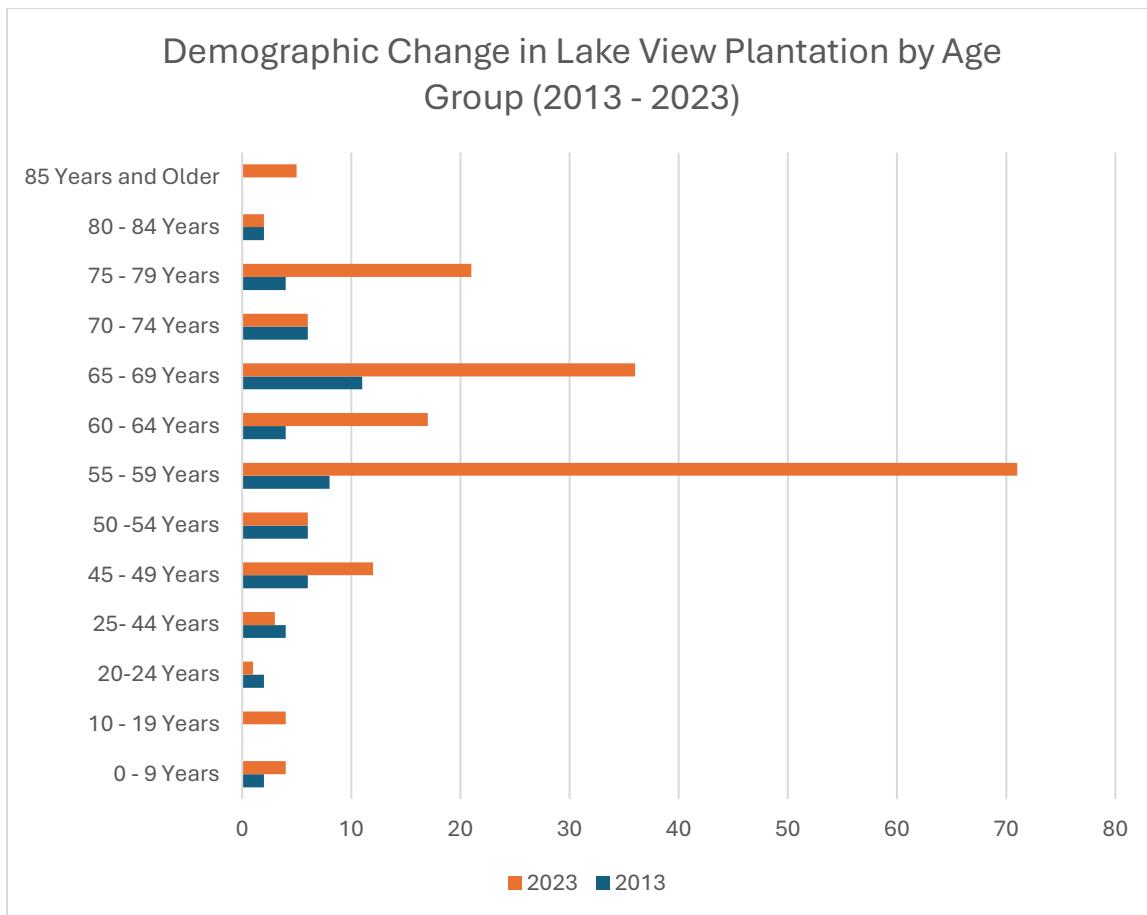


Figure 1.5: Age Distribution changes from 2013-2023 in Lake View Plantation, ME. Source: U.S. Census Bureau

Population, Housing and Education

The demographic profile of Lake View Plantation directly influences demand for housing and services. Most residents are retirees or seasonal homeowners, and the community has seen only a modest increase in school-age children (+6 since 2013). As such, demand for educational services is expected to remain low. However, the aging population will likely increase demand for in-home health care, transportation assistance, and accessibility.

Housing demand is likely to continue rising, albeit gradually. While the town may not experience large-scale housing development, the need for single-level homes, aging-in-place retrofits, and year-round home conversions will become more pressing. Additionally, because many seasonal homes could potentially transition into permanent residences, policies that support this trend could be beneficial. The plantation may investigate this to prepare for future demand.

The greatest demand will be in housing that is accessible for older adults. Municipal services, particularly those that assist with health, safety, and transportation, will become more important. School enrollment will likely remain steady or even decline, making additional investment in education infrastructure unlikely in the near term. Since the Plantation has no schools, school-age children will continue to attend school in nearby school districts as they choose (usually in Dover-Foxcroft or Milo).

The majority of Lake View's residents are older adults, many of whom are retired or semi-retired. The income profile reflects this, with much of the population on fixed incomes. Education levels are comparable to the county average: approximately 97% of the population have a high school diploma or higher, while 18.4% have earned a bachelor's degree or higher, falling slightly below the county and state averages.

	Less than 9th Grade	9th Grade, No Diploma	to 12th Grade, Includes Equivalency	High School Graduate (Includes Equivalency)	Some College, No Degree	Associate's Degree	Bachelor's Degree	Graduate or Professional Degree	High School Graduate or Higher	Bachelor's Degree or Higher
Lake View	0.0%	3.4%	43.0%	33.0%	2.2%	11.2%	7.3%	96.6%	18.4%	
Piscataquis	3.6%	4.4%	37.5%	22.0%	10.8%	15.7%	6.1%	92.0%	21.8%	
Maine	1.8%	3.3%	29.4%	18.0%	10.5%	23.2%	13.7%	94.9%	37.0%	

Table 1.1: Educational Achievement in Lake View Plantation, ME in 2023. Source: U.S. Census Bureau

Seasonal and Part-Time Residents

Lake View Plantation has long been a destination for summer residents and vacation homeowners, drawn to Schoodic Lake and the surrounding wilderness. The town's population often swells during the warmer months, with seasonal residents contributing significantly to the local economy through property taxes, and use of recreational services. Many seasonal homes are located on or near the lake, and in recent years, there has been some evidence of these homes transitioning to year-round use, particularly by retirees. That

said, Lake View's seasonal population is still higher than its full-time residents. The community is economically dependent on seasonal property taxes and occasional local spending, though the lack of retail and services within the Plantation limits the overall economic impact. This seasonal-to-permanent transition may be key to the community's future population growth.

Income

Because of Lake View Plantation's size, the data from U.S. Census Bureau show a higher standard error for income. On top of this, data are only available for the community up to 2017. Therefore, the data are looked at more regionally, comparing those of surrounding communities (Figure 1.6).

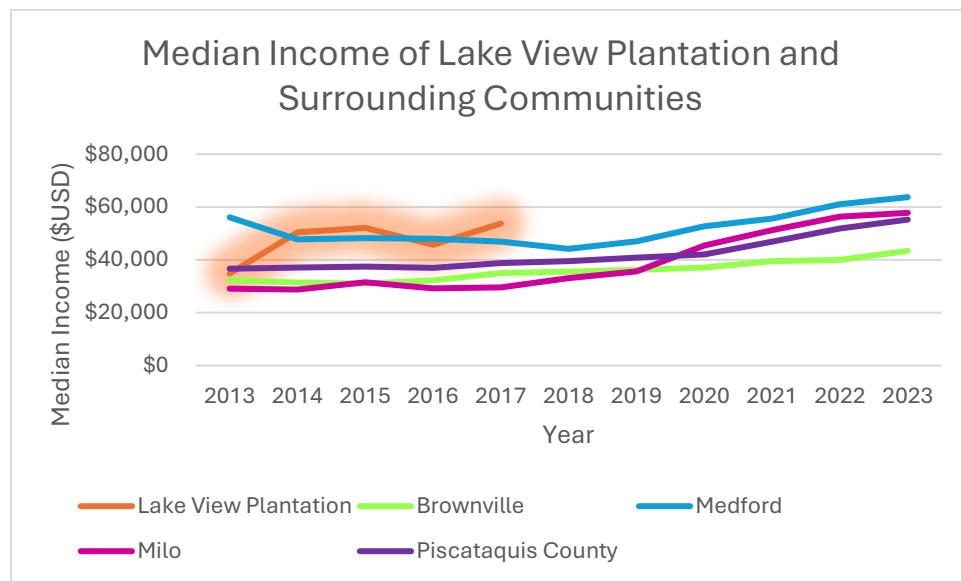


Figure 1.6: Median Income for Lake View Plantation, Brownville, Medford, Milo, and Piscataquis County in ME. 2013-2023. Source: U.S. Census Bureau.

What stands out is that the surrounding communities all saw a rise in median income since 2019, perhaps linked to migration to smaller areas in Maine from out-of-state remote workers. While not all data are available for all years in Lake View, the pattern and community input indicate that the same is happening here.

Employment

Lake View Plantation does not currently function as a service center, nor does it have a major employer. Most residents either work remotely, are retired, or commute to nearby towns. As such, there is no substantial daytime population increase, and the community's infrastructure is primarily built to support its full-time residents. Furthermore, its small size means it experiences no major influx of daytime workers. However, should remote work or seasonal activity expand significantly, some basic service expansion (e.g., broadband, waste services, emergency response) may be warranted.

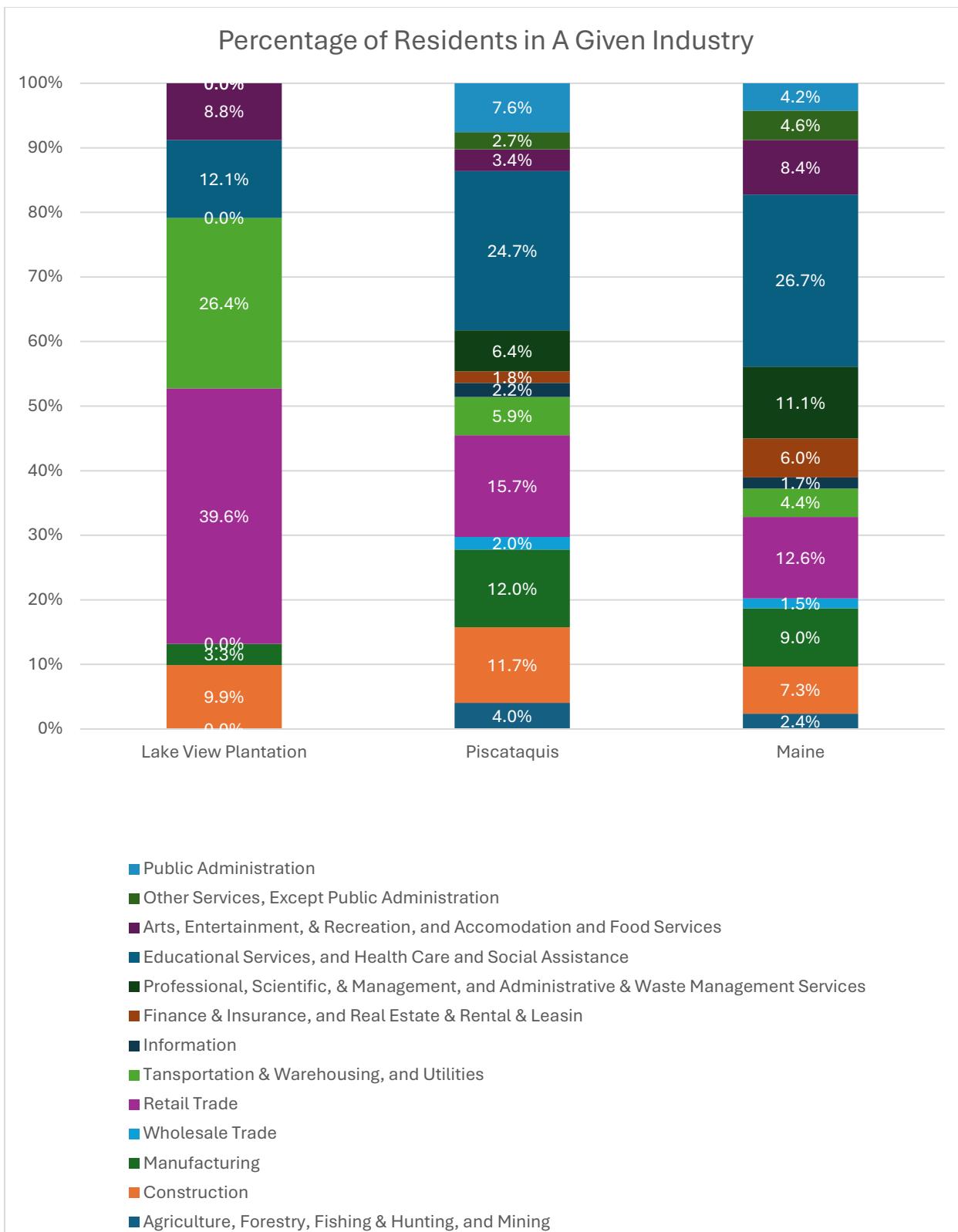


Figure 1.7: Percent employment by industry in Lake View Plantation, Piscataquis County, and Maine in 2023. Source: U.S. Census Bureau

Despite its small population, Lake View's residents are employed across a range of industries. As illustrated in Figure 1.6, the largest sectors in town are Retail Trade, Transportation and Warehousing, and Utilities, followed by Educational Services, and Health Care and Social Assistance. When compared to Piscataquis County and the State, the distribution of employment reveals some notable gaps, suggesting limited workforce capacity and industry diversity within the town. These differences point to an opportunity—and a potential need—to attract and retain skilled workers across a broader range of sectors to support long-term economic resilience and growth.

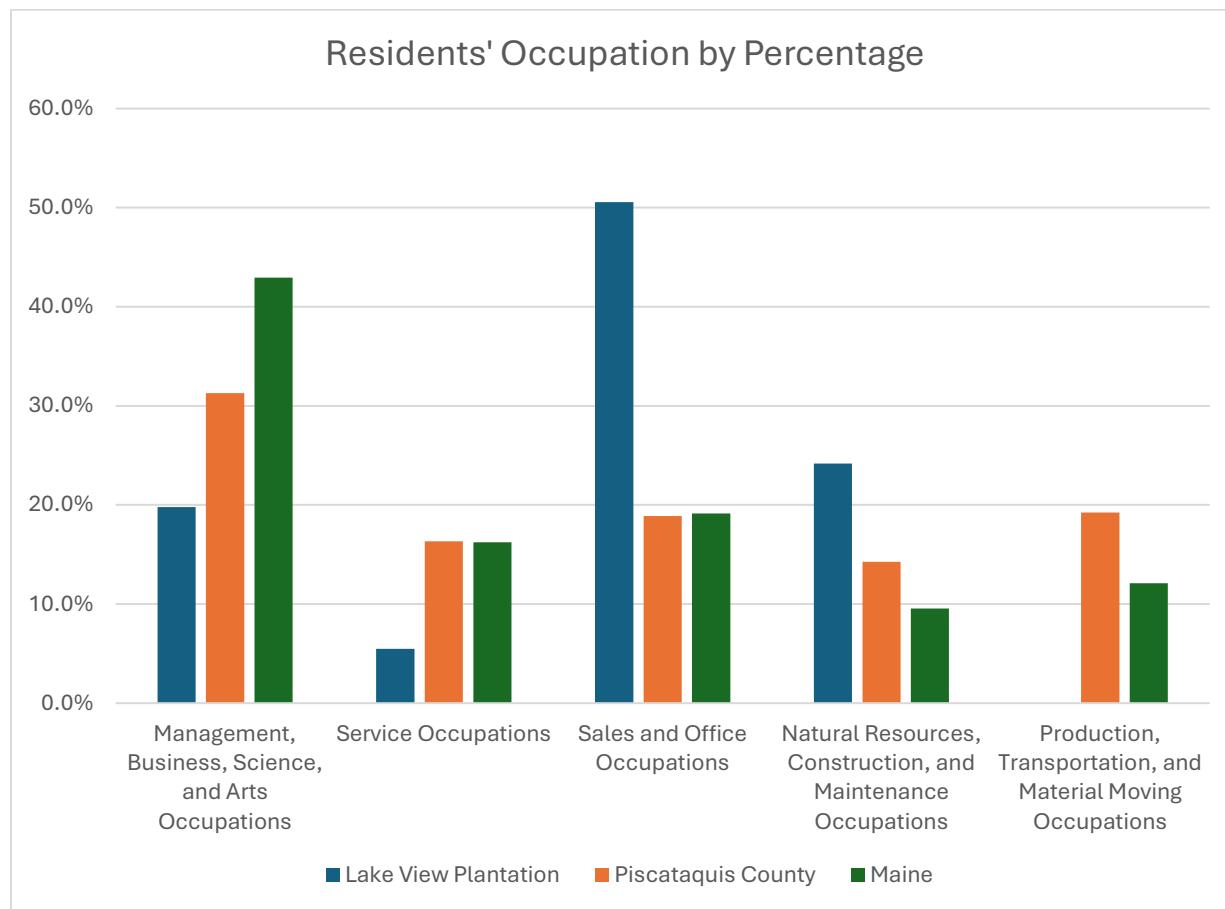


Figure 1.8: Percent employment by occupation in Lake View Plantation, Piscataquis County, and Maine in 2023. Source: Maine State Economist, <https://econ.maine.gov/index/comprehensive>

Looking at employment from the occupation lens, Figure 1.7 paints a clear picture of Lake View Plantation's narrow occupational landscape, one that contrasts sharply with both Piscataquis County and the State of Maine. Half of all local workers are employed in Sales and Office occupations, more than double the county and state averages of 19 percent, revealing a heavy reliance on clerical, customer-service, and administrative roles.

Meanwhile, nearly one in four residents (24 percent) make their living in Natural Resources, Construction, and Maintenance trades, well above the county's 14 percent and Maine's 10 percent. Together, these two sectors account for a remarkable 74% of Lake View's workforce, underscoring the Plantation's dependence on a handful of industries.

By contrast, Lake View shows a significant underrepresentation in higher-skill professions: only 20 percent of its workforce is engaged in Management, Business, Science, and the Arts, compared with 31 percent in Piscataquis County and 42 percent statewide. Service occupations (encompassing food service, hospitality, and personal care) make up a mere 5% of local employment, barely a third of regional and state levels, while Production, Transportation, and Material Moving roles are virtually absent. These gaps highlight both the limited diversity of Lake View's economy and potential vulnerabilities to shifts in retail, construction, or resource-based markets.

Housing

State Goal

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

Policies

To encourage and promote adequate workforce housing to support the community's and region's economic development.

To ensure that land use controls encourage the development of quality affordable housing, including rental housing.

To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

2025 Community Survey Results

The results of the 2025 Community Survey reflect concerns in Lake View that align with broader trends across rural Maine. The survey, which was distributed to the public, received responses from a diverse group of engaged community members, with 2% of respondents residing outside the town. Findings indicate that 99% of respondents are homeowners, while 1% consider themselves visitors.

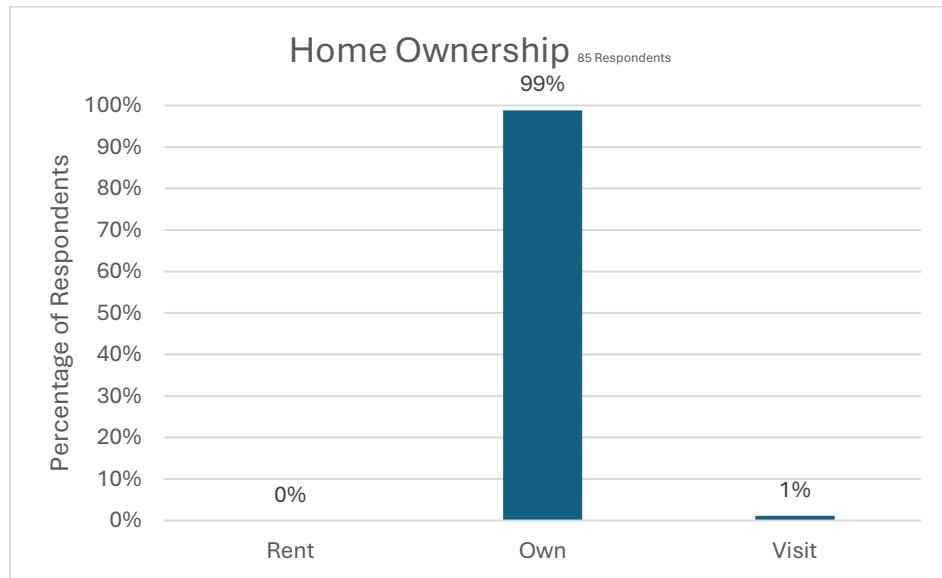


Figure 2.0: Home Ownership Rate for Respondents. Source: Lake View Community Survey 2025

When asked about housing availability, 68% of participants expressed that low- to moderate-income earners face significant challenges in securing affordable housing. Additionally, when identifying key housing concerns in Lake View Plantation, most respondents prioritized addressing “abandoned” properties that are in poor states of repair, most of which are owned by individuals in the town who are unable to maintain them (often due to advanced age). Other significant concerns, ranked by importance, include accessory dwelling unit regulations, housing stock improvements, increasing middle income housing, elderly housing options, and improving overall housing affordability.

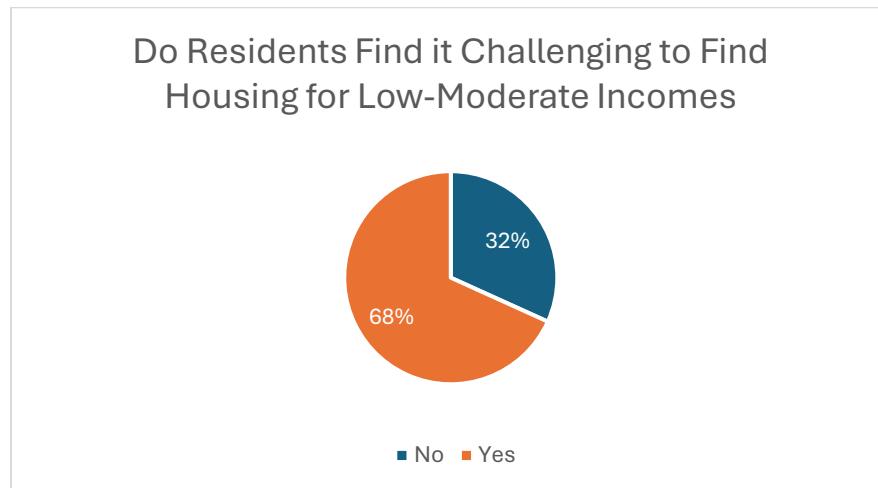


Figure 2.1: Residents of Lake Views’ opinion on whether it is challenging to find low-moderate priced homes in Lake View Plantation. Source: Lake View Plantation Community Survey 2025 Survey

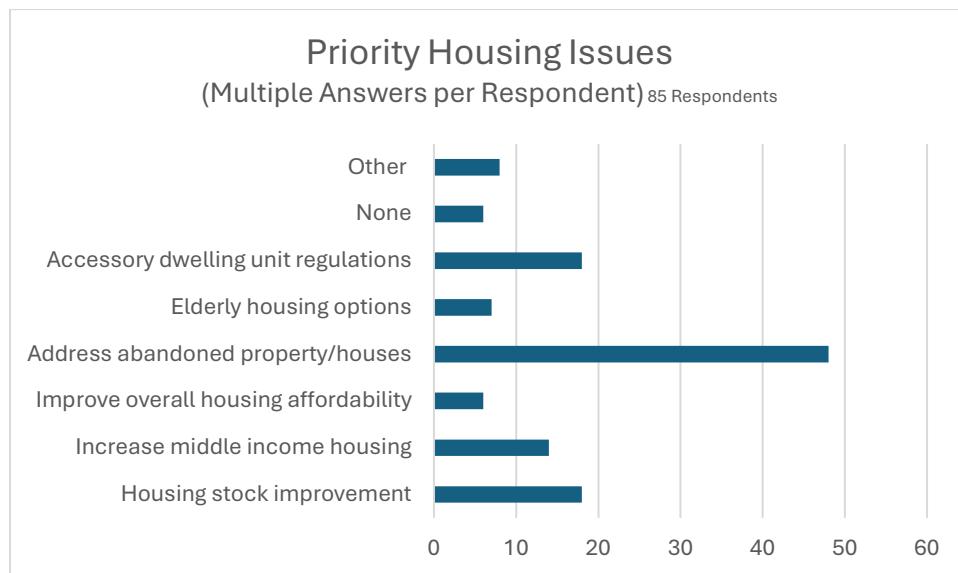


Figure 2.2: Residents’ opinions on what the housing priorities should be for Lake View Plantation, ME. Source: Lake View Community Survey

Also asked of the town, was if there were any areas they felt like a good opportunity for housing development. Responses were largely against more development, though a few suggested the “back side of the lake”, “distressed buildings”, and “northeast”. Lake View Plantation may use this information when deciding what areas to prioritize for future housing development.

Housing Over Time

When talking about the history of housing in Lake View, it is important to mention its economic history as well, as it generally has great influence over the direction housing took for residents overtime.

The location for Lake View Plantation was chosen largely for its timberland, highly desirable to the Merrick Thread Company, which specialized in using birch to manufacture spools. The company began clearing the land in 1888 and constructing the first buildings in 1889. The supplies were brought in via boat to Lake View until a private highway was eventually built. The trees of Lake View were harvested two or three times between 1900 and state acquisition in 1977.

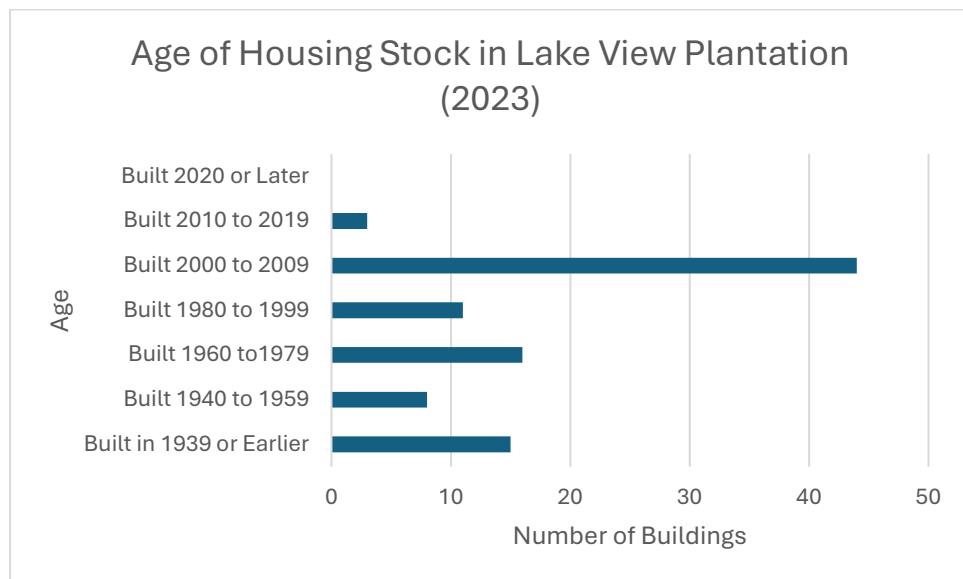


Figure 2.3: Age of Housing Stock in Lake View Plantation, ME as of 2023. None were built in 2020 or later. Source: U.S. Census Bureau.

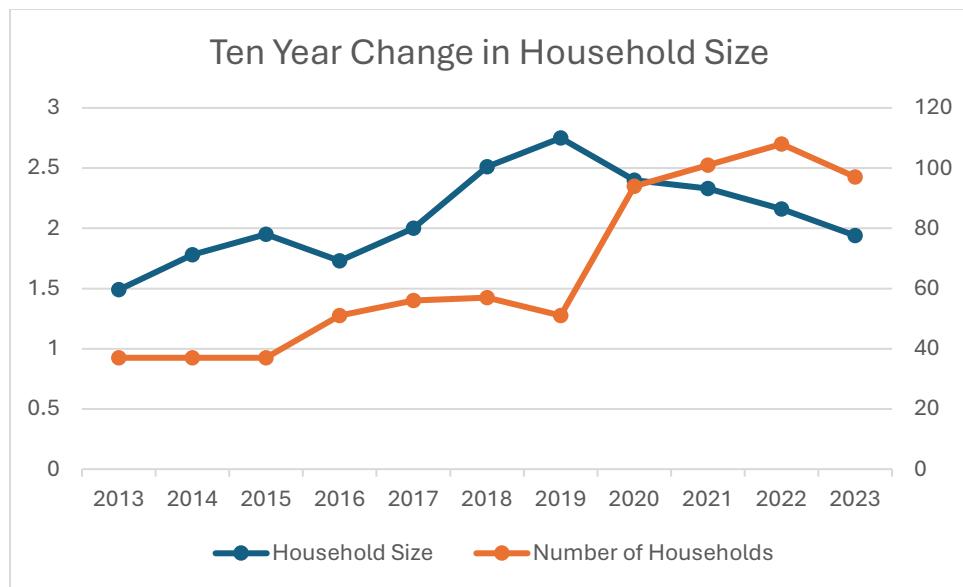


Figure 2.4: The change in household size in Lake View Plantation between 2013 – 2023. Source: U.S. Census Bureau.

As Figure 2.3 shows, the majority of Lake View's housing stock was built 2000 – 2009, followed by housing built between 1960 – 1979, and then by housing built 1939 or earlier. From 1960-2009, This is likely due to the influx of new residents during this time.

Housing Stock and Occupancy

From 2013 to 2023, The American Community Survey (ACS) revealed that Lake View Plantation's housing stock has had some fluctuations but has remained relatively steady (Chart 2.4). Overall, between 2013 and 2023, there was an increase of 28 units. As we are in a housing crisis where there needs to be a marked rise in home building, the town needs to produce 5 housing units per year to meet the goals set by Maine's Housing Production Needs Study.¹ Noting the way in which housing has slowly increased over the last decade, the town may facilitate a concerted effort to foster a more rapid increase in units to 2030. There are many barriers to this, ranging from the size and type of lots currently for sale to current administrative restrictions on homebuilding.

¹https://www.maine.gov/dacf/parks/get_involved/planning_and_acquisition/management_plans/docs/central_penobscot_resource_iop.pdf

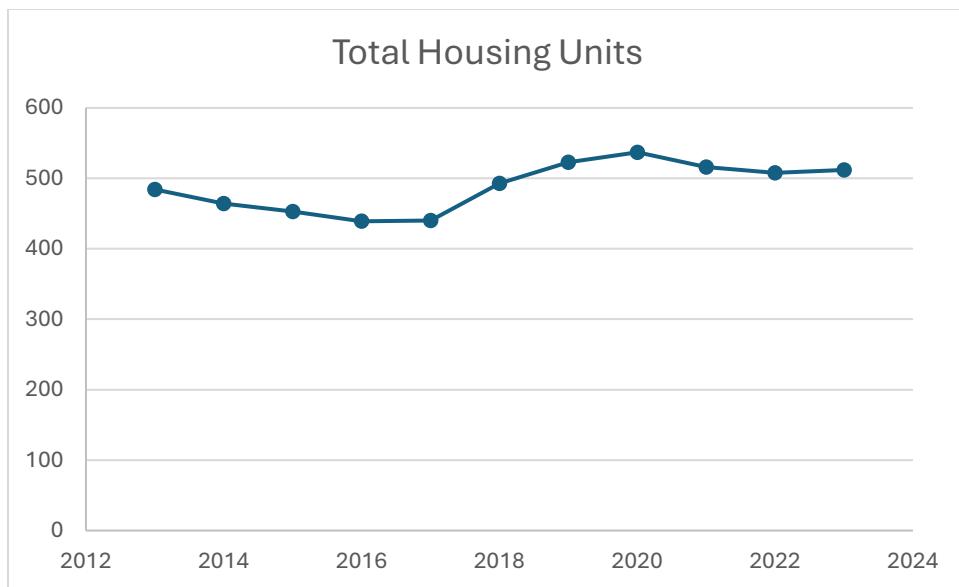


Figure 2.5: Change in housing units over the Last 10 years in Lake View Plantation, ME. Source: U.S. Census Bureau

It is worth noting that, between 2013 and 2023, there were almost no renters in Lake View Plantation; there do seem to be quite a few seasonal residents, but the majority appear to be full-time homeowners. There are a growing number of housing units being rented through Airbnb or other short-term vacation rental sites.

Overall occupancy rate has been rising since 2015, from 35 to 97 occupied homes; the vacancy rate has been decreasing since its peak in 2019 at 472 to 415 in 2023. The increase in occupancy and decrease in vacant housing fits in line with Figure 2.4, which shows decreased household size, but also tells an expansive story; that this may reflect broader socio-economic factors that are at play, such as an aging population, an increase in single-person or smaller family households, and shifting lifestyle preferences among residents. As such, these findings not only underscore a tightening housing market but also highlight the need for adaptive strategies in housing policy and infrastructure development.

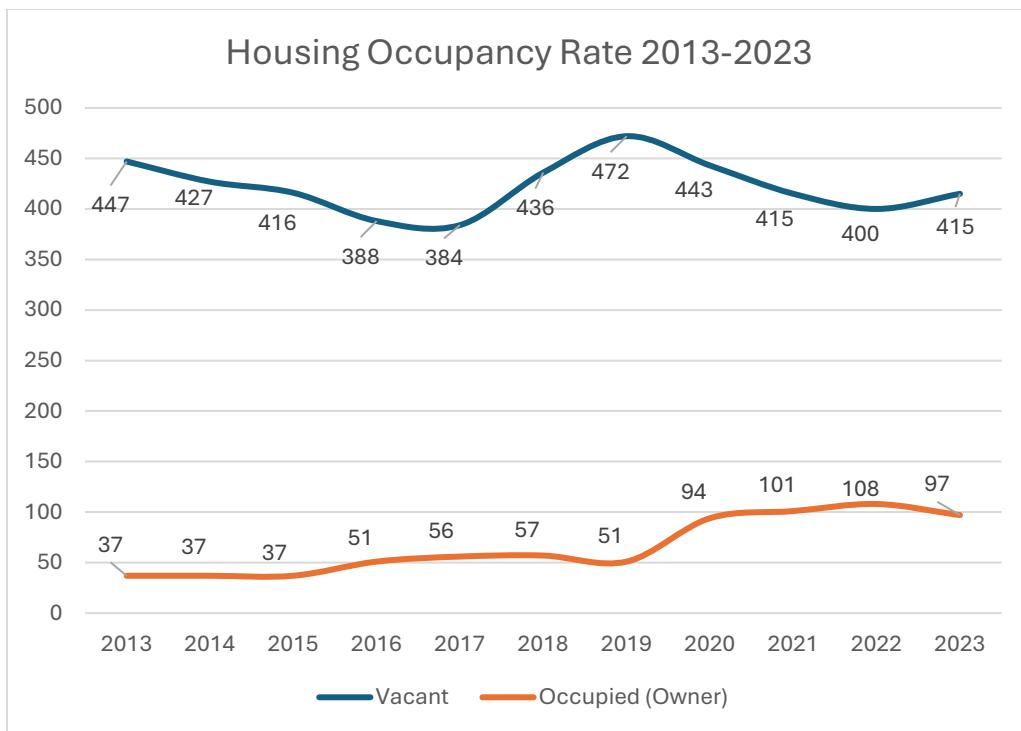


Figure 2.6: Housing Occupancy Rate in Lake View Plantation, ME from 2013-2023. Source: Maine State Economist

Future Housing Stock

Currently, town officials see no sign of overcrowding or of current residents not having access to housing. This may change in the near future. According to population projections in the previous chapter, Lake View's population is increasing at a steady rate, and will continue to do so in the next 10-20 years, albeit a bit more slowly. Figure 2.6 shows a slow decline of concentration in seasonal housing in favor of year-round housing. Based on these trends, Lake View should evaluate its housing stock to make sure it's prepared for an unpredictable future. Increasing the quality of stock, as the town reports general infrastructural breakdown of its housing units, will also be an important aspect of future housing development. Over the next 10 years, some replacement units or renovations may be required to maintain the existing housing stock. With these topics at the forefront of housing discussions, it is estimated that 5-10 units will need to be built in the next 10 years.

Housing and Income

According to federal definitions of affordability, housing should only cost at most 30% of a person's income. Housing units in Lake View are all waterfront property, so they are valued

higher than average for the state. Current evaluation (2023) for median house price is \$346,900. Since data are only available for Lake View's median income until 2017, the median incomes of the closest nearby towns of Brownville, Medford, and Milo were looked at in comparison.

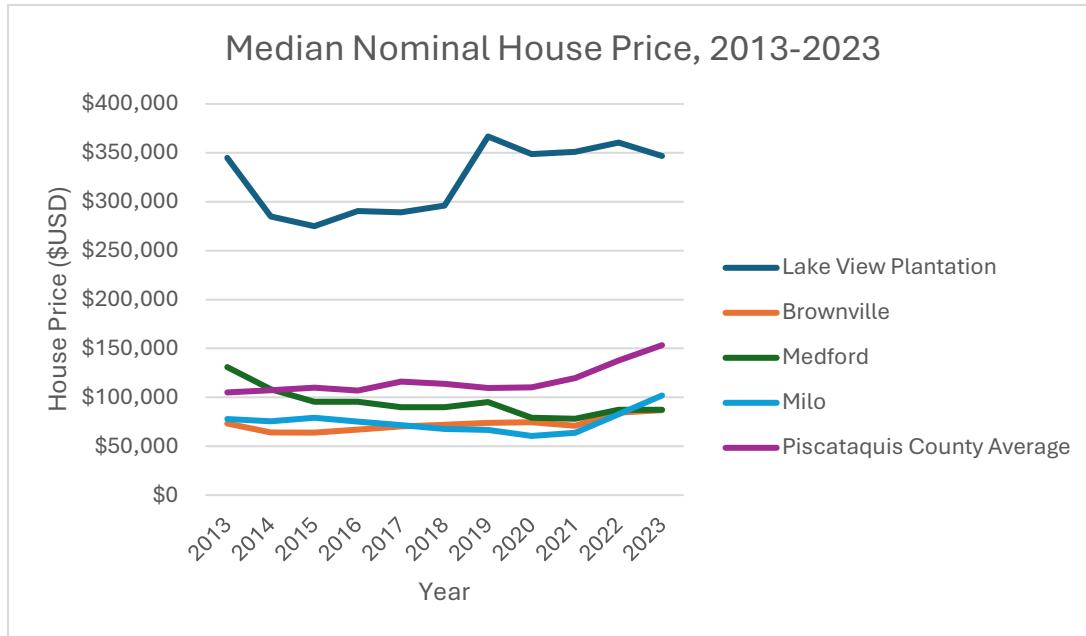


Figure 2.7: Median House price for Lake View Plantation, EM 2013-2023. Source: U.S. Census Bureau.

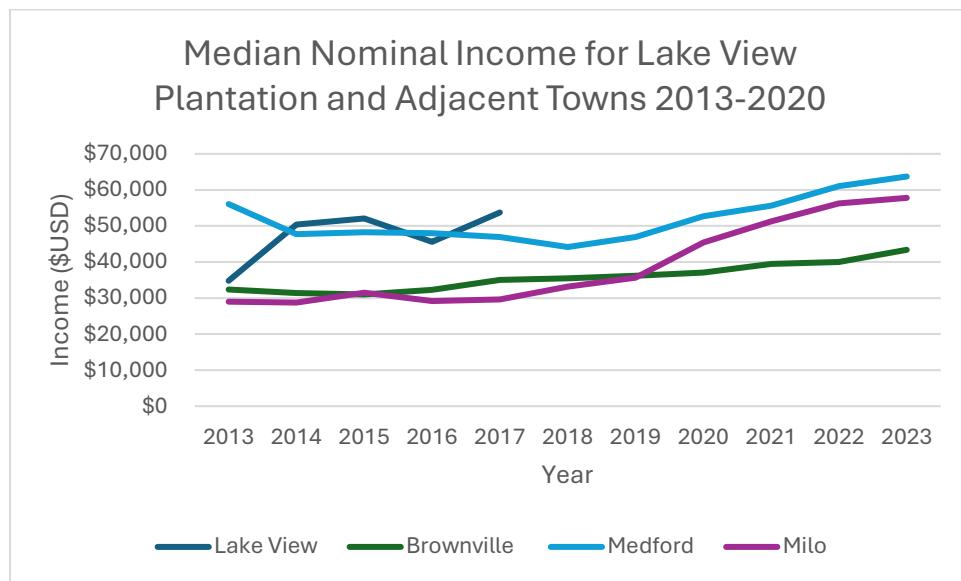


Figure 2.8: Income changes in Lake Plantation, Brownville, Medford, and Milo Maine, from 2013-2023. Source: U.S. Census Bureau

As stated previously, the income data is not readily available for income in Lake View Plantation past 2017. Furthermore, it being a smaller community subjects Lake View to greater volatility in income shifts. Looking at the three communities adjacent to Lake View, it's safe to say that median income has been rising since 2017. This sentiment is echoed by members of the community.

Why is the Average So High?

As shown by the graph above, the average home price in Lake View is significantly higher than in other communities. This is due to several factors driven by the community's land usage patterns. Almost all housing is on the shores of the lake, raising its value. Other areas of the community are either conserved or used by logging companies, precluding housing in more marginal areas that would lower the average cost. Furthermore, housing units are almost all large single-family homes designed for owner-occupation, raising per-unit cost. The lack of commercial activity in the area drives away lower-wage workers seeking employment that would prioritize affordability over size, privacy, and tenure. Finally, nearly half of the housing units were built in the last 25 years (and only 15% are pre-1940), meaning that the housing in this community is newer with more amenities, up-to-date architectural standards, and fewer needed repairs. There is very little legacy housing located outside of in-demand areas to act as a source of less-expensive housing; the in-demand area was and is the shoreline.

Affordability and Assisted Living

Lake View is another community in Maine that would require increased levels of housing to achieve affordability. The price of a home in Lake View has only increased from 2013-2023 by \$2,000, but that's still highly unaffordable to those making 60, 80 or even 100% of the regional median income (\$55,234 for Piscataquis County in 2023); housing remains significantly more expensive in Lake View compared to the rest of the region. Unlike the rest of Maine, these prices have remained relatively stable, while in other communities, housing prices increased dramatically since 2020. Income has not been able to keep pace with the price of housing.

This unaffordability is widespread. Maine, and the entire United States, is in the throes of a housing crisis, the likes of which has not been seen since 2008. As this problem is highly complex, it requires partnerships with regional and state entities to address the problem. Regionally, the efforts to mitigate the housing crisis, and increase affordable and workforce housing is being led by Eastern Maine Development Corporation, which has published its housing roadmap. The roadmap is synthesized for Greenville, Lincoln, and Old Town, but in it, are regional solutions that Lake View Plantation may tap into for support. Beyond the regional efforts of organizations like EMDC and Piscataquis County Economic Development

Corporation (PCEDC), there are no local efforts or coalitions to address affordable and workforce housing needs.

There are no homes designated for assisted living or the elderly in Lake View Plantation. The closest ones are in Charleston, Dover-Foxcroft, and Millinocket. As the population in Lake View continues to age, housing assistance for the elderly may find it difficult to meet demand. Lake View, though, has no area to build any assisted living or elderly care homes. Distance from EMS and healthcare makes such services less feasible to provide effective elder care in their community; as with lower-income housing, this need will likely have to be met regionally.

Regulations and Policy

Housing development in Lake View, as anywhere, is shaped by its local regulations. These regulations are currently dictated by the Maine Land Use Planning Commission, which serves as the planning and zoning authority for the unorganized and unorganized areas of the State, including townships and plantations. For a list of current zoning regulations and policies that affect housing production, see the “Current Land Use” section later in the Comprehensive Plan. With this Comprehensive Plan, it is the hope of Lake View to take control of its own zoning so that it can better manage regulations within the community.

Building codes and enforcement also influence housing development in Lake View Plantation. The community adheres to Maine’s Uniform Building and Energy Codes (MUBEC), ensuring safety and energy efficiency in new constructions. However, compliance with these codes can elevate construction costs, particularly for developers focused on affordable housing. Additionally, limited local resources for code enforcement can lead to delays in permitting and inspections, further slowing housing projects. The town’s comprehensive plan underscores the importance of addressing housing needs, identifying affordable and diverse housing options as critical priorities. At the same time, the plan emphasizes the need to balance development with preserving the way lake View Plantation wants to remain. This dual focus influences decisions on housing density and the types of developments pursued. Additionally, partnerships with regional organizations such as EMDC provide technical assistance, resources, and access to funding opportunities, helping Lake View Plantation address its housing challenges effectively.

The State of Maine allows for 20 housing permits per year in Lake View Plantation to ensure sustainable development. The community may be building more though, as code enforcement is extremely short staffed and unable to keep up with the amount of development taking place.

Strategies

Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.

Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.

Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).

Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.

Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.

Transportation

State Goal

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

Policies

To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

To safely and efficiently preserve or improve the transportation system.

To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

General Overview

Transportation is not just roads, but includes such topics as access to transportation, availability of public transportation, and the provision of transportation that meets a variety of needs. A community's transportation system is vitally important to future development. Traditionally, the roadway system has been second only to education in the amount of tax dollars expended annually.

The dominant mode of transportation within the plantation is road travel with a private vehicle. For now, this adequately meets the needs of the community.

Community Concerns

As part of the analysis, a community survey was distributed to Lake View to gauge concerns for transportation in the community and region. Below are those results, as well as the town's plans to address those concerns.

The survey showed residents of Lake View were concerned with roadway improvement and road maintenance. These include services like paving, pavement markings, and road

conditions. The 3rd most important concern for Lake View residents was encouraging active transportation. The graph below gives a snapshot look into what will be reviewed in more detail in the following paragraphs.

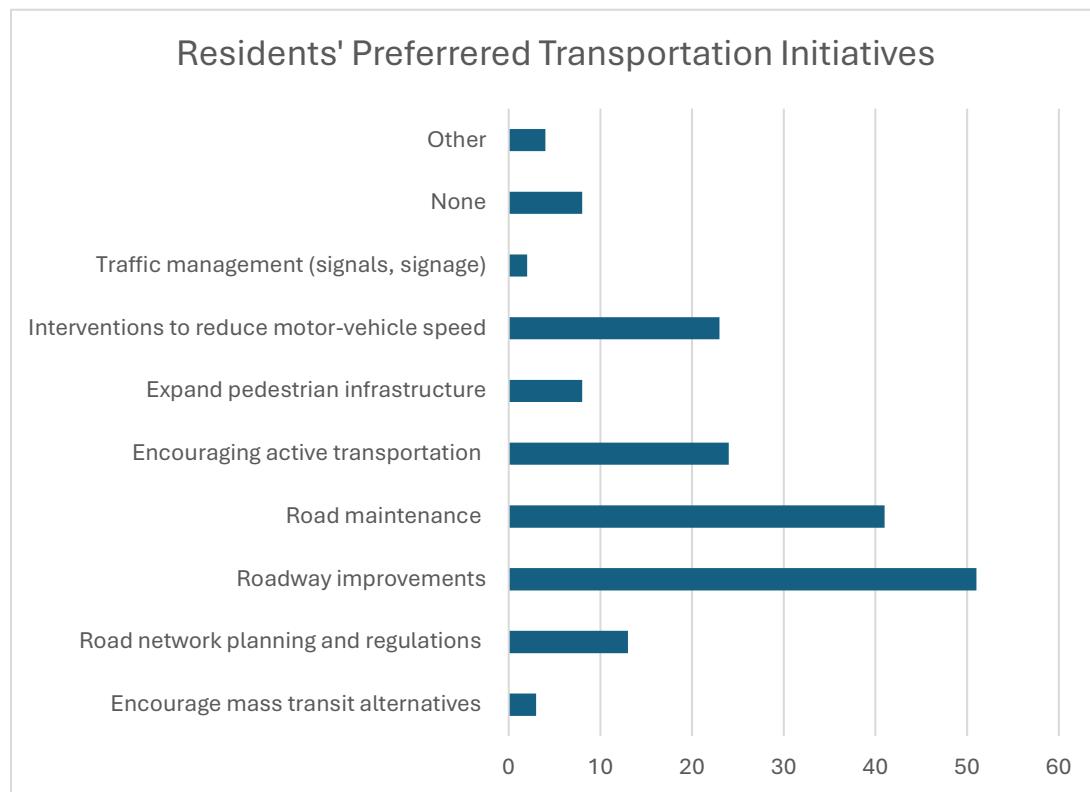


Chart 3.0: Community Response to Potential Transport Initiatives in Lake View, ME. Source: *Town of Lake View Plantation Community Survey*

Regional Concerns

Public transit options are limited throughout Maine, and currently meet only about 11% of the state's total transportation needs. In Piscataquis County, the needs are even greater. According to EMDC's Comprehensive Economic Development Strategy (CEDS), greater investment in public transportation infrastructure continues to be a pressing need for the region². Transportation ranks as priority #2 for the region. Lake View Plantation may engage in endeavors that increase the availability of rural public transportation, such as micro-transit, which operates using small busses or vans, and offers more flexible, on-demand transportation services. Microtransit is somewhere between private individual

² EMDC CEDS Plan. 2021. <https://www.emdc.org/resources/comprehensive-economic-development-strategy/>

transportation (cars or taxicabs or ridesharing companies) and public mass transit (bus).³ The EMDC CEDS goes onto say that identifying gaps and underserved areas in the existing public transportation network will be key to ensuring fair and reliable means for travel within the region.

Similar to public transportation, active transportation (walking, biking, etc.,) was also listed as a regional concern. Active transportation is linked to a better quality of life.⁴ There are currently no sidewalks or other bike/pedestrian infrastructure that would support greater active transportation, but a public trail system exists in the area that connects to the greater region (see the Recreation section for more details). The community may investigate strategies to active transportation efforts within the Lake View Plantation.

According to the 2025 Piscataquis County Maine Shared Community Health Needs Assessment Report, “transportation” and “long drive times to see providers” were top themes for community focus groups. In Piscataquis County 34.3% of people have a commute greater than 30 minutes of driving alone (2018-2022) and 6.1% of households do not have a vehicle (2018- 2022).

Penquis partners closely with and has expanded LYNX options for people, including evenings and weekends. However, the State of Maine has recently selected another vendor for medical transport, which threatens the entire established transportation system. Contracts have been extended as of January for another 6 months, while agreements are settled in court.

Traffic is not a major concern in Lake View, and there are no large employers or any other form of major traffic generators.

Parking

Given the small population of the area, parking is not much of an issue, nor is it required by local regulation. Similarly, there are no local access management/traffic permitting measures in place.

There is some public parking by the boat launch in the village area for those about to spend time on the water.

³ Microtransit: What is it and Why Use It? Factsheet. 2022. <https://n-catt.org/guidebooks/microtransit-what-is-it-and-why-use-it-factsheet/>

⁴ <https://www.sciencedirect.com/science/article/pii/S0277953624002788?via%3Dihub>

Maintenance Plans and Accomplishments

Maine Department of Transportation Planned Capital and Maintenance Work 2025-2027
(Lake View Plantation, Maine)

Road	Work Plan Year	Description	Scope of Work	Estimated Funding
Eastern Maine Railway/Canadian Pacific Railway	2027	Rail capital improvements on the Eastern Maine Railway from Brownville to Vanceboro. Project is a recipient of a CRISI grant.	Rail Line/Track Rehabilitation	\$66,600,000

Table 3.0: Maine Department of Transportation Planned Capital and Maintenance Work 2025-2027 (Lake View Plt Maine). Source: Maine Department of Transportation. <https://www.maine.gov/mdot/projects/workplan/data/workplan/town/LakeViewPlt.pdf>

MaineDOT also gave Lake View \$1,632 in road assistance in FY2025, the latest of a series of payments averaging \$1,419/year for the past 10 years. Lake View spent \$11,038.53 on road maintenance in 2024 and is expected to spend a similar amount each year going forwards. To see Lake View's road budget, look to the Fiscal Capacity and Capital Improvement Plan section.

Roadway Inventory

Most of the roads within Lake View are privately owned and maintained. New private roads continue to be constructed, providing improved access to other roads in and outside of Lake View. Most are either dead ends or simple loops off of a main road; given the small footprint of the road system (and the fact that the roads circle the lake) there is no mechanism that can effectively encourage compactness.

There are no major state or U.S. routes, and no record of use conflict. There are no bridges or large culverts.

Road Name	Maint. Division	Direction of Travel	
		From (Street)	To (Street)
Ash Drive	Private	Howard Point Road	Dead End
Bass Drive	Private	Knights Landing Road	Dead End

Berry Cove Road	Private	Norway Point Road	Dead End
Beaver Drive	Private	Knights Landing Road	Dead End
Black Point Road	Private	North Shore Rd	Birch Point Rd
Birch Point Road	Private	Black Point Rd	Dead End
Bog Brook Road	Private	Black Point Rd	Dead End
Branch Drive	Private	North Shore Road	Dead End
Chase Cove Road	Private	North Shore Rd	North Shore Rd
Coburn Road	Private	North Shore	Dead End
Deadmans Rock Road	Private	North Shore Road	Dead End
Evergreen Drive	Private	Bog Brook Rd	Dead End
Fern Drive	Private	Berry Cove Road	Dead End
Finland Drive	Private	Norway Point Road	Dead End
Fir Drive	Private	Howard Point Road	Dead End
Gerrish Cove Road	Private	South Shore Road	Dead End
Hamlin Drive	Private	Norway Point Road	Partridge Drive
Hancock Road	Private	Lakeview Rd	Railroad Bed Rd
Hemlock Drive	Private	Howard Point Road	Dead End
Howard Point Road	Private	North Shore Rd	North Shore Rd

Katahdin View Drive	Private	South Shore Road	Dead End
Knights Landing Road	Private	Lake Avenue	Dead End
Lakeview Road	Public, Town Owned	Pleasant St (Milo)	Schoodic View Dr
Loon Drive	Private	Knights Landing Road	Dead End
Mallard Drive	Private	Norway Point Road	Dead End
Merganser Drive	Private	Mallard Drive	Dead End
Mill Street	Public, Town Owned	Schoodic View Dr	South Shore Rd
Mountain View Drive	Private	South Shore Road	Dead End
North Shore Road	Private	Schoodic Lake Rd.	Dead End
Norway Point Road	Private	Lakeview Road	Dead End
Outlet Rd	Private	Railroad Bed Rd	Dead End
Otter Drive	Private	Knights Landing Road	Dead End
Partridge Drive	Private	Hamlin Drive	Dead End
Pheasant Drive	Private	Mallard Drive	Dead End
Plantation Drive	Private	Norway Point Road	Dead End
Pleasant View Drive	Private	Gerrish Cove Road	Dead End
Pine Drive	Private	Coburn Road	Dead End

Poplar Drive	Private	Howard Point Road	Dead End
Railroad Bed Rd	Private	Hancock Rd	Dead End
Rocky Shore Rd	Private	Railroad Bed Rd	Dead End
Salmon Drive	Private	Knights Landing Road	Dead End
Schoodic View Drive	Public, Town Owned	Lakeview Rd	Dead End
Sebois Rd	Private	Shore Rd	Dead End
Shore Rd	Private	Railroad Bed Rd	Dead End
Skulkers Drive	Private	Sebois Rd	Dead End
Slipper Lane	Private	Coburn Road	Dead End
South Shore Road	Private	Mill St	Dead End
Spool Yard Road	Private	Gerrish Cove Road	Dead End
Spruce Drive	Private	Howard Point Road	Dead End
Stream Road	Private	North Shore Rd	Dead End
Sundapple Drive	Private	Chase Cove Road	Dead End
Sunset Drive	Private	South Shore Rd	Dead End
Sunrise Point Road	Private	Railroad Bed Rd	Dead End
Togue Drive	Private	Knights Landing Road	Dead End
Trout Drive	Private	Knights Landing Road	Dead End
Willow Drive	Private	Berry Cove Road	Dead End

Woodcock Drive	Private	Mallard Drive	Dead End
Woodland Drive	Private	Norway Point Road	Dead End

Table 3.1: Public and private roads of Lake View Plantation, ME. Source: Lake View Plantation's Tax Maps. Some names differed between the tax maps and what was listed on Google Maps; in these instances, the name on the Tax Maps was used instead.

Of the above roads, about 1.3 miles in total is town owned. All-in-all, the series of private local roads is in keeping with the community's desired pattern of sparse, rural development, and the roads are adequately maintained. There have been many improvements in road construction techniques over the years, which have dramatically reduced the amount of exposed soil associated with road building, reduced the need for trucking in gravel from off-site pits, improved water management around the roads and reduced long-term road maintenance costs. However, extensive time and associated costs are involved in maintaining this road system, which are borne by private landowners. Road maintenance includes plowing, grading, replacing culverts, cleaning of ditches bridge repair and replacement. The plantation itself spent exactly \$11,039 on road maintenance in 2024.

Other Transportation Modes

Rail service, once a major mover of passengers and freight in Northern Maine, now plays a relatively minor transportation role. Canadian Pacific Kansas City Ltd. runs a railroad that goes through Lake View to the south, although it currently only carries freight. At one time in Lake View Plantation, there were four train stations. One at the village, one at Hardy Pond, one at Adams Siding, and one at Rand Cove. The one at Rand Cove burned down in 1920, and none of the rest are in a usable state. All passenger rail here stopped by 1977.

Investing in rail service offers Lake View Plantation an opportunity to address the broader regional shortfall of public transportation by leveraging existing infrastructure. Renewing even a limited passenger stop in the village area could serve as a catalyst for regional collaboration, linking Lake View with neighboring towns and economic centers such as Bangor and points into Canada.

Air travel isn't available in Lake View Plantation. The closest local airport is in Lincoln, about 40 miles and 1 hour from Lake View, while the closest international airport is in Bangor, about 45 miles or 1 hour's drive away.

Crashes

Since 2015, Lake View Plantation has seen 1 crash. At 5 am in October 2024, 1 single driver had gone off the road by going too fast for road conditions. The absence of collisions underscores several characteristics of the plantation's transportation environment. First, the very low traffic volume inherent to Lake View's rural setting naturally reduces vehicle interactions and overall crash probability. Second, the existing network of local roads (mostly narrow, lightly trafficked, and serving residential or forested areas) appears to perform adequately under normal usage, suggesting that current maintenance practices and roadway designs sufficiently meet residents' needs. There are no known use conflicts on Lake View's main roads.

Transportation Connectivity

Lake View is a car-dependent community. Road/traffic conditions and the distance from Lincoln or Bangor, and the nearest major service centers, makes biking for transportation prohibitive.

By Rail

Amtrak - Brunswick (126 miles from Lake View)

The State of Maine and Downeast Scenic Railroad Company own a rail line that formerly ran between Bangor and Calais with a stop in Ellsworth.

By Air

Bangor International Airport (48 miles from Lake View) is the closest international airport offering flights to destinations along the East Coast.

By (Private) Bus

Greyhound & Concord Coach Lines Bangor (48 miles from Lake View) Concord operates intercity bus services between Bangor, Augusta, Portland, Boston, and New York. Greyhound offers services to numerous destinations.

By Public Transit

None

No public transportation options are currently available in Lake View. Given the older population, some form of organized public transportation service would be desirable, however, the low population density proves a challenge to sustaining such a service.

By Taxi/Ride Share/Ride Services

None

No taxi or livery services currently operate in Lake View, with the closest options being located in Brownville. Rideshare companies like Uber and Lyft operate statewide, but are dependent on the availability of their drivers. However, Lynx provides a variety of social service programs in Penobscot and Piscataquis Counties, including transportation services.

Strategies

To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

To safely and efficiently preserve or improve the transportation system.

To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Economy

State Goal

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

Policies

To support the type of economic development activity the community desires, reflecting the community's role in the region.

To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.

To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Economic Overview

Lake View Plantation was first established as a settlement in the late 19th century to assist in the harvesting of timber, initially for the manufacture of spools. Over time, the workforce has undergone a shift in composition due to changes in technology and the economic environment. A plurality of residents work in retail, with the next largest industry grouping being transportation, warehousing, and utilities (see Fig. 4.7). However, logging contractors remain active in the area.

As discussed in previous sections, Lake View has undergone small-but-significant population growth in recent years. The local economy is not experiencing significant change, however. For example, the population increase has not resulted in a significant change in the number of residents who are employed, which has remained between 63 and 67 since 2016 (with the lowest level occurring during the COVID pandemic). As of 2023, nearly half of the over-16 population in the Lake View area is not in the labor force, indicating a sizable retiree population. Unemployment has ticked up from around 3% to 4.5% over the past two years; it should be noted that this is the result of the unemployed population increasing from 2 people to 3 and should not necessarily be grounds for concern surrounding Lake View's economy. The plantation maintains a low property tax rate of \$2.65 per \$1000 in assessed property (as of 2024).

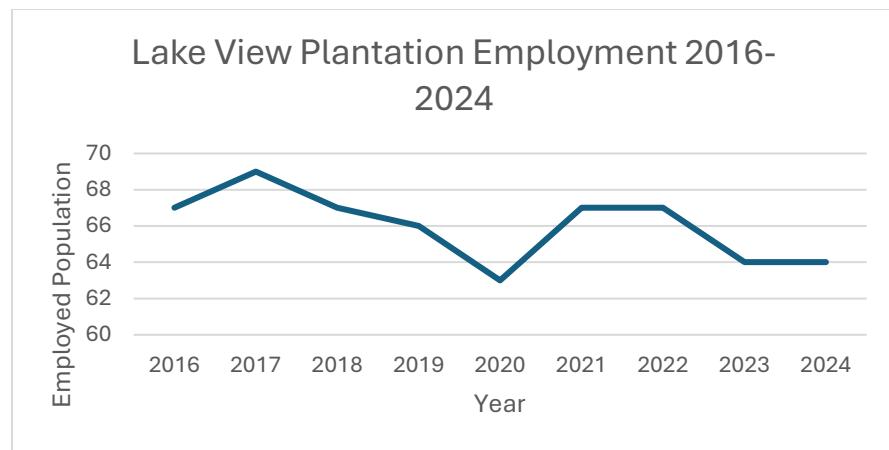


Figure 4.0 The Number of Employed Workers in Lake View Plantation. Source: Maine Center for Workforce Research and Information.

Region	2016 Employment	2024 Employment	% Change
Lake View Plt.	67	64	-4.5%
Piscataquis County	6,663	6,326	-5.0%
State of Maine	669,856	683,421	2.0%

Table 4.0 Employment Changes at the Local, County, and State Levels. Source: Maine Center for Workforce Research and Information.

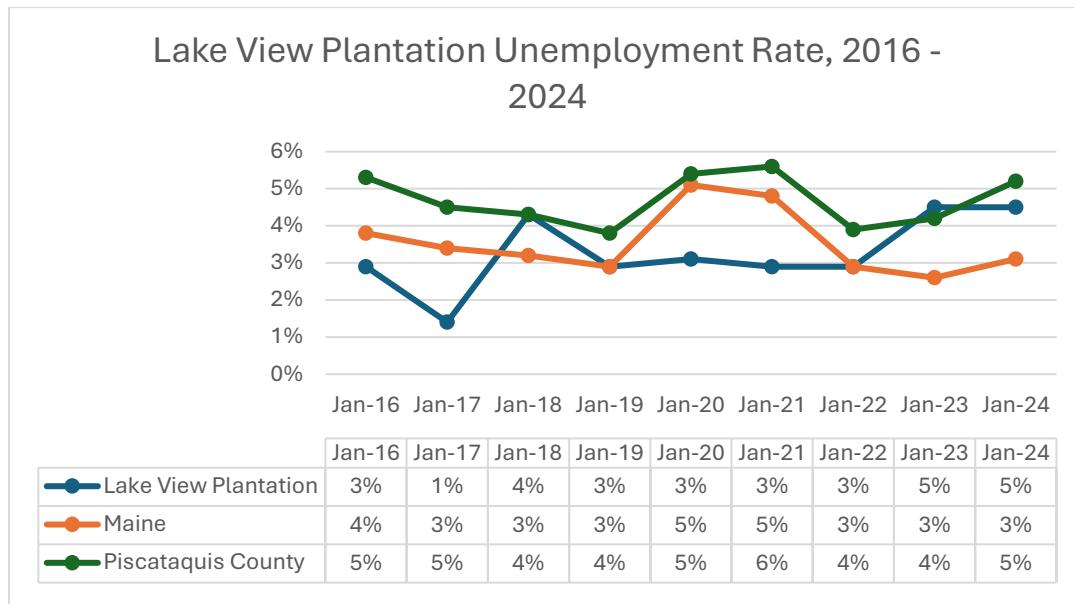


Figure 4.1 Unemployment Rate for Lake View Plantation, Piscataquis County, and the State of Maine 2016 – 2024. Source: Maine Center for Workforce Research and Information.

Commercial Activity

Most workers in Lake View Plantation commute to nearby business hubs of Dover-Foxcroft, Lincoln, Newport, and Bangor. The last large employer was the American Thread Company which left the plantation in 1925 and then left the area entirely later in the 20th century. The town's largest employer in recent times are various logging companies that operate in the area (but which are not based in the community), as well as self-employed individuals as general contractors.

Home Occupations

People in rural Maine often live where they work, and work where they live. Residential areas are not just bedroom communities, but places where people work from home and create businesses such as daycares, guide services, professional offices, small engine repair, farm stands, firewood businesses, or other businesses that can fit in well with residential development.⁵

As stated before, general contracting operating from home is one of the biggest ways to be employed in Lake View. This is advantageous for a rural community, as it may help to accelerate regional economic development.

Tourism

Residents of Lake View Plantation are almost split on the importance of tourism to the community's economy, as just over one-third of respondents to the survey indicated that they considered tourism important to Lake View, and less than one-third indicated they believed tourism should be promoted to Lake View.

⁵https://www.maine.gov/dacf/lupc/projects/community_guided_planning/WashingtonCty_Region/phase2_landuse_planning/products/Home_Occupation_Handout_022117.pdf

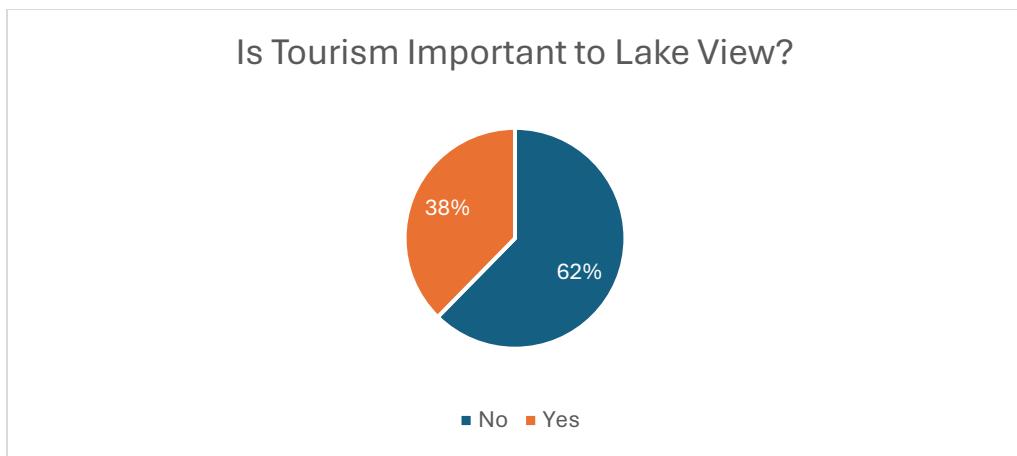


Figure 4.2: Community Response to the Importance of Tourism in Lake View, Maine. Source: Lake View Plantation Community Survey

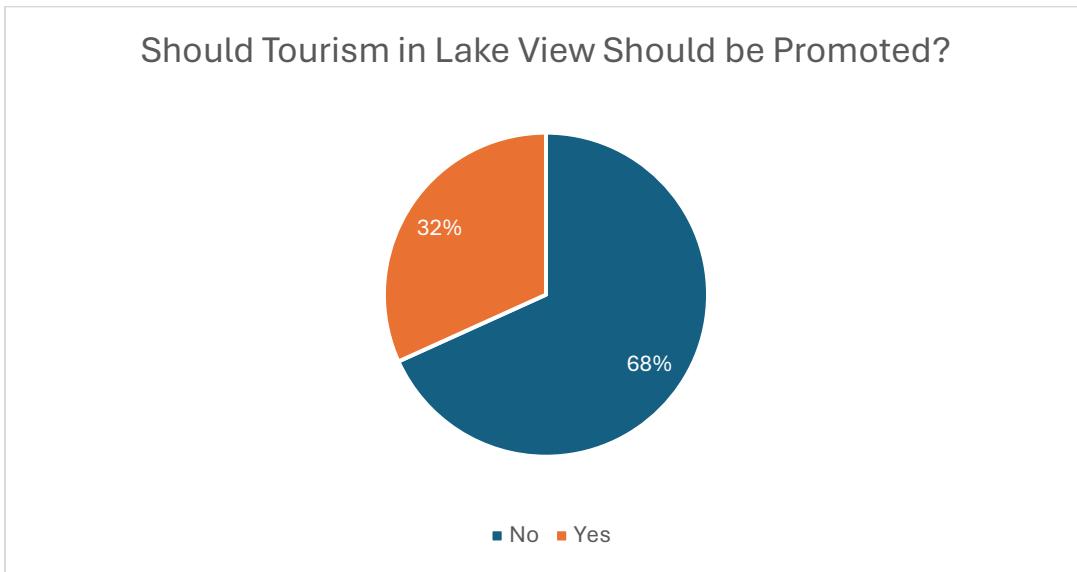


Figure 4.3: Community Response to the Importance of Tourism in Lake View, Maine. Source: Lake View Plantation Community Survey

Lake View's Schoodic Lake is a natural draw for tourism, with its magnificent views, sunrises and sunsets, and annual fishing derbies in both August and February, but residents showed concern for how that could change life around the lake. Some respondents offered ideas to promote tourism, by focusing its resources more on expanding enjoyment of the abundant natural resources.

The community's labor force (which includes both workers and those receiving unemployment benefits) experiences slight seasonal labor force population fluctuation, in line with the small impact of tourism on the local economy. With the increased labor force

working remotely and expanded broadband opportunities throughout Maine, this may increase the community's seasonal variation in workers.⁶

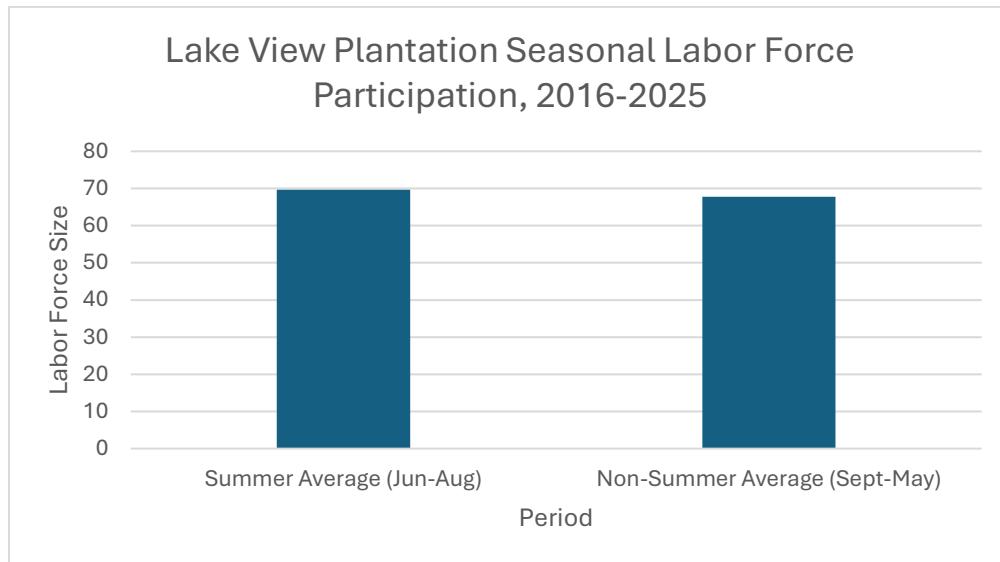


Figure 4.4: The Average Monthly Labor Force Participation for Lake View Plantation for Summer and Non-Summer periods. Source: Maine Center for Workforce Research and Information.

To reiterate, the natural beauty of the community (including the eponymous lake) act as a potential resource for attracting tourists and developing the local and even regional economy, should the people of the community decide to expand tourism. The state has built a dock on the lake and it (and other scenic locations along the lake) are monitored via webcam, allowing the public to enjoy the view via its feed on Lake View's website. It also has artists in the community who have talent for capturing the area's beauty. Tourism remains an important industry in the larger region.

Village Center

No downtown areas exist in Lake View Plantation. The community is too small to have one established and does not currently need a downtown area in the traditional sense. Even the plantation's local government is not seated within a downtown in the plantation, or even within the plantation at all; the Lake View Municipal Office is located in the neighboring town of Brownville, chosen as a central location for those traveling to and from the lake. Potentially, a downtown could develop around the current centers of social activity in the plantation: the landing by the lake and the nearby small gathering space at the historic church, colloquially known as the village area.

⁶ https://www.maine.gov/dacf/lupc/plans_maps_data/clup/Chapter3.pdf

New Development

The small population and rural nature of the community limit the potential for future industrial or commercial development. Indeed, the “minimal population” of the plantation was the second-most cited option surveyed residents chose when asked what they liked most about living in Lake View (just behind the “beauty of the community”). However, these residents also mentioned several forms of new development that they would like to see built in Lake View, with new restaurants and convenience stores being the top choices. Many residents also expressed dissatisfaction with the lack of economic activity, business and employment opportunities, and entertainment available to them in Lake View.

In the Maine Land Use Planning Commission's (LUPC) 2010 Comprehensive Plan, Economic Development was listed as a goal. LUPC wants to encourage communities to pursue economic development that is connected to local economies, utilizes services and infrastructure efficiently, is compatible with natural resources and surrounding uses, particularly natural resource-based uses, and does not diminish the jurisdiction's principal values. Since that time, Lake View Plantation has not had significant economic development beyond continued logging in its southeast.

There have previously been proposals in the plantation for the redevelopment of a hotel in the village area accompanied by expanded infrastructure that were shelved after discussions with the LUPC. This indicates a potential opportunity for growth if the community wishes to pursue it.

The community, as it is not incorporated as a town, has not previously implemented an economic development plan of its own nor designated economic priorities. The last Comprehensive Land Use Plan (CLUP) created by LUPC was published in 2010. It is currently in the process of being updated. Regionally, the community is also included in the CEDS plan published by EMDC, though there is no specific mention of Lake View. The plantation's incorporation and the development of a zoning plan would be needed to drive plans more specific to the community. Additionally, there are no TIF districts or other form of economic incentive district in the plantation that might encourage development.

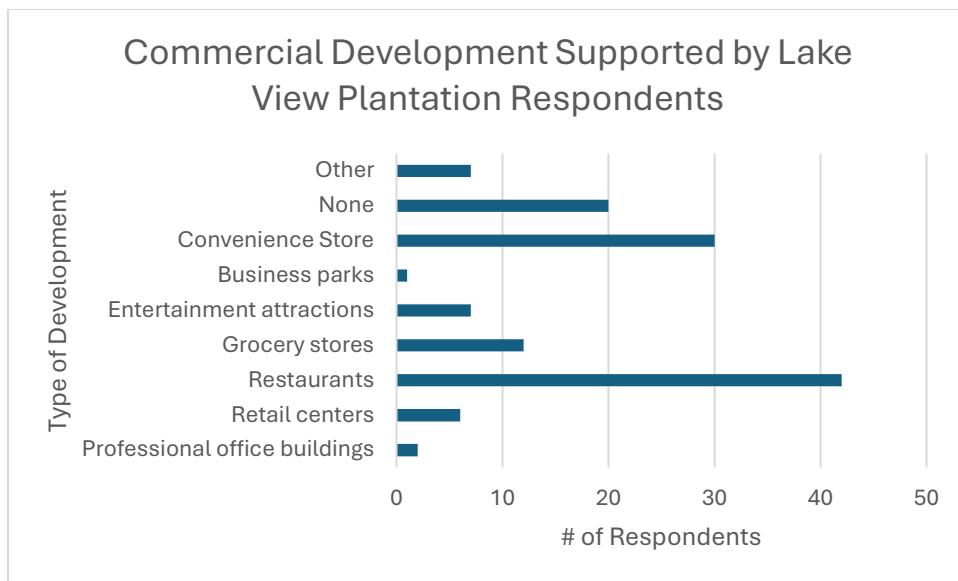


Figure 4.5: Community Response to “Which of the following types of commercial development would you like to see more of in Lake View?”. Source: Lake View Plantation Community Survey

Existing Policies and Utilities

Lake View Plantation is generally characterized by a lack of public services, particularly when compared to the rest of the state. This is due in large part to the community’s relatively small year-round population and remote location. Public facilities and services that do exist in the community include fire and police protection, solid waste disposal and public utilities. The community is responsible for either providing their own services or contracting with nearby towns. Lake View does not have 3-phase power yet. The electricity supply is largely reliable, but its occasional outages (most often during winter storms) can take days to fix due to the low priority of the community for repair services.

Most residents maintain their own septic systems, though there is a sewer association in the plantation. The sewer association manages the cleanliness of septic systems in the community, by maintaining certain standards.

There is a limited fiber network in the plantation. Fiber internet offers several advantages over traditional internet technologies, including significantly faster speeds, improved reliability, lower latency, and enhanced security. As Lake View increasingly sees greater rates of home occupations, it is investing in expanding fiber in the community to support these endeavors; currently, the entire town is planned to be connected by 2028.

There is little appetite among respondents to expand public services in Lake View, with only 26% of them saying they see additional services provided. Individual expansions of services

remain more popular, such as when 45% of surveyed respondents said they wanted to strengthen local phone service.

This lack of infrastructure may act as a barrier to economic growth and may cause additional issues for the community if projected population growth continues to rise.

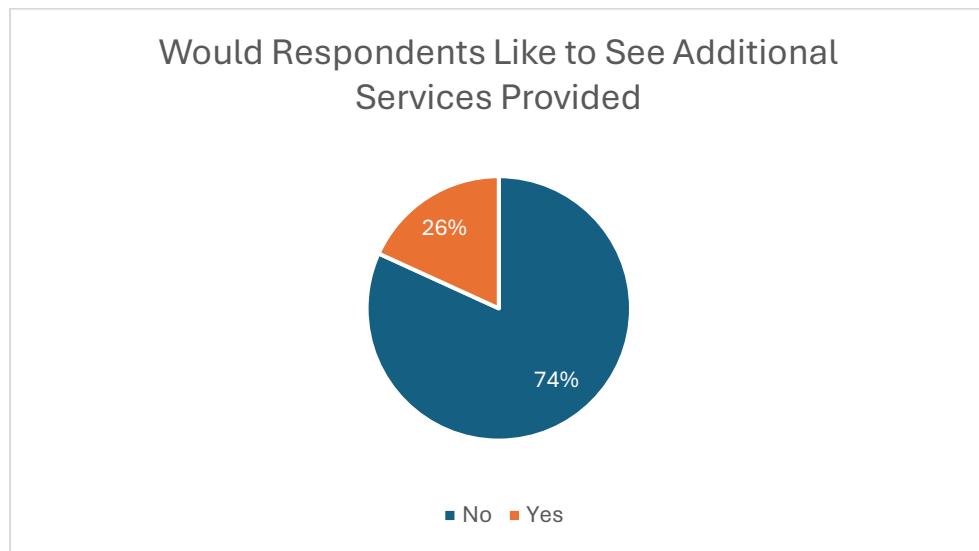


Figure 4.6: Additional services desired by survey respondents in Lake View Plantation, ME.
Source: Lake View Plantation Community Survey.

Strategies

If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).

Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.

If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)

Participate in any regional economic development planning efforts.

Natural Resources

State Goal

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

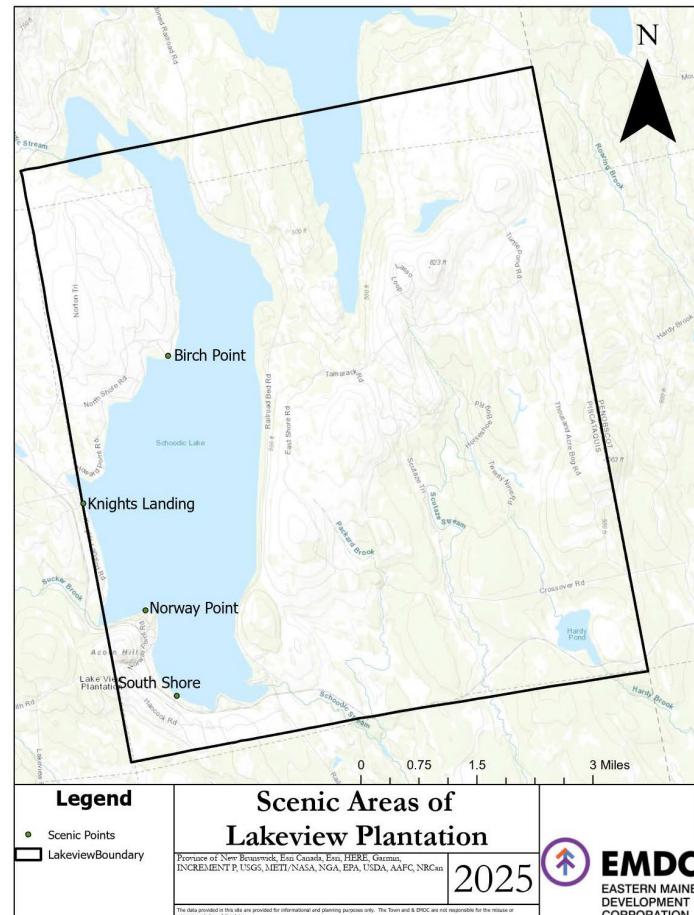
Policies

To conserve critical natural resources in the community.

To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Scenic Areas

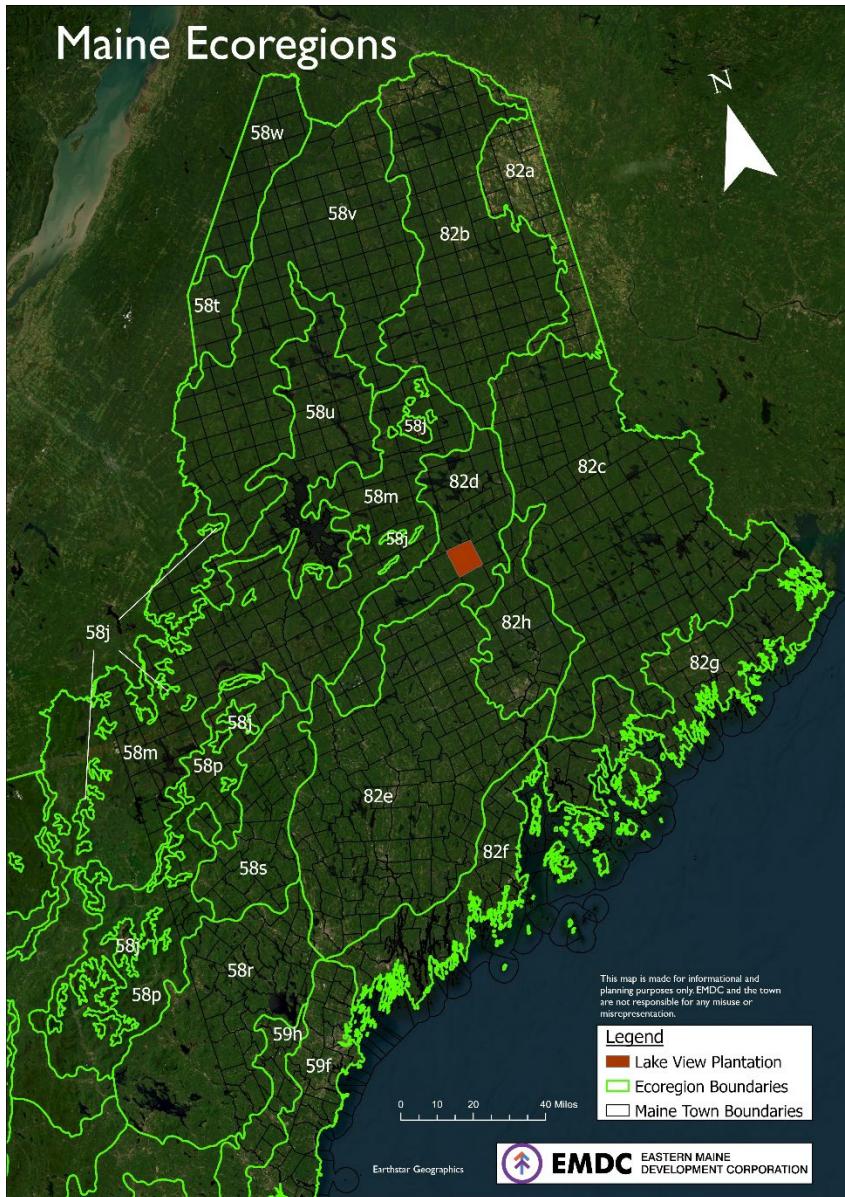
The village itself along the south shore of Schoodic provides an excellent view of the lake as well as the distant majesty of Mt. Katahdin. Norway and Birch Points both offer great natural beauty as well. Norway Point, the boat landing, and two other scenic points by the lake are actively recorded by webcams with publicly available live footage on the municipal website for all to enjoy. Dodge Island, located in the middle of the lake, has a few camps set up on it to take advantage of the splendor of the location despite only being accessible by boat.



Natural Community & Landscape

Lake View Plantation is located in the Acadian Plans and Hills Ecoregion of the United States (Ecoregion 82), specifically the Central Foothills subregion (82d). The Central Foothills ecoregion is a transitional area between the lower elevation areas of the Acadian Plains and Hills and the higher elevations of the Northeastern Highlands (58). It has a slightly milder climate than the Aroostook Hills(82b) to the north, and elevations are slightly lower. Central Foothills elevations are mostly 400 to 1000 feet, with some peaks to 1300 feet, and a high point of 1675 feet on Kelly Mountain. Bedrock geology of the ecoregion includes metamorphosed pelite and sandstone and some granitic intrusive rocks. Although areas of calcareous bedrock occur, surface water alkalinity is mostly moderate to low, and nutrients are generally low. A large ribbed moraine with hummocks and sub-parallel ridges covers some of the northern part of the region. The Central Foothills are in a vegetation transition zone from the more temperate, species-rich Acadian Forest to the east to the higher elevation, less-diverse boreal forests of the Northeastern Highlands (58) to the west. Forests include trees of red spruce, balsam fir, hemlock, white pine, beech, yellow birch, and sugar maple.

Map 5.1: Lake View and Maine's Ecoregions. Source: US EPA



#	Ecoregion Name
58	Northeastern Highlands
58j	Upper Montane/Alpine Zone
58m	Quebec/New England Boundary Mountains
58p	White Mountains/Blue Mountains
58r	Sebago-Ossipee Hills and Plains
58s	Western Maine Foothills
58t	Upper St. John Wet Flats
58u	Moosehead-Churchill Lakes
58v	St. John Uplands
58w	International Boundary Plateau
59	Northeastern Coastal Zone
59f	Gulf of Maine Coastal Lowland
59h	Gulf of Maine Coastal Plain

#	Ecoregion Name
82	Acadian Plains and Hills
82a	Aroostook Lowlands
82b	Aroostook Hills
82c	Eastern Maine-Southern New Brunswick Hills
82d	Central Foothills
82e	Central Maine Embayment
82f	Midcoast
82g	Downeast Coast
82h	Penobscot Lowlands

Topography

Topography, along with soil characteristics, tends to dictate appropriate land uses and environmental values. Slopes exceeding 15 percent tend to make poor building sites; Slopes of less than 3 percent are characteristic of wetlands, but if well-drained may be good agricultural land. The steepness of slope and soil type also determine how erodible a soil may be and how well water drains through it. Lake View's highest point, an unnamed hill, is 823 ft above sea level.

Soils

Lake View has various soil types within its boundaries, with about 25 types recorded by the Natural Resources Conservation Service's soil survey.⁷ Below are 10 most representative types throughout town:

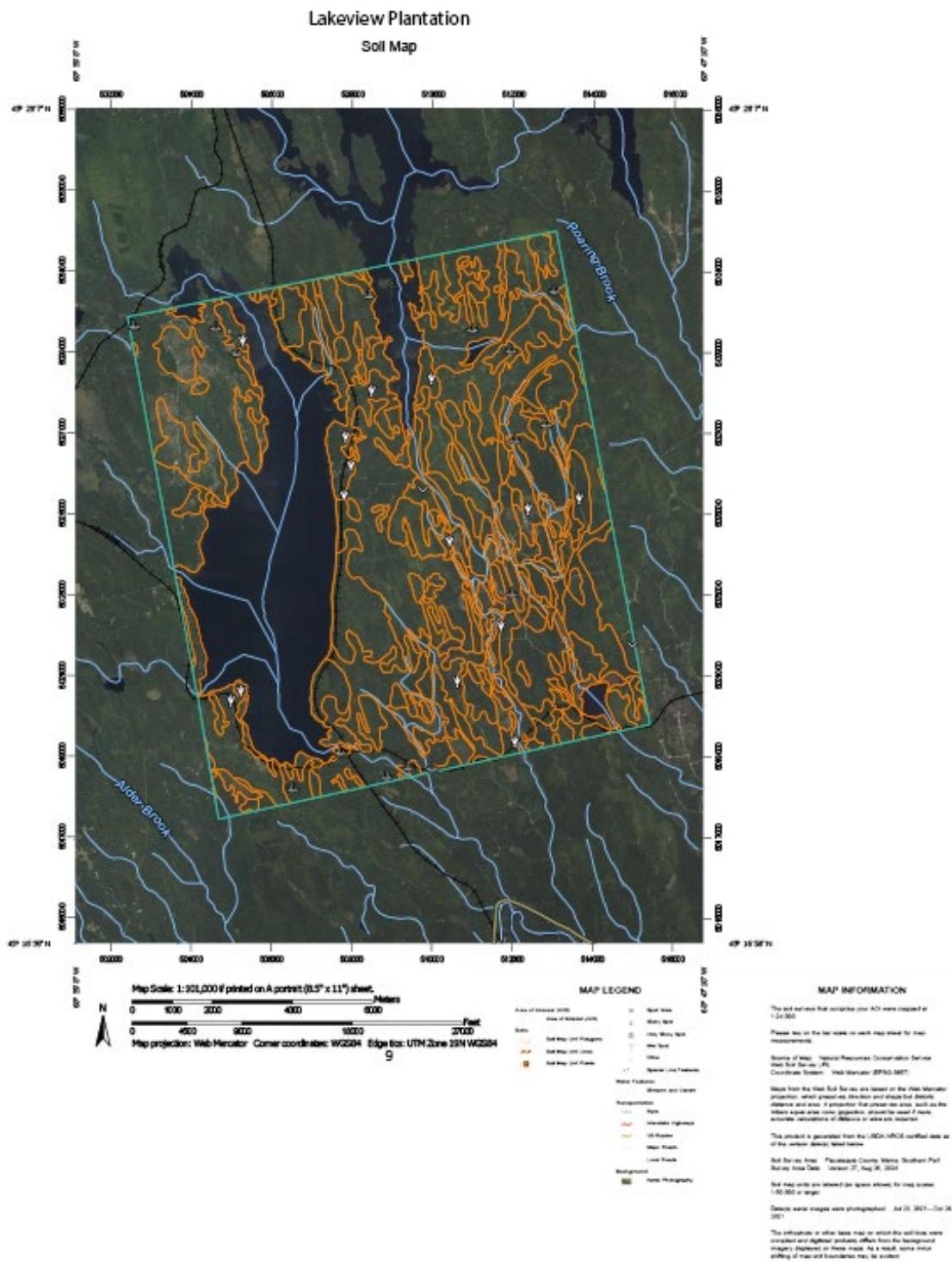
Major Soil Types of Lake View

Symbol	Name	Symbol	Name
CPB	Colonel-Brayton-Peru association, 0 to 8 percent slopes, very stony	WB	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes
W	Water bodies	DYC	Peru-Colonel-Lyman association, 3 to 15 percent slopes, very stony
DXC	Peru-Colonel association, 3 to 15 percent slopes, very stony	PWC	Plaisted-Howland-Penquis association, 3 to 15 percent slopes, very stony
DBC	Danforth channery silt loam, 3 to 15 percent slopes, extremely stony	DEC	Danforth-Masardis-Peacham association, 0 to 15 percent slopes, extremely stony
BP	Brayton-Peacham association, 0 to 8 percent slopes, extremely stony	CRC	Colonel-Hermon association, 0 to 15 percent slopes, extremely bouldery

Table 5.0: 10 Most Available Soil Types of Lake View. Source USDA Natural Resource Conservation Service.

⁷ <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Accessed July, 2025

These soil types are mostly associated with wooded areas. When this area was first settled by immigrants, it was utilized for its birch to make spools. The legacy of forestry persists in the area today in-part because of the soils.



Map 5.2: Lake View Soil Map. Source USDA Natural Resource Conservation Service.

Critical Natural Resources

The state of Maine maintains a list of rare, threatened, and endangered plants and animals for the purpose of protecting them and their natural habitats. Currently, there are no identified species within Lake View that fall into these categories. However, Schoodic Lake does provide a habitat for the federally endangered Gulf of Maine distinct population segment of the Atlantic salmon (*Salmo salar*).

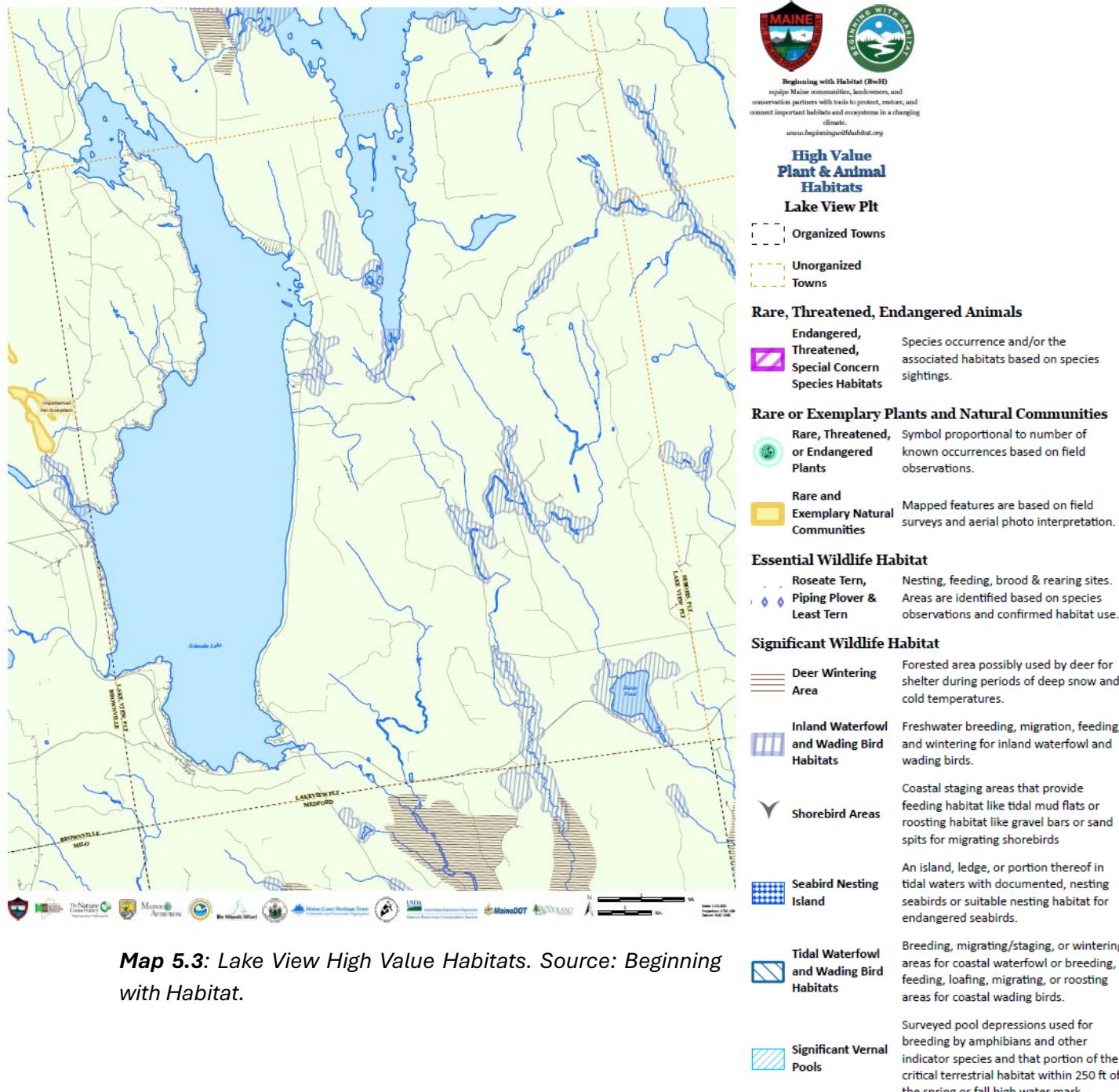
Schoodic Lake is central to this municipality – geographically and otherwise. Most of the natural resources of interest are associated with Schoodic Lake and surrounding streams – Brook Trout habitat, naturally reproducing Lake Trout, and critical habitat for the federally endangered Atlantic Salmon. Inland waterfowl/wading bird habitat is also found throughout the area. Surrounding towns have reported Wood Turtles (*Glyptemys insculpta*) (state species of concern), Canada Lynx (*Lynx canadensis*) (federally threatened/state special concern), Yellow Lampmussel (*Lampsilis cariosa*) (state threatened), Brook Floater (*Alasmidonta varicose*) (state threatened), and Tidewater Mucket (*Leptodea ochracea*) (state threatened) – it is likely that between the remoteness of this municipality and the surrounding resources, some of these may exist within its borders and more extensive survey may be necessary.

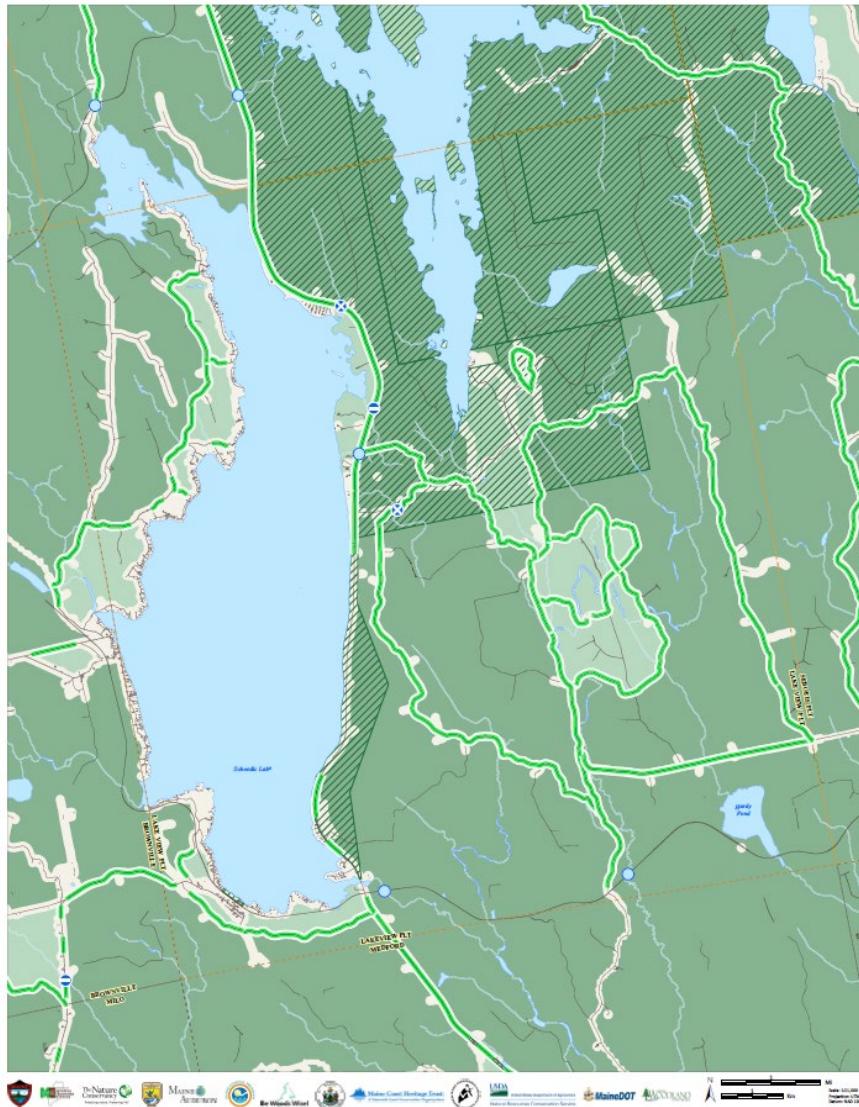
The lake and other nearby bodies of water do offer a habitat for inland waterfowl and wading birds. These are significant ecosystems that support a diverse array of avian species. They provide critical breeding grounds and stopover points for waterfowl and other birds like herons, egrets, and ibises during their migratory journeys. These habitats offer abundant food resources, nesting sites, and protection for birds. Birds often rely on the rich abundance of aquatic life found in these habitats, including fish, amphibians, and invertebrates. Maintaining and preserving these habitats is essential for the conservation of birds, contributing to biodiversity and maintaining ecological balance.

There is also a fen ecosystem located right off the shore of Schoodic, in nearby Brownville. Fens are highly biodiverse peat-forming wetlands. They are often home to small, rare plants and animal species, and provide grazing grounds to larger animals. They require thousands of years to develop and cannot be easily restored once destroyed; it is also important to maintain this ecosystem and be conscious of any activity in the plantation that could spill over to it.

The variety of species and habitats present in Lake View emphasizes the importance of conservation in this area. Funding conservation can be challenging, though through cooperation and the use of creative strategies, projects can be achieved that meet the needs of both people and wildlife. Beginning with Habitat is available to assist with these efforts.

Recommendations from them include continuing to encourage enrollment in tax programs that reduce property tax costs for private landowners, such as Maine's open space or tree growth tax law (current usage is detailed in the Agriculture and Forestry section). Agricultural assistance is available with Maine's private lands biologist (Joe Roy; joseph.roy@maine.gov) and the US Department of Agriculture's Natural Resources Conservation Service (<https://www.nrcs.usda.gov/state-offices/mainet>).





Map 5.4: Habitat Connectivity. Source: Beginning with Habitat.

Forest Habitats

The natural beauty of this area has led to significant protection efforts, with much of the land in the plantation being fee or easement conservation land. This is especially focused around Seboeis Lake and the north of the plantation, with over 99% of the lake's shoreline being conserved. There is also a significant section of conserved land around Schoodic Lake.



Habitat Connectivity
Conserved Lands,
Undeveloped Habitat Blocks
& Habitat Connectors

Lake View Pkt

This map is nonregulatory and is intended for planning purposes only.



Organized Towns

Unorganized Towns

Habitat Connectors*

Likely Road Crossing Areas

Maine Stream Habitat Viewer Crossings

- Barrier
- Potential Barrier
- No Barrier

Habitat Blocks

Acres

- 0-500 Acres
- 500 + Acres

Focus Areas

Focus Areas of Statewide Ecological Significance

Conserved Lands

Fee and Easement Conservation Land

*Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Habitat fragmentation is low, but there are many roads that go through the middle of large undeveloped habitat blocks. This means that drivers must be wary, as local animals are wont to cross the road in areas in which both sides offer a viable habitat. The community may prioritize concentrating further development in already developed areas to prevent sprawl, and therefore better prevent conflict between ourselves and the natural world.

Invasive Species

Invasive Species—Terrestrial Plants

There are several invasive plant species present in and around Lake View, especially in the areas surrounding Seboeis Lake. These can damage the soil, crowd out native flora, and reduce the grazing and foraging areas for native fauna.



Canada Thistle - *Cirsium arvense*

Photo: Rob Routledge, Sault College,
Bugwood.org



Bull Thistle - *Cirsium vulgare*

Photo: Western New Mexico University, Dept. of Nat. Sci. & Dale A. Zimmerman Herbarium



Purple Loosestrife - *Lythrum salicaria*

UGA139115



5397981

Photo: John D. Byrd, Mississippi State University,
Bugwood.org



Morrow's Honeysuckle - *Lonicera morrowii*
Photo courtesy of the Maine DACF

Colt's Foot - *Tussilago farfara*
Photo: Robert Videki, Doronicum Kft.,
Bugwood.org



Japanese Knotweed - *Fallopia japonica*
Photo courtesy of the Maine DACF



Knapweed - *Centaurea nigra*
Photo: Stan Gilliam, USDA PLANTS Database
Invasive Species—Aquatic Plants



Common Reed - *Phragmites australis*
Photo courtesy of Vermont Invasives

Thankfully there are no known aquatic invasive species in Lake View, but they have the potential, like their terrestrial counterparts, to wreak havoc on the local waterbodies by crowding out native plants and reducing the food available to fish. Both Hydrilla and Eurasian Water Milfoil have been seen in water bodies south of Lake View and their spread remains an ever-present concern. The Piscataquis County Soil and Water Conservation District and those who hold events on the lake do boat inspections to prevent any cross contamination from other water bodies.



Hydrilla - *Hydrilla verticillata*
Photo: Michael Lo



Eurasian Water Milfoil - *Myriophyllum spicatum*
Photo: Alison Fox, University of Florida, Bugwood.org

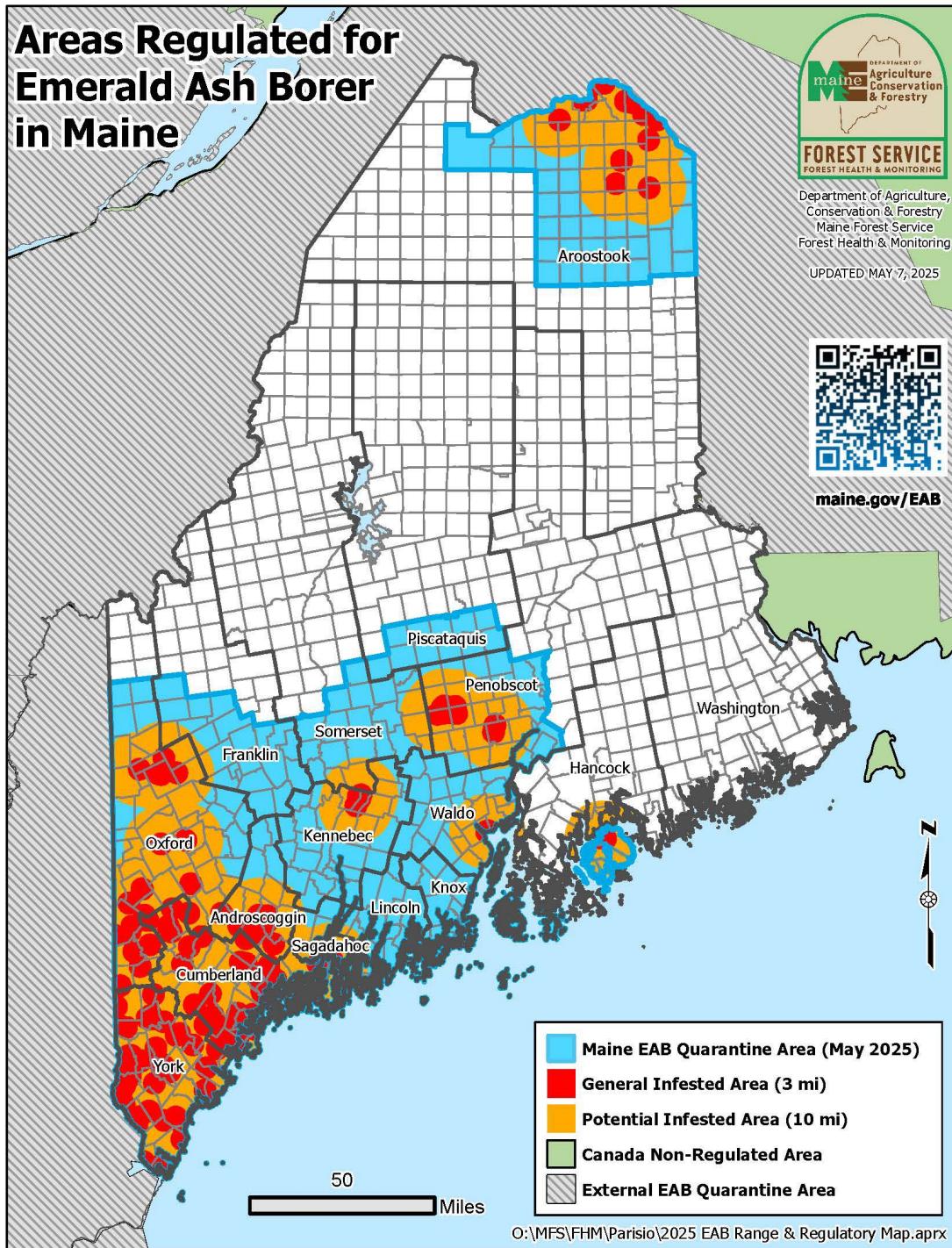
Invasive Species—Insects

Beyond plants, there are several species of insects invasive to Maine which can threaten Lake View. The Spongy Moth and Browntail Moth are known to feed on and defoliate trees, damaging the local environment; both have been known to cause allergic reactions in some people. The European Fire Ant can also be a nuisance, as their stings are especially painful. These ants also aggressively displace other ant colonies and disrupt seed dispersal by native plants, even helping the seed dispersal (and therefore spread) of invasive plant species. Next, the Spotted Wing Drosophila can decimate fruit populations if left unchecked.

Finally, the Emerald Ash Borer (EAB) is one of the most serious invasive species threatening our ash resources and forests. All species of (*Fraxinus*) ash trees that grow in Maine are susceptible to injury and death by the EAB (though [*Sorbus*] mountain ash trees are not). Although Lake View is not threatened by EAB at this time (Map 5.5), the community is aware of its existence and may soon take steps to mitigate its presence if successfully identified within the community.⁸ The abutting town of Milo is currently in the quarantine area.

In addition to the threats to forestry posed by EAB, Spruce Budworm (SBW) is responsible for defoliating or killing vast acreages of balsam fir and spruce annually. Although this insect is spreading fast across Northern Maine, SBW has not yet been detected in or near Lake View. There are both currently a SBW Task Force, and a Maine Spruce Budworm Coalition monitoring and mitigating the situation.

⁸ https://www.maine.gov/dacf/mfs/forest_health/invasive_threats/eab/index.shtml



Map 5.5: Heat Map of Eastern Ash Borer in Maine (May 2025). Source: State of Maine



Spongy Moth - *Lymantria dispar dispar*
Photo: Didier Descouens



Browntail Moth - *Euproctis chrysorrhoea*
Photo: Donald Hobern



European Fire Ant - *Myrmica rubra*
Photo: Eli Sarnat, Antkey, USDA APHIS PPQ,
Bugwood.org



Spotted Wing Drosophila - *Drosophila suzukii*
Photo: Hannah Burrack



Spruce Budworm - *Choristoneura fumiferana*
Photo: Jerald E. Dewey, USDA Forest Service



Emerald Ash Borer - *Agrilus planipennis*
Photo courtesy of the Oregon Department of
Forestry

Lake View is working to educate landowners about the threat of these species and prepare for and/or mitigate their impact on the community.

Ticks

There are many species of ticks within Maine, which form a threat to both humans and animals alike.⁹ Tick populations are mostly concentrated by the coast but have spread to every county in Maine. Since many die in colder temperatures, the recent increase in temperatures means that these bugs are becoming more numerous and more dangerous. They thrive in a cool, moist environment such as tall grass or low, dense foliage and leaf litter, particularly in shaded areas, and seek out warm-blooded animals to feast on. Lake view is filled with such environments and the animals that live in them; ticks remain an ever-present threat to the community.

Blacklegged/Deer Ticks (*Ixodes scapularis*)

Deer ticks (below) are the most common type of human-feasting tick in Maine, making up 76% of the tick reported to the UMaine Tick Surveillance Program in 2024. This is also among the most harmful type of tick to humans and is best known for spreading Lyme disease; according to the same 2024 surveillance report, 42% of captured deer ticks were infected with *Borrelia burgdorferi*—a type of bacteria, and the causative agent of Lyme.¹⁰ If untreated, Lyme disease can cause fever, rashes, muscle weakness (including loss of the ability to move one or both sides of one's face), pain and stiffness throughout the body, and swelling/immune system activity in eye nerves that can even cause vision loss. 10% of deer ticks also tested positive for *Anaplasma phagocytophilum*, a type of bacteria which is the causative agent for anaplasmosis. This disease starts with mild symptoms—fever, chills, headaches, muscle aches,



⁹ All tick-related photos provided by either Griffin Dill or the Maine Medical Center Research Institute

¹⁰<https://extension.umaine.edu/ticks/wp-content/uploads/sites/42/2025/04/UMaine-Tick-Surveillance-Program-Annual-Report-2024-Web.pdf>

nausea, and/or diarrhea. If left untreated for more than a few days, it can lead to respiratory failure, bleeding, organ failure, and even death. 12% had the parasite (*Babesia microti*) which cause babesiosis, a condition which has many flu-like symptoms alongside (in extreme cases) jaundiced eyes and skin, dark pee, vomiting, abdominal pain, neck stiffness, and sudden/extreme mood changes and emotional reactions. A small percentage (1.1%) were even infected with Powassan virus, which can cause swelling of the brain leading to broader neurological issues and even death; there are no vaccines to prevent or medicines to treat Powassan virus.

Though the prevalence was not measured, deer ticks are also known to carry the three types of bacteria that cause ehrlichiosis, which results in fever, chills, headaches, muscle aches, and/or an upset stomach.

American Dog Ticks (*Dermacentor variabilis*)

This tick (below) looks for different hosts throughout its life: larvae and nymphs prefer smaller mammals, while adult dog ticks feast on humans, deer, and (of course) dogs. They are the primary vector of Rocky Mountain Spotted Fever, which can cause rashes, headaches, nausea, stomach and muscle pain, and (of course) fever. If left untreated, it can



result in blood vessel damage to limbs (requiring amputation), hearing loss, mental disability, or even death. They also spread tularemia/rabbit fever (causing ulcers and the swelling of lymph glands) and, for dogs, canine tick paralysis (causing a variety of neurological problems for the animals, and potentially death). They can also become infected with *Borrelia burgdorferi*, but thankfully, this tick is unable to spread Lyme disease to hosts.

Woodchuck Ticks (*Ixodes cookei*)

Woodchuck ticks (right) are smaller than most other types of ticks, and prefer to feed on woodchucks, raccoons, foxes, dogs, and cats. They are more rarely known to feast on humans. They can carry the bacteria that causes Lyme but are not generally associated with transmission; they are more known to transmit Powassan virus.



Lone Star Ticks (*Amblyomma americanum*)

This tick (left) is more common in the southern United States (hence the Texan name) and is rarely seen in Maine; it is not known to have established permanent populations here but has



extended its range over much of New England in recent years. Like other species of ticks, it is a vector for Rocky Mountain spotted fever, tularemia, ehrlichiosis, and tick paralysis. It is also a vector for Southern Tick-Associated Rash Illness (STARI), which causes a red, expanding lesion along the site of the infecting tick bite alongside fatigue, headache, fever, and muscle pains.

Most famously, new research also indicates that some people may develop Alpha-gal syndrome, or an allergic reaction to red meat following the bite of a lone star tick.

Winter/Moose Ticks (*Dermacentor albipictus*)

This tick (right) hunts in packs, with hundreds of larvae clumping together on vegetation to wait for a host. They feast on large mammals such as deer (though not usually humans) and most famously (and fatally) on moose, who lack the ability to properly groom them off. One group of biologists in northwestern Maine found that 86% of the moose calves they attached tracking collars to died; the fact that almost all their bodies were weakened by tens of thousands of these ticks is believed to have played a primary role in their deaths.¹¹ Even adult moose, when faced by more than one hundred thousand ticks, can die from complications stemming from blood loss.



Other Threats

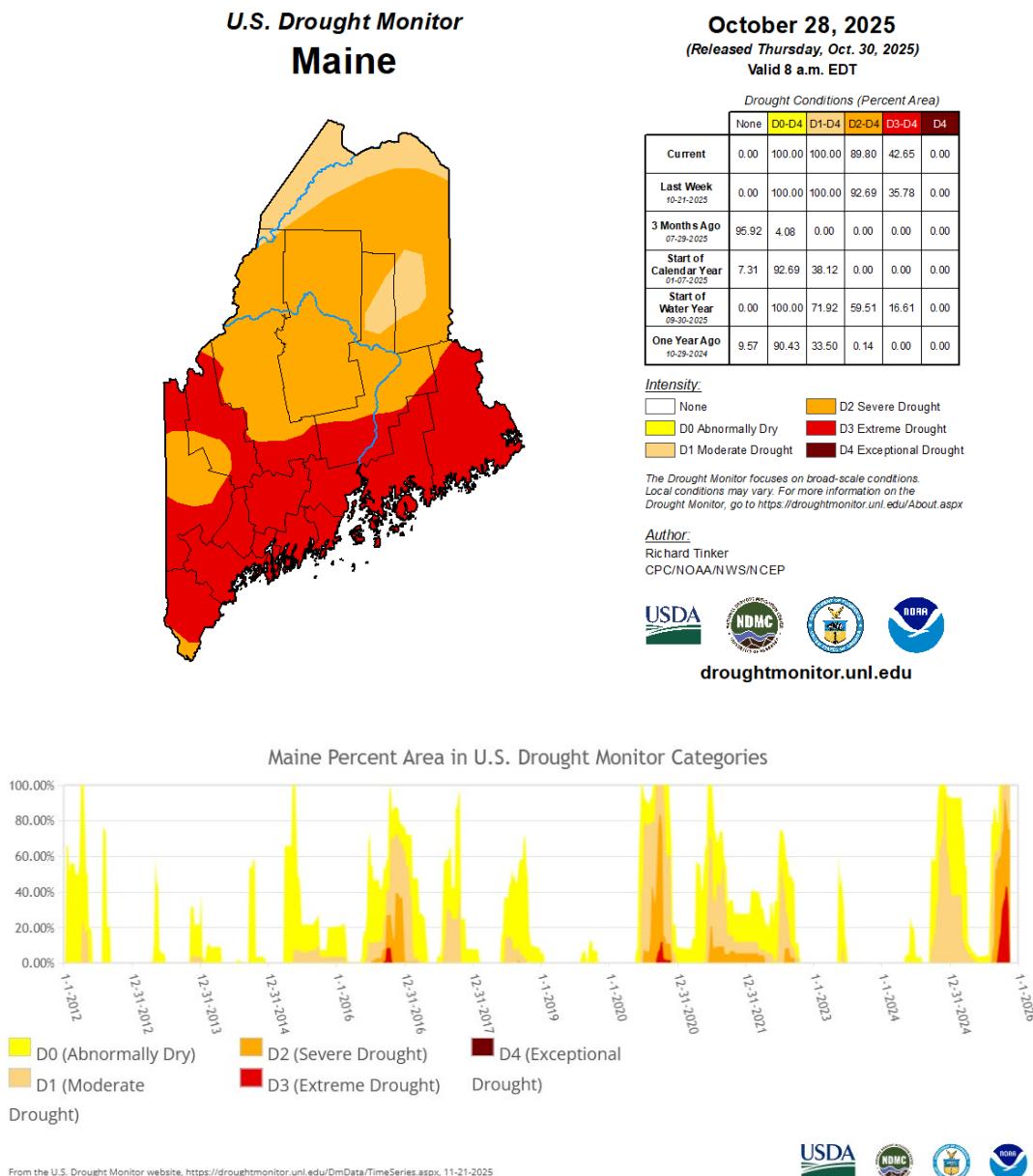
Phosphorous and New Development

A recent upswing in development along the northeast shore of Schoodic Lake has raised concerns about the potential for phosphorous and other forms of runoff. Phosphorous especially is noted for feeding algae blooms, whose growth can crowd out fish and plants necessary for a healthy environment. Some algae contain bacteria that is toxic to humans and other animals.

¹¹ <https://www.mainepublic.org/environment-and-outdoors/2022-05-18/most-moose-calves-in-part-of-maine-died-this-year-as-a-tiny-predator-benefits-from-warmer-weather>

Drought

Maine has seen increased instances of drought throughout the state since the year 2000. Drought in Lake View would mean losses to plant growth, increases to fire and insect outbreaks, altered rates of carbon, nutrient, and water cycling, and at worst, local species extinctions. In short, it could lead to the loss of area and cleanliness of the lake and surrounding waters. The following graphic shows drought conditions from 2013 to the present 2025. In the last few months, drought conditions in Maine were at the worst point we have seen since 2020.



Graphic 5.6: 10 Year Statistics from the U.S. Drought Monitor. Source USDA.

Acid rain may no longer immediately threaten ecosystems, however, recent fires all over the country and beyond have caused prevailing winds to bring the smoke to our region causing a phenomenon called “dirty rain”. Despite more fires in Ohio, California, and parts of Canada, Maine has not yet received deposits of harmful chemicals from dirty rain. If drought conditions persist throughout the US, causing more fires, the likelihood of dirty rain depositing chemicals into Maine’s soils and waterways becomes more likely. In Lake View, the nearby train line creates an additional fire hazard, raising the risk of conflagration. To mitigate this, the community may use similar tactics that it already employs to prevent runoff or non-point source pollution, being cautious of when a dirty rain event may occur and monitoring the town’s ecosystems for harmful chemicals.

Per- and Polyfluoroalkyl Substances (PFAS)

A newer problem occurring throughout Maine is due to our growing understanding of per- and polyfluoroalkyl substances (PFAS). PFAS break down very slowly and are persistent in the environment. This means that PFAS may build up in people, animals, and the environment over time. Health agencies are working to understand more about the health effects of low level, long-term exposure. As of now, our understanding of PFAS is that exposure may cause several different health risks:

Potential Health Impacts from PFAS

Decreases in fertility or increases in high blood pressure in pregnant women

Reduced ability of the body's immune system to fight infections including reduced vaccine response

Child development effects including low birth weight, accelerated puberty, bone variations, or behavioral changes

Increased risk of some cancers including prostate, kidney, and testicular cancers

Interference with the body's natural hormones

Increased cholesterol levels and/or risk of obesity

Table 5.1: PFAS risks. Source: Maine EPA

According to Maine’s DEP, technology for the treatment, concentration, and destruction of PFAS is still in its early stages, and at this time, there is no universal, cost-effective way to remove PFAS from all media. Furthermore, technologies currently available to manage PFAS vary based upon the type of media. For example, removing PFAS in water requires different considerations and processes than removing PFAS from soil, sludges, leachate, vegetables, milk, beef, or other contaminated media. This is because each media type has unique

characteristics which may pose challenges with existing technology. Both the Federal Government, the State of Maine, multiple academic institutions, and private industry are researching new technologies and methods for treating, concentrating, and destroying PFAS. It is anticipated that options will be evolving rapidly over the next few years. To mitigate any potential presence of PFAS in Lake View, residents can continue to keep its standards for drinking water via private wells updated. The plantation may also begin monitoring for the presence of PFAS given available funding.

Protection Measures and Regional Cooperation

As Maine's natural resources are a vital part of our economy and way of life, their sustainable management is at the crux of our continued future. Maine has various regulations which are instituted at state and municipal levels. Federal regulations have weakened and conserved lands are not necessarily covered by municipal, state, or federal regulations, so it is important more so now than ever that Maine leads in the effort for the sustained health of our natural resources.

Lake View is strongly committed to the preservation of the natural world. Adopting land conservation measures has overwhelming support among surveyed residents, with 67% voting in support. Indeed, one of the strongest impetuses behind the drafting of this comprehensive plan is the potential of passing stronger conservation measures. More than anything, the community of Lake View want to keep Schoodic Lake clean and clear for the next generation.

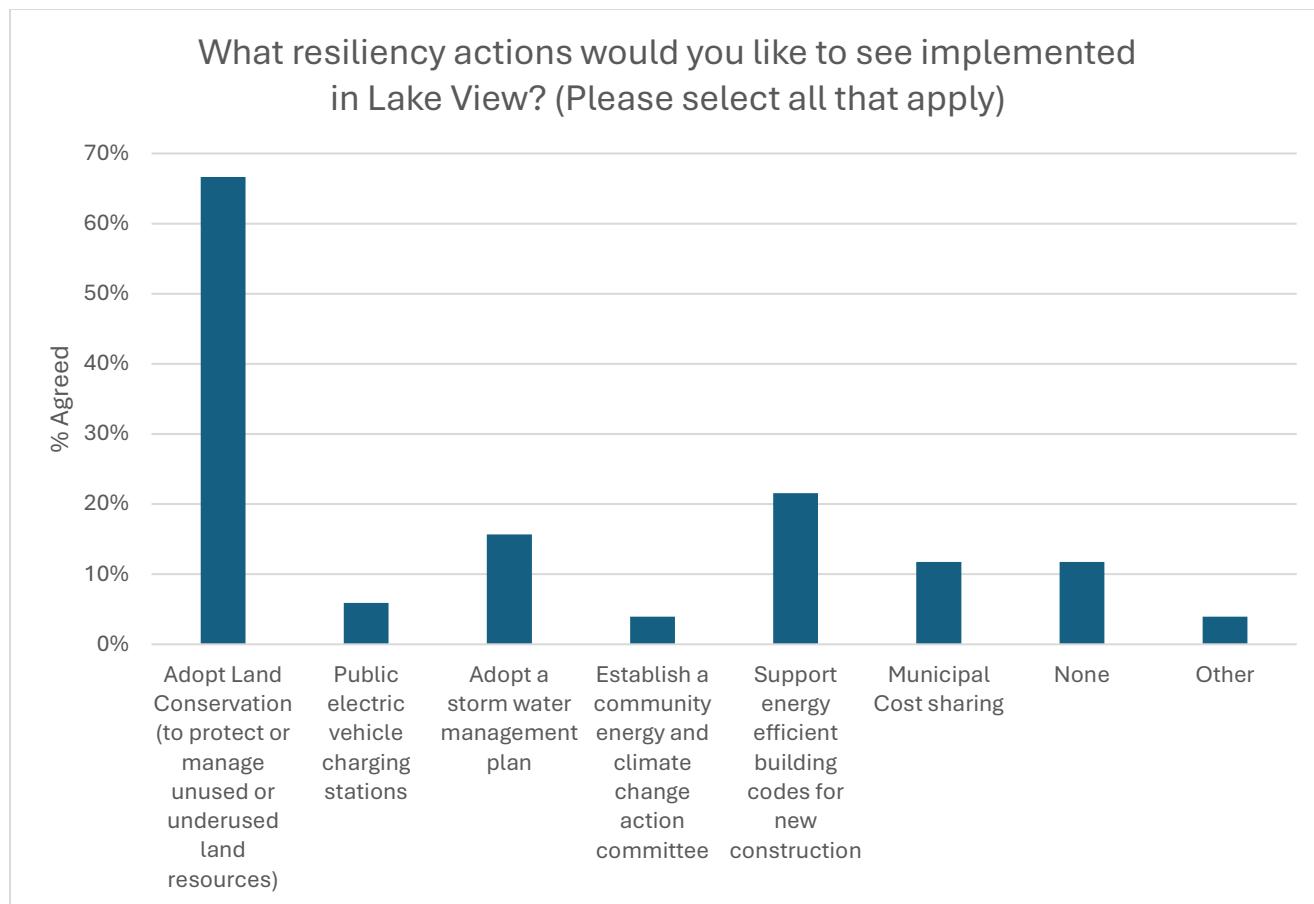


Figure 5.1: Resiliency Survey. N=51. Source: Lake View Community Survey.

Lake View's size and status as a plantation limits the amount it can do by itself. The plantation does not have an open space plan, conservation commission, or a land bank and is not enrolled in the Community Resilience Partnership. Currently, Lake View's zoning is managed at the statewide level by the Land Use Planning Commission (LUPC), which has enacted a variety of resource protection measures into the plantation's zoning (including around shoreland) to the standards of the state. The state also completed a massive conservation project in the early 2010s, conserving and stewarding more than 5,700 acres of land around Seboeis Lake, much of it in Lake View. Seboeis Public Reserved Lands covers 21,369 acres in total.

At a more local level, the Schoodic Lake Association does a variety of conservation efforts around the lake proper such as working with local landowners to reduce runoff and pollution. The various road associations regularly host cleanup events in and around the areas they manage.

The Future of Natural Resources Through Land Use Planning

It is important to prioritize land use planning through the lens of natural resource management, as using ecological standards help to foster greater sustainability and indefinite use. The trajectory of future land use planning holds the promise of advancing ecological sustainability. A data-driven approach, grounded in spatial analysis, remote sensing technologies, and ecological modeling, can further inform the identification of critical habitats, ecological corridors, and areas of high conservation value. Integrating this scientific foundation with stakeholder engagement and participatory processes can yield dynamic land-use strategies that harmonize human needs with ecosystem imperatives. Adaptive management frameworks, underpinned by ongoing monitoring and assessment, may be implemented to refine land-use plans in response to changing environmental conditions. Moreover, a forward-looking approach should encompass climate resilience considerations, acknowledging the potential impacts of human-driven changes in the climate, on natural resource dynamics. Ultimately, the prospective evolution of land use planning in Lake View pivots upon the fusion of scientific rigor, community collaboration, and holistic ecological stewardship to foster both human and natural systems.

Strategies

Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.

Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.

Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.

Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.

Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.

Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.

Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.

Water Resources

State Goal

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

Town Goal

Strengthen the administration of clean water standards in Lake View.

Policies

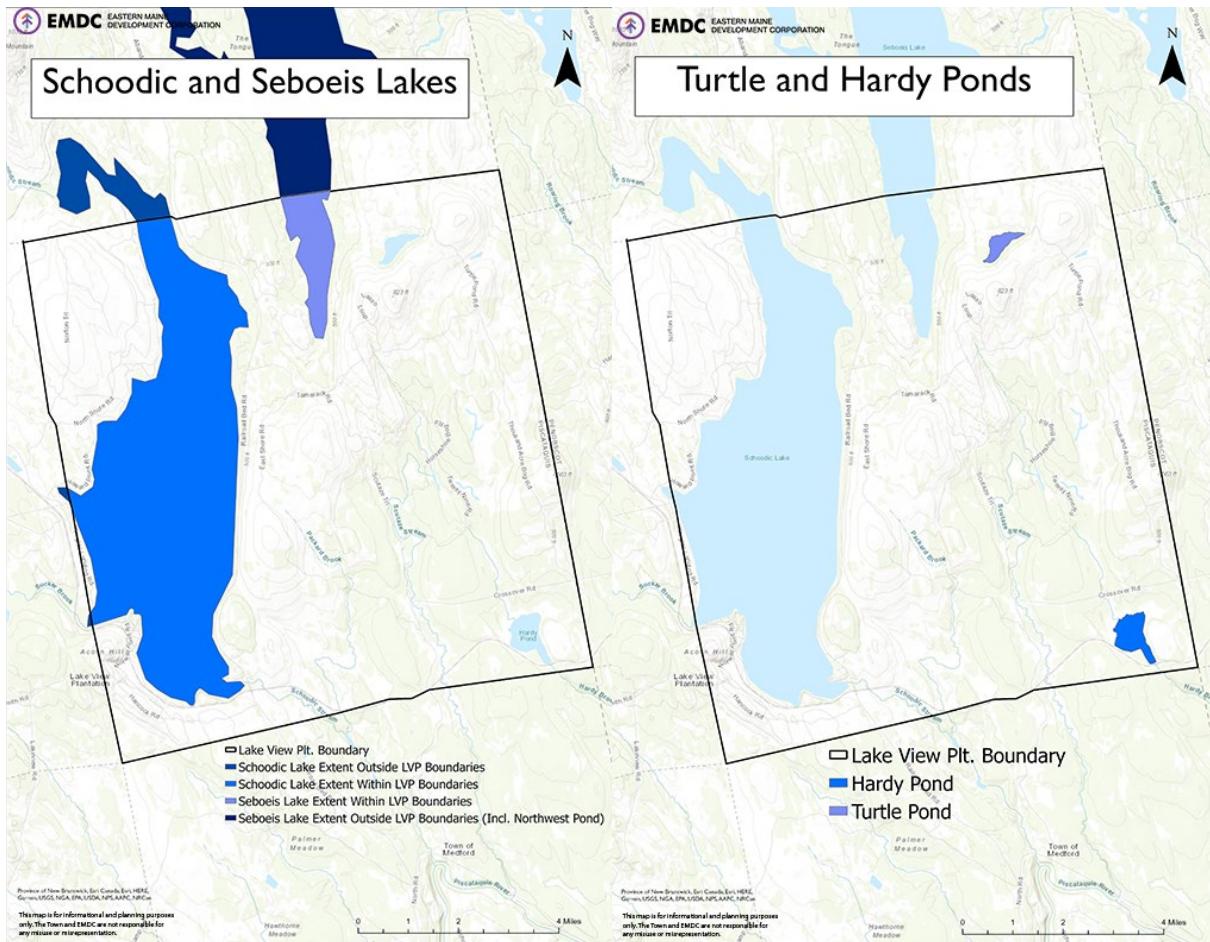
To protect current and potential drinking water sources.

To protect significant surface water resources from pollution and improve water quality where needed.

To protect water resources in growth areas while promoting more intensive development in those areas.

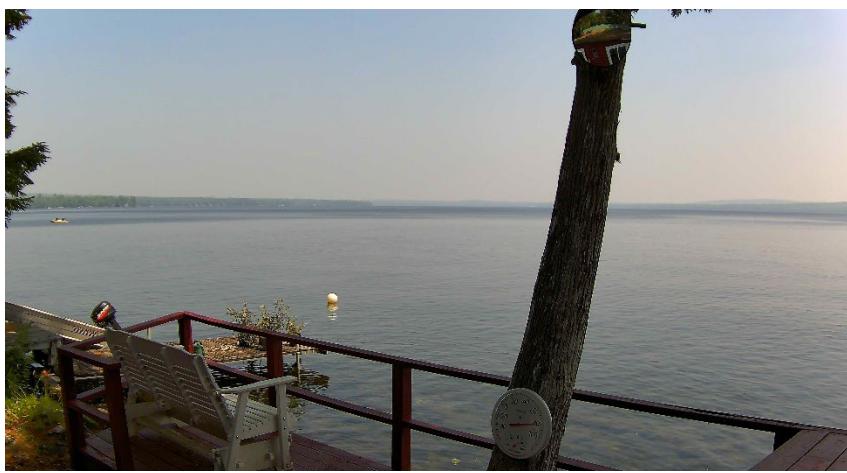
To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.

To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.



Maps 6.0 and 6.1: Schoodic lake, Seboeis Lake, Hardy Pond, and Turtle Pond in Lake View Plantation, Maine. Source: State of Maine.

Overview

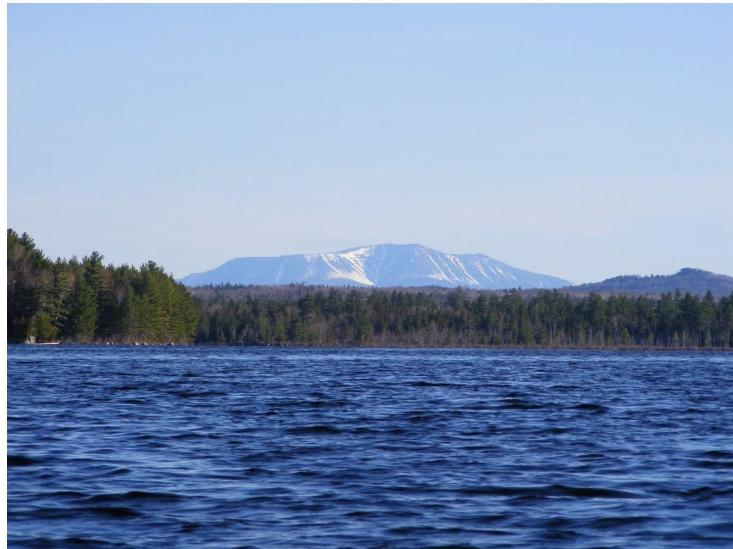


Schoodic Lake (pictured left) is the primary body of water in the community, offering scenic views and recreational opportunities to residents of and visitors to the plantation. The lake provides good habitat for a wide variety of fish, including lake trout (*Salvelinus namaycush*), brook trout (*Salvelinus fontinalis*), smallmouth bass (*Micropterus dolomieu*), round whitefish (*Prosopium cylindraceum*), white sucker (*Catostomus commersonii*), minnows

Schoodic Lake (pictured left) is the primary body of water in the community, offering scenic views and recreational opportunities to residents of and visitors to the plantation. The lake provides good habitat for a wide variety of fish, including lake trout (*Salvelinus namaycush*), brook trout (*Salvelinus fontinalis*), smallmouth bass (*Micropterus dolomieu*), round whitefish (*Prosopium cylindraceum*), white sucker (*Catostomus commersonii*), minnows

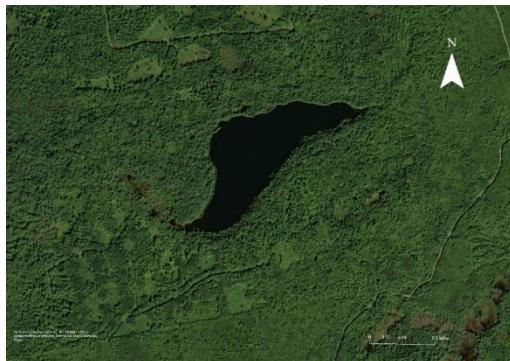
(Cyprinidae spp.), cusk (*Brosme brosme*), stickleback (*Gasterosteidae spp.*), and landlocked Atlantic salmon (*Salmo salar*). It overflows into the Schoodic Stream (eventually reaching the Piscataquis River) and drains from Jaquith Pond, Norton Pond, and Orson Bog in nearby Brownville.

Seboeis Lake (pictured right) also extends into Lake View territory. It is known for the variety of greenery and terrain along its coastline and has some of the same species of fish as Schoodic, such as brook trout, smallmouth bass, minnows, and white sucker, while also having white and yellow perch, chain pickerel, hornpout (bullhead), eel, fallfish, banded killifish, pumpkinseed and redbreast sunfish, and the freshwater sculpin. Like Schoodic, its overflow eventually reaches the Piscataquis River. Much of the area around the lake is conserved by the state and designated as Seboeis Public Reserved Land.



Turtle Pond (below, left) is the smallest and shallowest major water body in Lake View and is home to a population of brook trout, as well as a population of beavers who have actively resided in and dammed the area since at least the mid-1990s. There are no man-made structures on or near the pond; it is pristine wilderness. It is within the Seboeis Public Reserved Land.

Hardy Pond (below, right) is over twice the size of Turtle Pond but is a fraction of Schoodic's or Seboeis's areas. Despite logging going on in the area, it is mainly used by the local flora and fauna as a source of cool, fresh water rather than a source of human recreation.



Lakes and Ponds of Lake View Plantation, Maine

Lake Name	Area (acres)	Perimeter (miles)	Mean Depth (feet)	Max Depth (feet)	Dam	Water Quality Statement	Invasive Plant Infestation	Fishery Management
Turtle Pond	60	1.7	15	27	No dam	N/A	None known	Remote
Seboeis Lake	4913	62.3	N/A	90	Dam has increased lake area	N/A	None known	Coldwater + Warmwater
Hardy Pond	139	2.4	N/A	N/A	No dam	N/A	None known	N/A
Schoodic Lake	7021	32.5	79	188	Dam has increased lake area	Above average	None known	Coldwater

Table 6.0: Lakes of Lake View Plantation. Both dam increases are less than 50% of undammed situation. Data last updated in 2010. Source: Lake Stewards of Maine

Lake Name	LUPC Management Class	Classification Meaning
Turtle Pond	1	High value, least accessible, undeveloped lake. Managed for preservation.
Seboeis Lake	7	Managed for multiple potential uses.
Hardy Pond	7	Managed for multiple potential uses.
Schoodic Lake	3, 5	Heavily developed and suitable for development.

Table 6.1: LUPC lake classification for Lake View. Source: Maine LUPC.



Beginning with Habitat (BwH)
equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate.
www.beginningwithhabitat.org

Water Resources & Shoreland Habitats

Lake View Plt

This map is nonregulatory and is intended for planning purposes only.



Organized Towns

Unorganized Towns

Atlantic Salmon Habitat

Source Water Protection Areas

Aquifers

NWI Wetlands

Shoreland Areas

Reflects surveys on selected Maine streams.

Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.

Flow of at least 10 gallons per minute.

National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not comprehensive mapping of wetlands resources and typically under represents the presence of wetlands on the landscape.

Depicted using common regulatory zones including a 250-foot-wide strip around Great Ponds and wetlands (features of at least 10 acres), rivers, coastline, and 75-foot-wide strip around streams. For more information on Mandatory Shoreland Zoning - <https://www.maine.gov/dep/land/slz/>

Map 6.2: Shoreland Habitats in Lake View Plantation, ME. Source: Beginning with Habitat.

Wild Atlantic Salmon

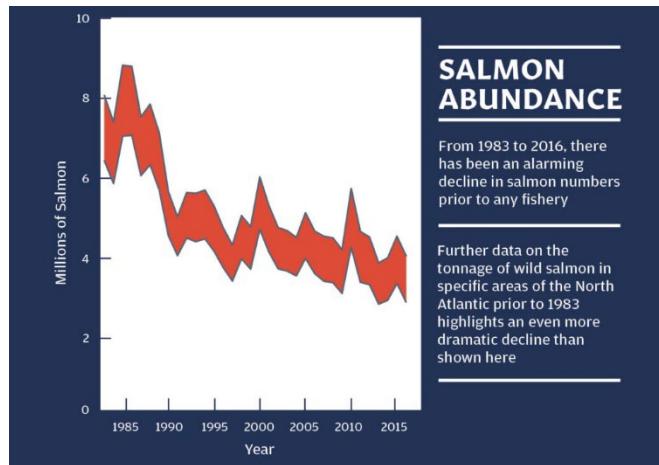
Maine is home to the only remaining population of wild Atlantic salmon (*Salmo salar*) in the United States, a population that has been considered endangered since the year 2000. Even since their designation, they have faced a dramatic decline in total population and the habitats available to them. The pressures of pollution, overfishing, habitat degradation, increased water temperatures, migration barriers, and the spread of invasive species all have contributed to this decline. These pressures have also damaged the ability of the

salmon population to recover; nowadays, only half as many salmon grow to adulthood per egg laid as they did in 2007.¹²

Without a healthy and growing population, there can be no sustainable harvest of the fish, hurting the social and economic vitality of communities that rely on fishing. Their removal can also filter up and down the food chain, heralding dramatic consequences for other parts of the natural world.

Figure 6.0: U.S. Salmon Population.

Source: NASCO



The Schoodic Stream (and the Piscataquis River it flows into) are two of the remaining habitats for the wild Atlantic salmon. This underlines the importance of conservation in the area. If the community wishes to pursue conservation further, it may work with the state or nonprofits such as the Downeast Salmon Federation (which primarily serves Washington and Hancock counties) or the larger American Salmon Foundation for assistance.

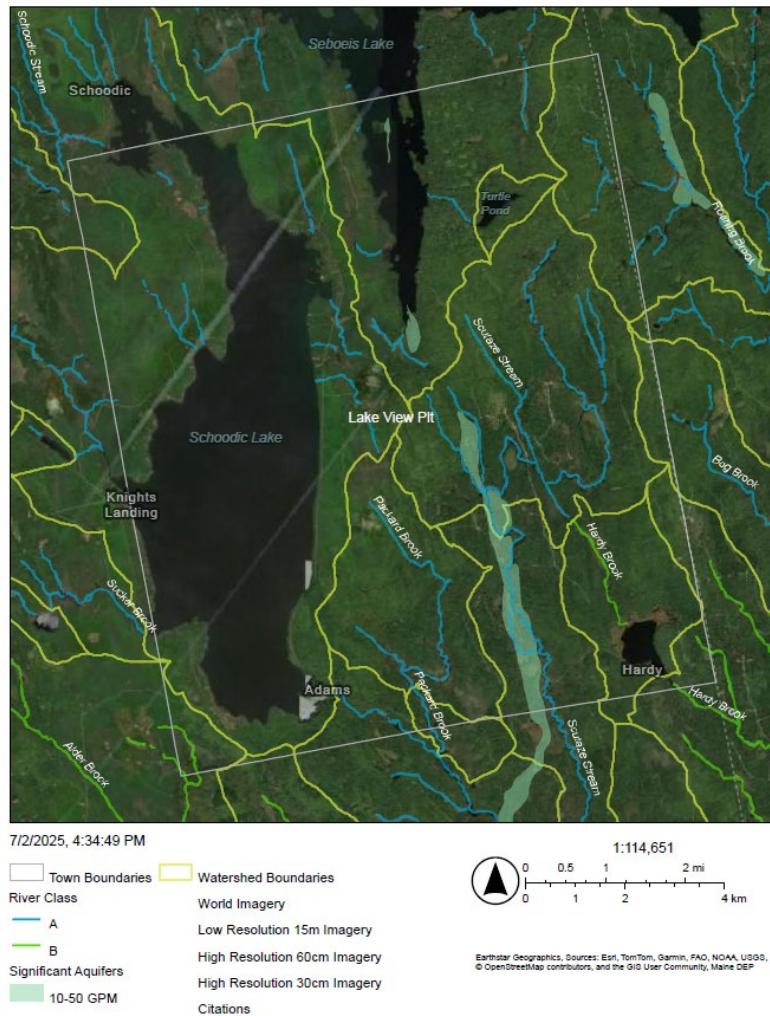
Aquifers

An aquifer is an underground layer of gravel, sand, or other form of rock or sediment that is saturated with groundwater. Since the rock layer acts a filter, these phenomena are important sources of clean water for local flora and are critical to soil health and the health of local ecosystems. Aquifers often act as a source of fresh well water, although there do not seem to be any wells that line up with the aquifers present in Lake View. Beyond long-

¹² <https://nasco.int/atlantic-salmon/state-of-salmon/>

regulated logging encampments there are no threats to the supply or purity of the aquifers.

Aquifers, Rivers, and Watersheds of Lake View Plantation



Map 6.4: Aquifers, Rivers, and Watersheds in Lake View Plantation, ME. Source: State of Maine.

Water Quality

The Lake Stewards of Maine only monitor the quality of one lake in Lake View, Schoodic. Their results are as follows:

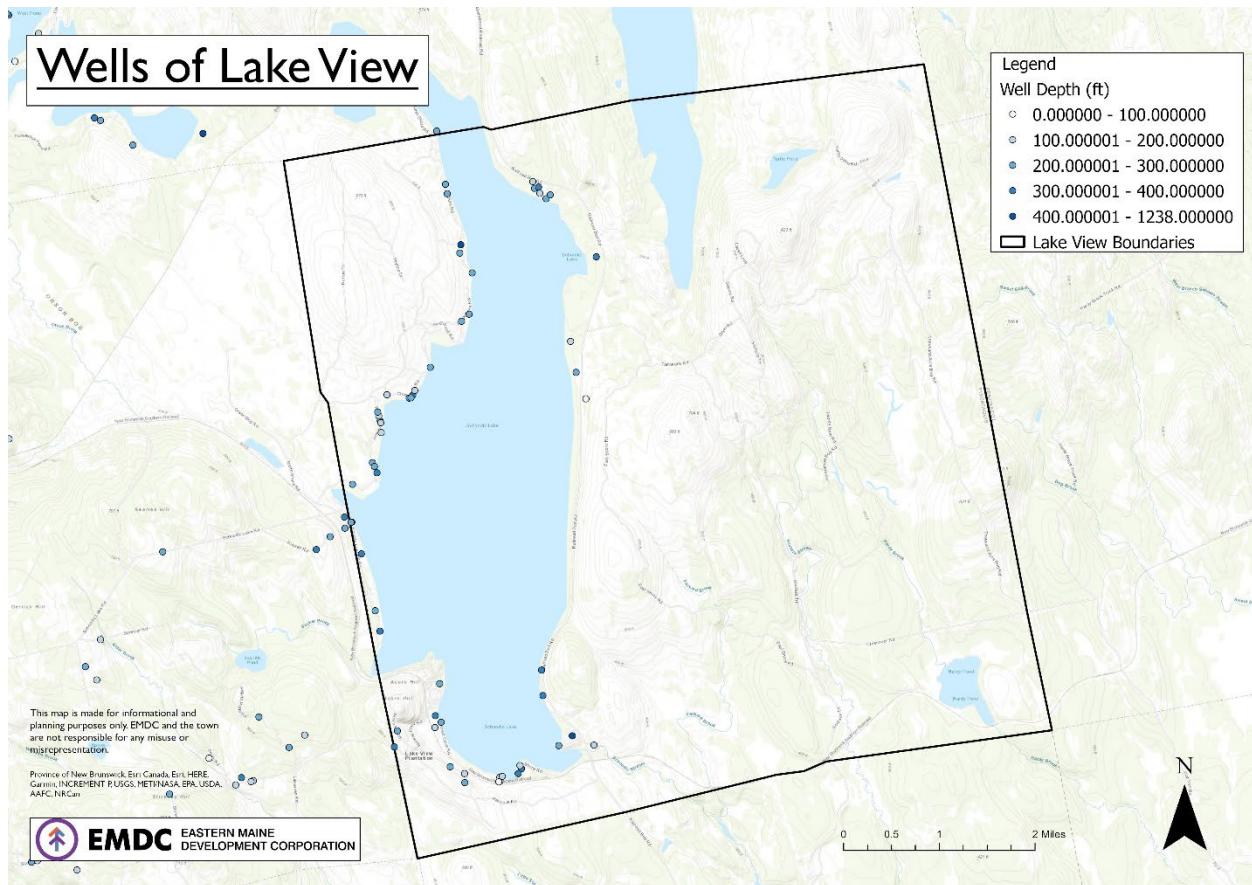
Schoodic Lake Water Quality Report

Lake	Schoodic Lake
Date	8/18/2015
Depth (m)	10
Type	Epilimetic Core
pH	7.03
Method to Determine pH	Electronic
Color (SPU)	14
Method to Determine Color	Spectrophotometric
Conductivity (uS)	17
Method to determine Conductance	Lab Meter
Alkalinity (mg/L)	5
Method to Determine Alkalinity	Bromcresol Green/Methyl Red

Table 6.2: Water quality of Schoodic Lake. Source: Lake Stewards of Maine.

This data indicates above average water quality for the lake. There are no known invasive species present in the lake, or any other body of water in the plantation.

Many camps and residences draw their water from Schoodic, underlining the importance of keeping the lake clean and safe. There is no official public water source in the plantation. A map of known and geolocated private wells are mapped out on the next page, once again demonstrating Schoodic's centrality to the community.



Map 6.3: Wells in Lake View Plantation, ME. Source: State of Maine.

Infrastructure

There are no publicly owned large culverts, catch basins, or drainage outlets built in Lake View. The only man-made infrastructure are the private catch basins and culverts, as well as the dams on the lakes, only one of which (Schoodic) is within the plantation proper.

Threats

Point Source Pollution

Point source pollution comes from specific, identifiable sources such as industrial facilities or wastewater treatment plants discharging contaminants directly into water bodies. This can lead to localized pollution and possible adverse effects on aquatic ecosystems. There are no known sources of point source pollution, but there is an old dump in town that might one day act as a source. The state continues to monitor the property for any sign of spreading pollution from the site.

Nonpoint Source (NPS) Pollution

Nonpoint Source Pollution is more diffuse and arises from multiple sources, making it challenging to pinpoint a specific origin. This can include runoff from forested, agricultural, construction, or camp sites carrying pollutants (fertilizers, oils, pesticides, etc.) into waterways during rainfall events. There are concerns that a recent burst in development might degrade the quality of the lake, but there are no current signs of degradation.

The Maine DEP has not designated any lake, pond, or stream in Lake View as either threatened or impaired, speaking to the small population and effectiveness of existing protection measures.

Invasive Species

Aquatic invasive species remain a constant threat to any body of water; see Natural Resources for more details on the topic specific to Lake View.

Community Water Protection Efforts

Currently, Lake View's zoning is managed at the statewide level by the Land Use Planning Commission (LUPC). They have implemented a variety of water protection measures into their zoning plan, including shoreland zoning, Great Pond preservation zoning, and several forms of Wetland preservation zoning. All of these are set to the highest standards of the state.

The only public works crews do street maintenance, which also follows state environmental standards.

Plantation officials have expressed a desire to promulgate ordinances to better address the many potential threats facing the lake and the surrounding environment, as well as hiring a code enforcement officer to provide more reliable enforcement of these measures.

The Schoodic Lake Association, formed by camp owners in the area, is charged with the preservation and protection of the lake and the surrounding environment. They control the dam on Schoodic Lake, work with local landowners to prevent shoreline erosion and reduce contaminants from entering the lake, test water quality, and organize events around Schoodic. The Association's impact extends beyond the local population; their Facebook page has over 1,400 followers¹³ (significantly more than the Plantation's 188 year-round residents), supporting the lake's broad regional importance and the high level of interest and stewardship from seasonal visitors and camp owners.

¹³ Facebook. 2025. Schoodic Lake Association. <https://www.facebook.com/schoodiclake/>

Strategies

Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

- Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).
- Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.
- Maine Pollution Discharge Elimination System Stormwater Program

Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.

Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.

Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.

Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.

Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.

Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.

Provide educational materials at appropriate locations regarding aquatic invasive species.

Agriculture and Forestry

State Goal

To safeguard the State's agricultural and forest resources from development which threatens those resources.

Policies

To safeguard lands identified as prime farmland or capable of supporting commercial forestry.

To support farming and forestry and encourage their economic viability.

Importance of Forestry and Farming

In Maine, logging has always been important to our economic development and culture. Proportionately, Maine is the most heavily forested state in the nation, with approximately 90% of its land area (17.7 million acres) in forest. Maine's forests are part of the largest contiguous block of undeveloped forestland east of the Mississippi. This expansive forestland, with the economic value that it provides for fiber production as well as the relatively undeveloped and remote landscape that it creates, is in large part what defines Maine's distinctive character. The forests offer a variety of opportunities and values, including timber harvesting, recreation, energy production, wildlife habitat and watershed protection. Maine's forestland, along with the economic health of the forest products industry, provides a working landscape upon which many communities rely. Lake View is no different, with logging companies settled in the forested lands in the southeast corner of the plantation.

Because the area is heavily forested, and the small population does not lend itself to mass agricultural practices, agriculture (beyond a few hobby gardens) is not present in Lake View. There are no farmers markets, community gardens, or farm stands. There are no parcels of land preserved by the Farmland tax program that are farmland (although there is one parcel of eleven acres of forested land which were recently added to the program). This is not due to community opposition to the existence of farms (beyond more general environmental concerns and regulations) but due to the low population and dominance of lakes, forestry, and conservation areas within the plantation's land area. They would be open to farmers, farmer's markets, etc. coming into Lake View, but have no desire to promote it. There are also popular farmers markets in Brownville and Milo, which are easily accessible to the residents of Lake View. Taking all this into account, Lake View is poised to develop its local agriculture, but where it is not growing already, it may stay the same.

Forestry in Lake View is still quite popular, with several companies operating in the area. With roughly 90% of Maine's land cover forested, and Lake View's southeast corner dominated by working timberlands, the forest products industry underpins local employment and supports small and large logging enterprises. Beyond its economic role, Lake View's forests provide critical ecosystem services: they safeguard water quality in the lake watershed, furnish wildlife habitat, offer recreation opportunities from hunting and hiking to snowmobiling, and serve as a renewable source of biomass for heating and energy production. Overall, forestry in Lake View is stable in terms of landowner commitment, which is evidenced by consistent Tree Growth enrollments, even though harvest volumes are declining from historic highs. Forestry is positioned to remain a vital though, albeit a more moderately scaled, component of the community.

All tree species found within Lake View are mostly native. Specific composition of the forest in Lake View varies depending on factors such as elevation, soil conditions, and past disturbances. There is a rich diversity of both hardwood and coniferous species throughout Lake View for its residents' use.

Community Policies

Lake View does not own any town forests or farms; the only land owned by the plantation is the historic church by the shores of the lake. There are no community-run support programs for either forestry or farming. The only official promotion is done by the LUPC, which regulates and permits both activities in many areas of the plantation. Lake View sees no need to support community forestry.

Timber Harvest

Below is the compiled timber harvest for Lake View for the past thirty years. Shelter wood harvesting removes trees in 2 or more stages; the initial harvest removes most mature trees, leaving enough behind to act as sources of both seeds and shade for the next generation. Clearcut harvesting removes most or all of the trees in one harvest, with regeneration occurring via natural seeding. Land use change denotes the full removal and sale of trees in an area, in order to facilitate its development.

As one can see, very little of the recorded harvest is designed to convert uses or start development; the harvest itself is the point.

Lake View Timber Harvest: 1991-2021

Year	Shelter Wood (ac)	Land Use Change (ac)	Clearcut Harvest (ac)	Totals (Trees)
1991-2001	1,781	83	1,640	20,326

Year	Shelter Wood (ac)	Land Use Change (ac)	Clearcut (ac)	Harvest (ac)	Totals (Trees)
2002-2011	5,645	0	558		13,795
2012-2016	501	3	0		1,087
2017-2021	675	0	29		1,798
Total	8,602	86	2,227		37,006

Table 7.0: Data compiled from Confidential Year-End Landowner Reports to Maine Forest Service. To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town. Source: Maine Department of Agriculture, Conservation and Forestry - Maine Forest Service

Threats

There are no threats to existing agricultural practices besides their own marginality and the lack of suitable non-conserved terrain. Development along the northeast shore of the lake, meanwhile, may prevent any further forestry activities in the area. Currently, however, nothing is affecting normal forestry operations. The plantation continues to monitor the situation.

Forestry is threatened by the potential spread of invasive species that damage native trees, such as the Eastern Ash Borer, the Spruce Budworm, and the Spongy and Browntail Moths; more details are in the Natural Resources section. No relevant endangered species have been recorded within Lake View forests that may immediately affect the composition or management.

Tree Growth Program

This program, run by the state of Maine, provides a tax benefit for owners of at least ten acres of forested land used for commercial harvesting. A forest management and harvest plan must be prepared and a sworn statement to that effect submitted with the application. Applications must include a map of the parcel indicating the forest type breakdown as well as all other areas to be excluded from the tree growth program. The total acres in this program have fluctuated over this period but have overall decreased. Lake View property owners still seem to take ample advantage of the program; most of the harvest is from the larger logging companies that have set up shop in the town.

Lake View Tree Growth Program Enrollment, 2013-2023

Year	Number of Parcels	Softwood Acres	Mixed Wood Acres	Hardwood Acres	Total Acres
2013	24	2,301	10,906	9,038	22,245
2014	22	1,908	8,522	6,295	16,689

2015	23	1,845	8,564	5,518	15,927
2016	23	1,993	12,485	7,840	22,317
2017	22	1,604	9,776	4,646	16,026
2018	23	1,640	9,703	4,681	16,024
2019	22	1,494	11,121	9,469	22,084
2020	22	2,306	8,185	5,164	15,655
2021	21	2,306	8,185	5,164	15,655
2022	21	2,305	8,074	5,168	15,548
2023	23	2,304	8,074	5,168	15,547

Table 7.1: Land enrolled in the Maine Tree Growth program, 2013-2023. 2023 is the most recent record. Source: Maine Revenue Services

Farmland Program

The Farmland program can also provide tax benefits to landowners. To enroll in this program, the property owner is required to have at least five contiguous acres in their parcel of land. The land must be used for farming, agriculture or horticulture and can include woodland and wasteland. Additionally, the parcel must contribute at least \$2,000 gross income from farming activities each year. There has been very little uptake for this program in Lake View, with only one property owner taking advantage of it in recent years.

Lake Farmland Program Enrollment, 2013-2023

Year	Number of Parcels	Farmland Acres	Farmland Valuation	Woodland Acres	Woodland Valuation
2013-2021	0	0	0	0	0
2022	1	0	0	11	\$1,584
2023	1	0	0	11	\$1,640

Table 7.2: Land enrolled in the Maine Farmland program, 2013-2023. Woodland and farmland enrolled in this program are recorded separately. All dollar amounts are nominal. 2023 is the most recent record. Source: Maine Revenue Services

Open Space Program

The Open Space Tax Law provides for the valuation of land based on its current use as open space, rather than its highest and best use. To qualify for the Open Space program, land must be preserved or restricted for uses providing a public benefit. Benefits recognized include public recreation, scenic resources, game management, and wildlife habitat. Lake View does not have any land enrolled in the Open Space program.

Street Trees

In a populous community, the shade provided by street trees helps to cool the air and the pavement on hot summer days. Street trees also help reduce stormwater runoff, provide habitat for birds and pollinators, and improve air and water quality. There is no street tree program in Lake View, nor is there need nor desire for one given their current easy access to greenery. That said, the community land owners may have the opportunity to provide trees to communities with already established tree street programs who would look for starter saplings that are grown in a similar climate. Lake View lies within hardiness zone 5a, which covers a large portion of the state. Trees set for the program are usually reared in Nursery's across the State. This would give the opportunity for Lake View residents to further capitalize on its lush forests.



Strategies

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.

Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.

Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.

Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.

Encourage owners of productive farm and forest land to enroll in the current use taxation programs.

Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.

Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.

Historic and Archeological Resources

State Goal

To preserve the state's historic and archeological resources

Policy

Protect to the greatest extent practicable the significant historic and archaeological resources in the community.



Prehistory and History

There is evidence of Native American settlement in the Schoodic Lake area going back millennia; a now-lost fluted point was discovered on the south end of the lake which was dated as being made between 10,000 and 11,000 years ago, and there are prehistoric sites

in nearby Milo that are nearly as old.¹⁴ Lake View's earliest Euro-American settlement was spearheaded by the Merrick Thread Company (renamed the American Thread Company in 1898 after a merger), which wanted timber land for the manufacture of spools. The company set up a mill (pictured on the next page) in the south of the lake where the village center still is today, showing the endurance of this historic pattern of settlement. The first year-round dwellings were the boarding and tenement houses for this mill, set up sometime between 1886 and 1889. The Canadian transcontinental railroad was also built in this area around this time, with the first trains running on the line in the winter of 1888. The Merrick Thread Company would harvest the local birch trees, turn them into spools and thread cases, and load them at the railroad station to ship elsewhere. By 1892, the population had grown such that a school had opened, and the area organized into a plantation for its maintenance. The community has kept this form of government 'til this day. Lake View would reach its peak population (of 300-400 people) in the early 1920s, and would organize a church, combination general store and post office, fire department, brass band, tennis court, basketball court, and two different baseball diamonds (with two different active baseball teams) in the plantation. A musician and schoolteacher from New York even moved to Lake View to open the Perfield School of Music alongside an all-girl's school. However, the mills operation took its toll on the white birch supply, forcing the mill to close in 1925. What followed was an exodus of former American Thread Company employees out of Lake View. They predominantly went to the nearby town of Milo, where the company had another mill; about 75% of the former Lake View employees were moved there.



¹⁴ Sawtell, Bill. *Schoodic Lake Revisited*. 2008. Pg. 3.



The closing of the mill was difficult for the remaining residents, especially as the mill had previously provided the entirety of the plantation's electricity and running water. Facing such difficulties the town store and post office would close shortly afterwards as well. The community survived, and adapted by shifting to hunting and recreation. Boat races started on the lake in the 30s, and camp lots started expanding to Knight's Landing (on the western shore of Schoodic) through the 40s and 50s, with a general store opening again near the Landing in the 50s (that has sadly since closed). The first annual ice fishing derby was organized in 1963 and has had cycles of greater and lesser involvement in the years since. One such upswing in ice fishing led to a petition circulating the area to put a moratorium around the practice in 1984. The Schoodic Lake Association was formed that year largely in response to that petition, and to better coordinate the stewardship of the lake. The petition would eventually fizzle out and die, but the Association continues to this day.

Historically, much of the area around Schoodic Lake had been owned by the Godsoe family. They were known for their generosity, both in funding scholarships for children and for renting camps to many locals for less than the market would let them charge. However, the family was forced to sell off much of the land to pay inheritance taxes after the death of Lydia Godsoe in 1986; around 225 camps were sold, all but 5 to the former lessee who held the property. Over time, this fragmentation led to more turnover in the ownership of these camps and increases in home and camp prices across the lake.

Historic Buildings

There are no structures in Lake View that are on the National Register of Historic Places. A comprehensive survey of Lake View Plantation's above-ground historic resources needs to be conducted in order to identify other properties that may be eligible for nomination to the National Register of Historic Places.

The municipality owns one structure, the Lake View Community building (pictured right). This is an over 130-year-old church that is the center of community gatherings and has received general accolades (and federal restoration grants) in recognition of its importance and historic character. Recent restoration efforts mean that it is in good repair.

Historic Archeology

There are no historic archeological sites identified in Lake View. No professional town-wide surveys for historic archaeological sites have been conducted. The Maine Historic Preservation Commission currently recommends archaeological survey should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and early 19th centuries.



Prehistoric Archeology

The Maine Historic Preservation Commission has identified several potential prehistoric archeological sites around the south of both Schoodic and Sebeois Lakes, though their exact locations are not currently available to the public. The Commission has designated starting a professional archaeological survey of the rest of the Schoodic Lake as a priority.

Preservation

As stated in previous sections, current land use standards are made and administered by the Maine Land Use Planning Commission (LUPC) at the state level. This extends to efforts towards the protection of historic resources. The LUPC requires that, for all permit applications, "adequate provision has been made for fitting the proposal harmoniously into the existing natural environment in order to ensure there will be no undue adverse effect on existing uses, scenic character and natural and historic resources in the area likely to be affected by the proposal" (emphasis added). However, the focus of the commission is on the preservation of the natural world instead of the past of the human one.

There are no known active threats to the historic resources of Lake View besides a possible lack of identification. As such, no protective measures other than vigilance is required at this time.

Strategies

For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.

Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.

Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.

Recreation

State Goals

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

Policies

To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.

To preserve open space for recreational use as appropriate.

To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

Community

Lake View, in the modern day, is a quiet community that values its access to the natural world. Recreation opportunities in the plantation are largely constructed around the natural beauty and abundance of the area; fishing (both ice and regular), boating, and exploring trails. To residents, these opportunities are one of the primary joys of living in Lake View (see figure 9.0 below). Currently, the maximum capacity of these opportunities is not a concern, even if there is a burst in growth; there is no need right now to upgrade or enlarge them.

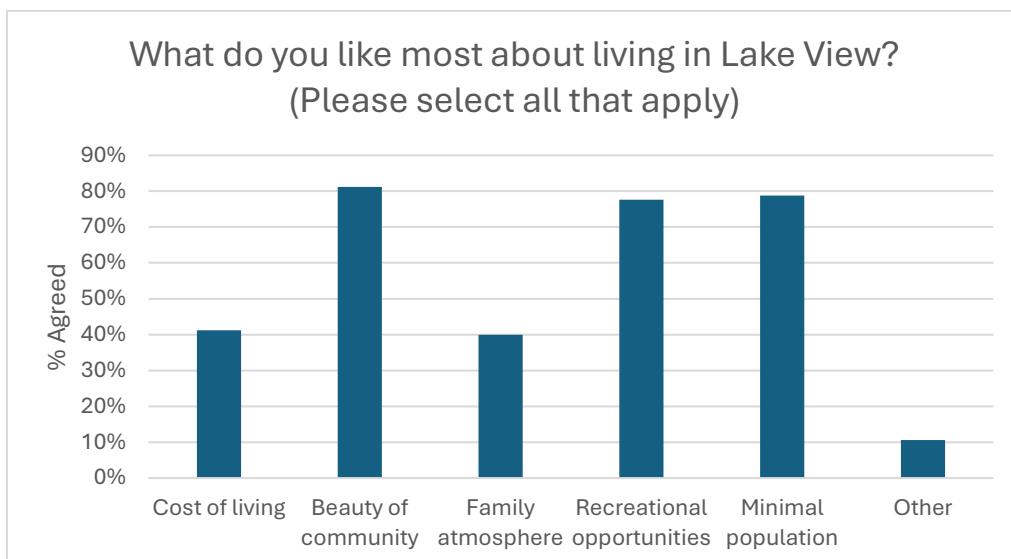


Figure 9.0: Lake View attractions. Source: Lake View Community Survey

The Lake

Schoodic Lake is Lake View's most prominent source of recreation. As discussed in previous sections, it is the location of public events as well as more casual recreation and relaxation. There is a boat launch along the south shore of the lake, where most of the development in the plantation is, as well as one at Knight's Landing alongside the west side of the lake (located in Brownville). There are also active plans to build a marina on the Landing.

There are a parking lot by each launch, and a porta-potty by the south shore.

The lake is publicly available to all who have boats, but swimming is banned near the landings to prevent any tragic boating accidents. This is a source of concern for the community, as the landings are the public's access points to the lake. Future efforts to reserve a swimming area may be taken to improve the recreation options available on the lake.



Local Trails

Lake View itself does not have an open space fund, partnership with a land trust, or any other mechanism to acquire sites for recreational activities, but there is ample public land available for that purpose (mainly through state-level intervention). The old railroad bed offers a path through the wilderness for ATV riders, alongside many other trails that have popped up in Lake View's forested lands. The trails are among Lake View's most popular recreation activities, and their expansion far and away has the largest level of support.

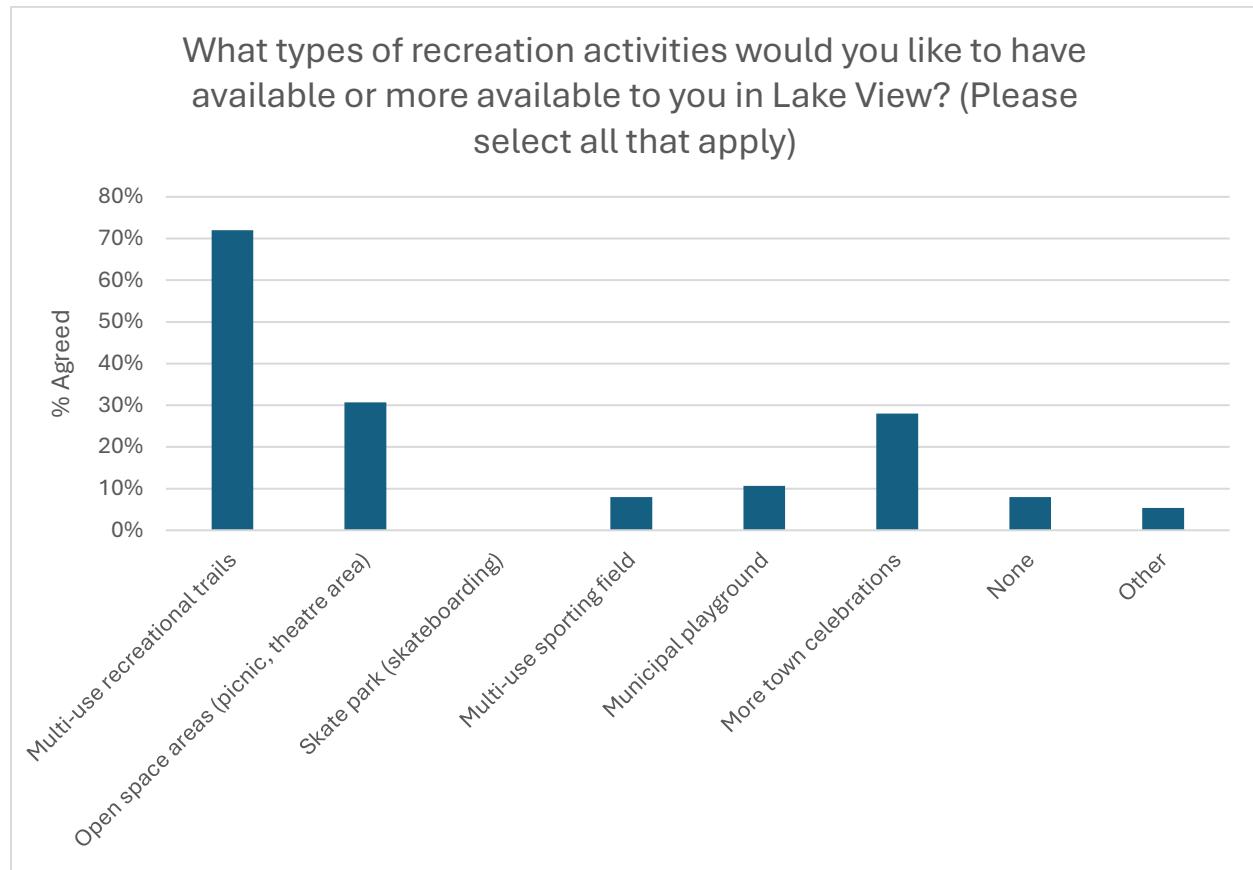
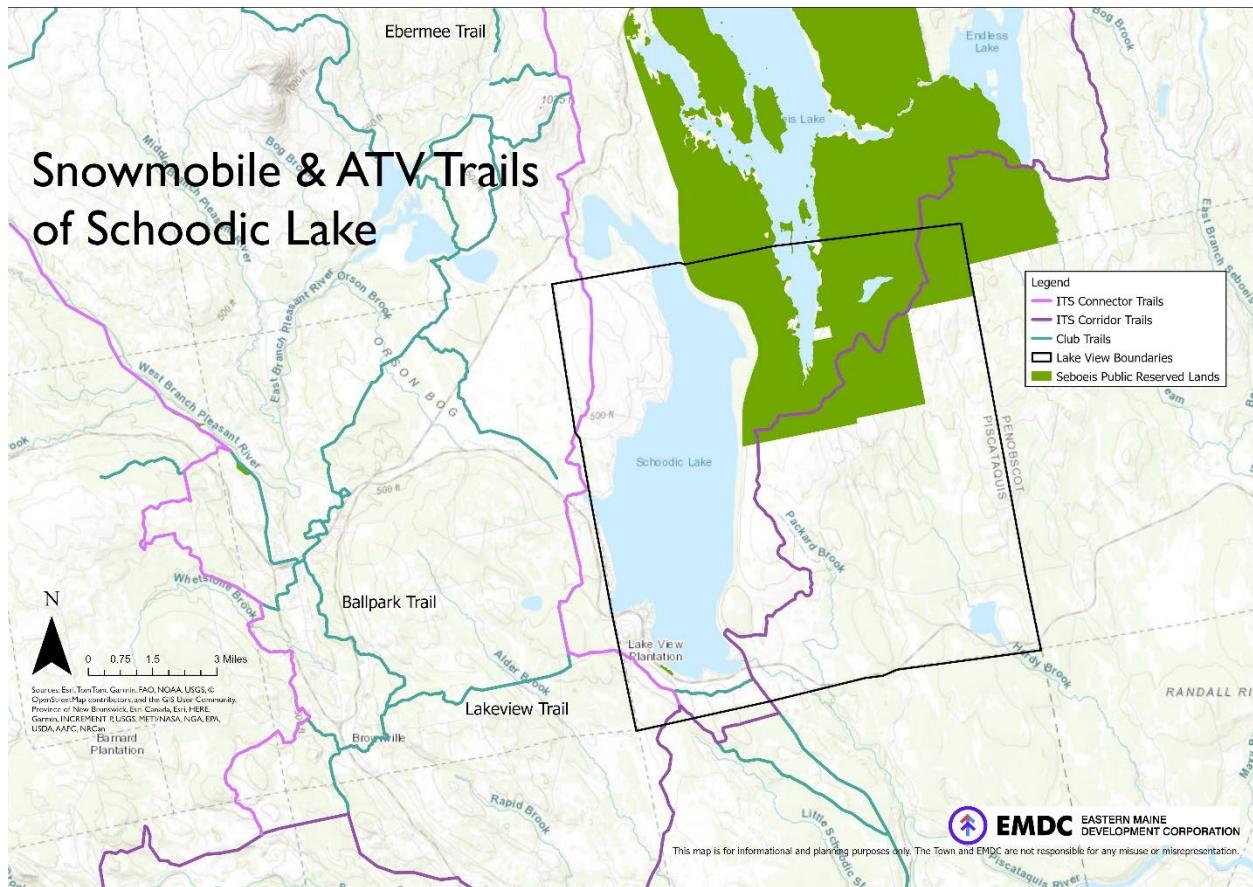


Figure 9.1: Recreation Survey. No respondents chose the “Skate Park” option. Source: Lake View Community Survey.

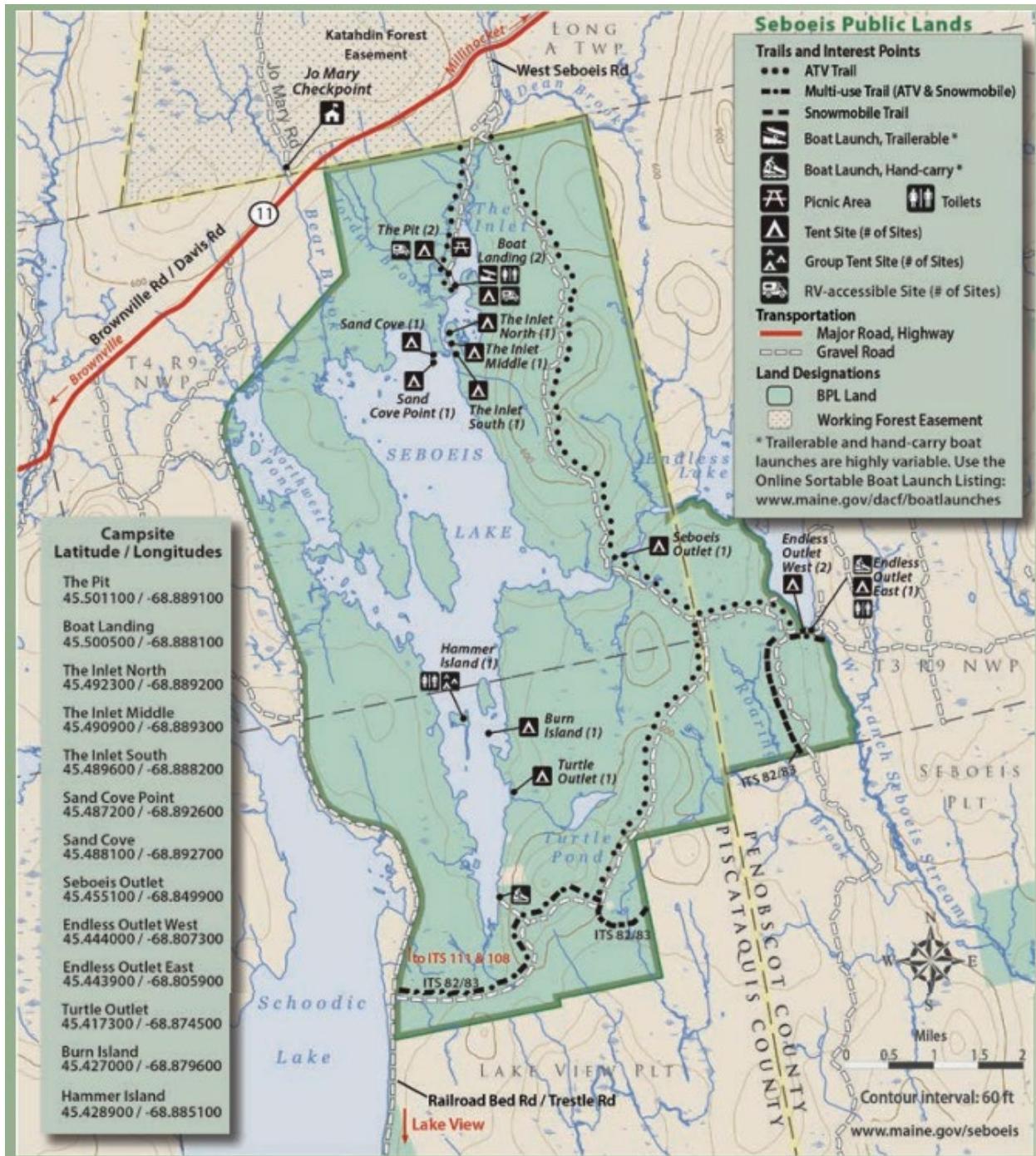
There are several recreational clubs around Lake View that ride through and help maintain the trails surrounding the community. The K.I. Riders, Northern Timber Cruisers, Last Frontier Riders, and the Dover Rovers organize ATV riders and routes, and the Brownville, Bowerbank, and Ebeemee Snowmobile Clubs (alongside the colorfully named “Devil’s Sledders Inc.”, based in Milo) do so for snowmobile riders and routes. It is not uncommon for the trails to have to be re-routed in order to accommodate the restriction of vehicles on private land, but the riding groups work with landowners to minimizes its scope and effects. Trail use is dominated by these vehicles, so there is little use conflict.



Map 9.1: Snowmobile and ATV trails in the area surrounding Schoodic Lake. Trails in the Seboeis Public Reserved Lands are shown in detail in Map 9.2 below.

Seboeis Public Lands

This 21,369 acre area provide recreation opportunities for residents and visitors alike, with 16 public campsites and 18 miles of designated trail (marked on Map 9.2 below). Hunters come for deer, moose, bear, and waterfowl while fishermen look for salmon and perch. Birders come for the many avians that live in the lake, especially the common loons (*Gavia immer*) that frequently nest on the south shore of the lake.



Map 9.2: Seboeis Public Lands recreational map. Source: State of Maine

Beyond Lake View

There are several recreation opportunities available within an hour's drive of Lake View:

Katahdin Iron Works

This park is at the site of Maine's only 19th century iron works operation, active from 1843 to 1890. The skeletons of the blast furnace and charcoal kiln are the only visible remnants of the Ironworks, but the site today offers a hiking trail for parkgoers.

Peaks-Kenny State Park

Peaks-Kenny State Park is an 839-ac. state park on the shores of Sebec Lake, located in the town of Dover-Foxcroft. There are plenty of recreational activities available to park-goers, ranging from hunting to hiking to camping to birdwatching. The lake itself has a boat launch as well as a sandy beach that is staffed by a lifeguard in the summer.

Borestone Mountain

About an hour away from Lake View by car, Borestone (pictured right) is nearly 1,600 ac of wilderness managed by the Audubon Society. It includes trails, a small museum, three lakes (named Sunrise, Midday, and Sunset) as well as rental lodges for visitors to stay the night. Access is free to Maine Audubon members, but non-members must pay a small fee before entering.



Strategies

Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.

Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.

Public Facilities and Services

State Goal

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

Policies

To efficiently meet identified public facility and service needs.

To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

Essential Infrastructure

Municipal facilities and services are provided by local government. Their purpose is to protect public health, safety and welfare, and enhance the well-being of residents of the community. Services and facilities, their availability, quality, and adequacy are a reflection of the community, in so far as it contributes to the community's desirability as a place to live and work or establish an industry or business.

Reviewing Lake View's facilities and services is the first step toward creating a capital improvement program. Planning future investment in capital items has become extremely important. The town is proud of the facilities and services it offers and may offer more in the future as the community develops.

Community Administration

Lake View is administered as a plantation. In Maine, a plantation is a unique form of civil division. While it holds all the powers of a town, it operates with a slightly different structure. Here, the Assessors serve the role of Selectmen, and there are fewer officers compared to typical towns, streamlining its operations while maintaining efficiency.

The community has three Assessors. Assessors' meetings are scheduled monthly on the 2nd Thursday at 9:00 AM at the Plantation Town Office, with any changes posted in advance. These meetings are open to the public, where all residents are encouraged to attend, share their thoughts, and stay informed. Lake View does not have a planning board, as it is currently in Land Use Planning Commission (LUPC) jurisdiction, which encompasses 10.4 million acres of the State. As such, building permits are handled by the LUPC.

Lake View employs a Town Clerk/Registrar of voters, Tax Collector/Treasurer, Fire Warden, Animal Control Officer, Plumbing Inspector, Tax Assessing agent, and Health Officer.

The Town's fiscal year ends on December 31st, and the Town's Annual Meeting is held on the third Thursday in March.

The Lake View municipal building is located at 27 Church Street in Brownville. The building houses the offices of the town staff and also serves as the community library. The only other public building is the town's community church and meeting house. All of these are in good repair.

Lake View Plantation is located within Piscataquis County and is part of Senate District 4 and House District 31.

Sewer and Water

Some properties in the village area have organized themselves into a private sewer association, but Lake View does not have a public water or sewer system. Private wells overwhelmingly rely on the Schoodic Lake for their private water supply, however. The lack of a public water system has not interfered with development as of yet, but there has not been significant development pressure for concentrated development in Lake View for quite some time.

Septage

Septage is dealt with via private contractors on a property-by-property basis. The only regulation is provided by the plumbing inspector and his approvals. There have been no recorded issues or complaints in the community regarding septage or septage disposal.

Solid Waste

The Penquis Solid Waste Corporation in Milo accepts waste from many of the surrounding communities, including Lake View. It is open from 8am to 4pm on Fridays and Saturdays, while also being open on Thursdays during the summer months. It does not offer recycling.

Weekly curbside pickup is offered for household garbage. Current services are adequate, but may need to be improved if there is a surge in demand.

Stormwater Management

There are five rainwater catch basins in the village which together form all of Lake View's stormwater management infrastructure. There are no issues regarding their maintenance.

Power and Communications

Lake View has reliable three-phase power and phone services throughout the plantation. Many telephone poles that carry power are difficult to reach due to being in especially out-

of-the-way locations, but overall repairs to the system are done in a timely manner after power outages.

There is no fiber internet yet, but it is under contract to be rolled out in Lake View by 2028.

Emergency Response

The average fire, EMS, and police response time vary across Lake View, but is at least 20 minutes. This is due to the spread-out nature of the municipality and the resource-sharing with surrounding areas. EMS is provided by Three Rivers Ambulance Service (and supplemented by Brownville), fire service is provided by both Milo and Brownville (depending on the location within the plantation) and Piscataquis County provides police protection. Multiple towns provide cemetery space for Lake View residents, as there are no (and have never been) any cemeteries in the plantation. Due to Lake View's small population and limited resources, there are no plans to move any of these services closer.

Education

There are usually between six and eight school-age children in Lake View during any given year. Lake View utilizes school choice instead of being part of a school district, offering tuition assistance to families that send their children to nearby schools, usually in Milo or Dover-Foxcroft. Decisions around school construction, expansion, or consolidation are beyond their control, though the plantation does elect three people to a School Committee for staggered three-year terms who in turn appoint a Superintendent to understand and advocate for the needs of Lake View's school-age children (wherever they might decide to go).

During the 2024-2025 school year, there were seven students in Lake View, six of whom went to school in Milo and one who went to Dover-Foxcroft. Future classes over the next decade are expected to be in line with this size.

Health Care

There are a few businesses and nonprofits that offer medical services near Lake View. Primary care services can be provided by Katahdin Valley Health Center in Brownville, as well as Northern Light Primary Care in Milo. The closest hospital is the Northern Light Mayo Hospital in Dover-Foxcroft, about a half-hour away by car.

There are no healthcare services supported by municipal subsidies.

Street Tree Program

As discussed in previous sections, there is no street tree program in Lake View.

Trees from Lake View could potentially be used in Street Tree programs located in other municipalities, but there are no active agreements to that effect.

Adaptability, Past and Future

Lake View has undergone a small (but significant for its size) increase in its population in recent years. In response, they have expanded some services, such as extending Town Office hours and increasing the radius of trash pickup. Future population increases, if they occur, will likely require and result in further expansions of service. Otherwise, current levels of service are either adequate or too expensive for the community to change on its own.

As stated before, there are no facilities or investment in Lake View itself, within or outside their growth area.

Strategies

Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.

Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.

Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.

If public water supply expansion is anticipated, identify and protect suitable sources.

Explore options for regional delivery of local services.

Fiscal Capacity and Capital Investment Plan

State Goals

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

Policies

To finance existing and future facilities and services in a cost-effective manner.

To explore grants available to assist in the funding of capital investments within the community.

To reduce Maine's tax burden by staying within LD 1 spending limitations.

State Valuation, Local Valuation, and Mil Rate

The State's Valuation is informed by field work, meetings with local assessors, and a sales ratio study which measures the assessed value of real estate relative to their actual selling price. It is used to determine things such as the levy of county taxes and state funds for education and revenue sharing, as well as to establish bond debt limits. Since the State Valuation process takes about 18 months to complete, this valuation lags behind actual market values and municipal assessments by nearly two years by the time it is final and certified.

The Local Valuation is based on the assessed values for real estate similar to the measure above, but assessed and compiled by Lake View's tax assessing agent. This is the valuation used to determine yearly property taxes in municipalities. Over the course of the past five years, the local valuation has nearly doubled in nominal terms. Property taxes, meanwhile, have stayed far below the state average for municipalities.

As discussed in the Public Facilities section, Lake View shares many of its public services with neighboring communities to save resources, and continues to maintain a dialogue with them for if there are other opportunities to collaborate.

Year	State Valuation	Local Valuation	Local Mil Rate	State Avg. Mil Rate
2024	\$193,650,000	\$234,803,200	2.65	N/A
2023	\$168,750,000	\$153,833,200	3.00	10.60
2022	\$133,250,000	\$137,391,800	2.95	11.21
2021	\$116,850,000	\$127,680,950	3.00	12.66
2020	\$110,200,000	\$125,442,900	2.80	14.10

Table 11.0: Local and state valuation. Source: Maine Revenue Services, Lake View Plantation Town Office

Revenues

Municipal revenues have increased steadily over time, increasing by over 61% in nominal terms since 2020. This is largely driven by the increase in property values leading to higher property tax revenue (nearly 85% of the net increase in revenue is from this source, with much of the remainder being an increase in bank interest and excise taxes).

REVENUES					
	2024	2023	2022	2021	2020
Property Taxes	\$608,082.41	\$461,431.58	\$408,448.29	\$384,423.84	\$372,472.54
Supplemental (Includes Tree Growth Penalty)	\$0.00	\$39,728.00	\$50,308.00	\$38,064.18	\$0.00
Excise Tax	\$56,929.36	\$62,196.15	\$49,865.91	\$57,030.38	\$47,330.29
Revenue Sharing	\$4,269.53	\$3,104.39	\$2,456.70	\$1,929.52	\$1,282.42
DOT Local Road Assistance	\$1,632.00	\$1,612.00	\$1,400.00	\$1,408.00	\$1,304.00
Veteran's Exempt Reimbursement	\$30.00	\$30.00	\$32.00	\$31.00	\$31.00
Homestead Exempt Reimbursement	\$2,462.48	\$2,091.00	\$2,208.00	\$1,722.00	\$1,600.00
Snowmobile Reimbursement	\$390.58	\$403.82	\$397.20	\$284.66	\$238.32
Tree Growth Reimbursement	\$13,162.30	\$11,179.36	\$11,313.56	\$10,505.53	\$7,927.67
Land Reserve Trust	\$13,812.16	\$11,552.43	\$11,293.27	\$11,159.17	\$14,397.61
Educational Subsidy	\$7,119.73	\$3,104.39	\$14,783.32	\$0.00	\$0.00
Misc. Revenue	\$1,647.99	\$208.42	\$4,663.18	\$4,707.37	\$2,634.76
Interest:					
Delinquent Tax Fees/Costs/Interest	\$1,230.05	\$4,091.00	\$1,183.59	\$1,255.11	\$1,435.75
Bank Interest	\$19,363.01	\$1,721.63	\$1,942.81	\$567.00	\$2,515.00
State Agent Collections	\$2,783.00	\$2,067.00	\$1,859.00	\$1,787.96	\$1,524.00
Total	\$732,914.60	\$604,521.17	\$562,154.83	\$514,875.72	\$454,693.36

Table 11.1 Lake View revenues. Source: Lake View Town Office

Expenses

Lake Views expenses have increased at a slower rate than its revenues, only increasing by 41% in nominal terms. Revenue has been higher than expenses in all of the last five years.

EXPENSES					
	2024	2023	2022	2021	2020
Plantation Account	\$141,417.21	\$123,291.98	\$113,021.38	\$103,277.81	\$105,039.94
Highway	\$11,038.53	\$9,582.37	\$8,878.91	\$10,951.29	\$12,627.86
Community Building	\$3,368.20	\$4,887.08	\$6,111.63	\$2,350.33	\$1,555.99
Public Safety	\$21,700.00	\$22,897.00	\$21,400.00	\$21,200.00	\$21,100.00
Health & Sanitation	\$52,763.37	\$46,342.89	\$45,675.59	\$45,281.76	\$44,946.16
Streetlights	\$2,820.25	\$2,744.16	\$2,494.20	\$1,801.00	\$1,646.74
County Tax	\$293,197.00	\$240,691.00	\$200,223.00	\$187,467.00	\$170,141.00
Donations	\$1,050.00	\$1,050.00	\$1,550.00	\$1,550.00	\$1,550.00
Tax Service	\$6,000.00	\$1,680.02	\$4,739.86	\$4,851.78	\$9,646.00
Contingency	\$3,258.51	\$3,126.12	\$1,116.00	\$903.05	\$2,472.21
Education	\$93,497.54	\$94,607.57	\$105,165.83	\$92,892.18	\$75,028.28
Total	\$630,110.61	\$550,900.19	\$510,376.40	\$472,526.20	\$445,754.18

Table 11.2: Lake View expenses. Source: Lake View Town Office

Liabilities and Borrowing

Lake View currently has no short- or long-term debts. As such, it is easily under the limits recommended by the state and has ample borrowing capacity (though the community currently has no plans to act on it).

Capital Investment Plan

As Lake View is not expected to experience significant population growth, there are no plans for additional building or construction efforts for the next decade beyond the maintenance of existing infrastructure. Future maintenance will be paid for using the same method as past maintenance: taxes on residents, reserves, the continued benefits of service-sharing with neighboring communities, and some support from higher levels of government.

Strategy

Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Existing Land Use

The Existing Land Use chapter serves as a cornerstone for understanding Lake View's current land use patterns and lays the foundation for projecting future growth and development. By analyzing existing uses, regulations, and trends, the town can more effectively plan for the next decade, ensuring that future land use development aligns with community values and needs.

Like many small communities in Maine, Lake View faces the challenge of balancing growth with the preservation of its rural character and natural resources. This chapter examines current land use practices, providing a snapshot of the community's zoning regulations, ordinances, and trends.

Zoning

Currently, land use in Lake View is entirely regulated by the Land Use Planning Commission (LUPC), a statewide organization that manages planning for Maine's unorganized territories. They grant permits and regulate subdivision over this entire area. Currently, the LUPC divides the Plantation into eight different zones, described below:

M-GN General Management Subdistrict

Covers areas of the jurisdiction not otherwise zoned.

The purpose of the M-GN subdistrict is to permit forestry and agricultural management activities to occur with minimal interferences from unrelated development in areas where the Commission finds that the resource protection afforded by protection subdistricts is not required.

Allows many recreational activities by-right and permits limited commercial activity and resource exploitation.

P-GP Great Pond Protection Subdistrict

The purpose of the P-GP subdistrict is to regulate residential and recreational development on Great Ponds to protect water quality, recreation potential, fishery habitat, and scenic character. This subdistrict applies to a 250-foot-wide strip around most lakes and ponds greater than 10 acres in size (in this case, Turtle Pond).

Allows for recreational activities and recreation-based businesses, with single-family homes permitted.

P-RR Recreation Protection Subdistrict

The purpose of the P-RR subdistrict is to provide protection from development and intensive recreational uses to those areas that currently support, or have opportunities for, unusually significant primitive recreation activities. By so doing, the natural environment that is essential to the primitive recreational experience will be conserved. It covers areas along existing hiking trails, significant canoeing rivers, around unspoiled, remote fishing ponds, and other areas of recreational significance.

It has strong restrictions on all significant activities.

P-SL2 Shoreland Protection Subdistrict

The purpose of the P-SL2 subdistrict is to regulate certain land use activities in certain shoreland areas in order to maintain water quality, plant, fish and wildlife habitat and in order to protect and enhance scenic and recreational opportunities. It applies to areas within 75 feet of the shorelands of certain smaller rivers, streams, ocean, and small ponds. Similar restrictions to other resource protection districts.

P-WL Wetland Protection Subdistrict

The purpose of the P-WL subdistrict is to conserve coastal and freshwater wetlands in essentially their natural state because of the indispensable biologic, hydrologic and environmental functions which they perform. Encompasses all submerged lands and other areas meeting wetland criteria. This designation covers three distinct zones: P-WL1 is for wetlands of special environmental significance, while P-WL2 is for scrub shrub and other non-forested freshwater wetlands and P-WL3 is for forested wetlands.

Offers similar restrictions to other resource protection districts, with P-WL1 being stricter than the other two.

D-RS Residential Development Subdistrict

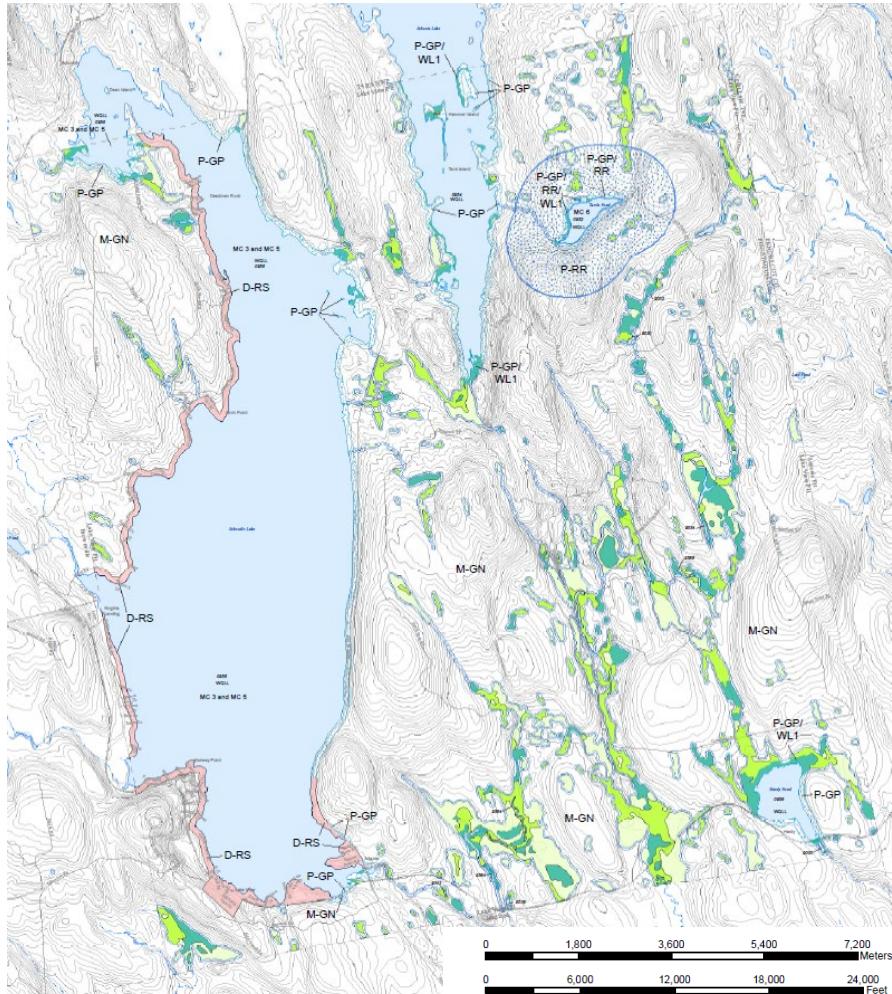
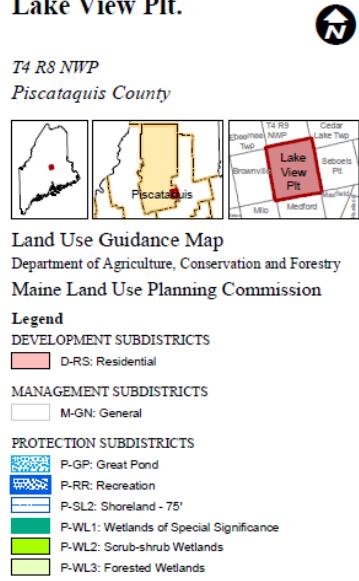
The purpose of the D-RS subdistrict is to set aside certain areas for residential and other appropriate uses so as to provide for residential activities apart from areas of commercial development. The intention is to encourage the concentration of residential type development in locations where public services may be provided efficiently or where residential development can be integrated with a recreational resource that is suitable for additional use associated with proximate residential development.

This allows single-family homes and duplexes with a permit, alongside other low-intensity agricultural and recreational uses such as campsites.

Shoreland Zoning

The LUPC has implemented state shoreland zoning standards into the zoning code and are enforced within 250 ft of significant water bodies and 75 ft of certain streams.

Lake View Plt.



Map 12.1: Current LUPC Zoning in Lake View. Source: Maine Land Use Planning Commission

Dimensional Standards

The default minimum lot size for residential uses in all LUPC-managed areas is 40,000 sq ft per dwelling unit or residential campsite (except where each dwelling unit is to use a common or community sewer and not on-site subsurface wastewater disposal—in that case, the minimum lot size shall be 20,000 sq ft per dwelling unit).

Lots developed with only a campsite have no minimum lot size requirement, but all other commercial, industrial, and non-residential uses have a default minimum lot size of 40,000 sq ft.

The LUPC is empowered to decrease the lot size requirement for the construction of affordable housing, individual buildings in a clustered subdivision, a public utility, etc. and is empowered to increase the requirement for the purposes of sustainability.

Subdivision

The LUPC requires subdivision review for the division of lots into three or more parcels or for the placement of three or more dwelling units onto one lot. They also allow up to eight rental cabins to be built on a plot without review, as well as the transfer of large parcels for the purpose of forestry or conservation.

Subdivisions are subject to standards such as their use of open space, level of “fit” with the natural environment, availability of access roads, and (if applicable) shoreland zoning and development requirements. A permit may be granted by LUPC after a process involving a sketch plan review, permit application, filing with the Registry of Deeds, and (again, if applicable) Certificates of Compliance for dwelling units.

Flooding Preparation and Map

FEMA has not completed a study to determine flood hazard for Lake View at this time, so there is no flood plain map or assessment of risk currently available. The community is officially within the National Flood Insurance Program.

Development and Trends

The first settlements by Europeans were isolated outposts producing fish, fur and timber for distant markets. This same principle is applicable to Lake View, whose spool industry shaped its initial settlement. Once development took a different direction, the community’s harsh winters, rocky soils, and short growing season discouraged agricultural settlement. Now, it is used largely as a summer destination and timber harvesting.

With its lower tax rates and well-known potential, it is an attractive community for those wishing for peace and quiet. There has been a recent surge in development along the east shore of the lake, increasing community concerns about the environmental and aesthetic impacts of development, and how it might conflict with the vision they have for the community.

Residential

Land ownership in Lake View is characterized by sparse, spread-out development of single-family homes by the lakeside. This pattern has been maintained over the past ten years, with new developments generally being on the undeveloped sections of the east shore lake, away from the plantation’s center (and away from the community’s desired growth area).

Commercial and Industrial

There has been significant commercial logging activity, as previously discussed, but very little in the way of new restaurants, retail, or other similar types of commercial development. There has been no industrial development in Lake View in the past decade.

Projected Needs and Measures

The comprehensive plan cannot provide detailed solutions for all the community's economic development issues. It does, however, identify many of the basic resources, facts, and local concerns so that the town's leaders, along with the residents, can have better information for future decision-making on some of Lake View's most pressing land use matters.

Lake View does not have any control over its own land use, so any discussion of changes to regulatory measures will be moot unless Lake View gains additional influence on the matter. If that happens, Lake View can work to strengthen the enforcement of zoning provisions and continue to steward the lake; a consistent complaint heard from residents is the perceived lack of administrative capacity on LUPC's behalf.

Future Land Use

State Goal

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

Policies

To coordinate the community's land use strategies with other local and regional land use planning efforts.

To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.

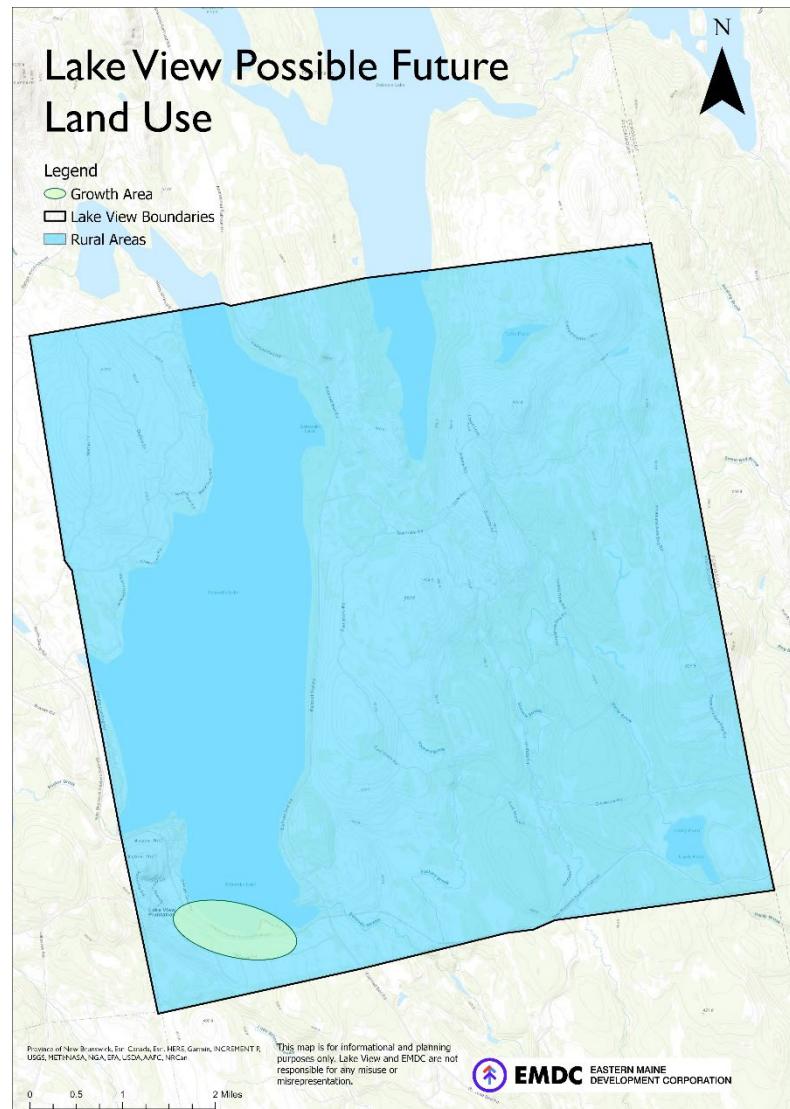
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.

To establish efficient permitting procedures, especially in growth areas.

To protect critical rural and critical waterfront areas from the impacts of development.

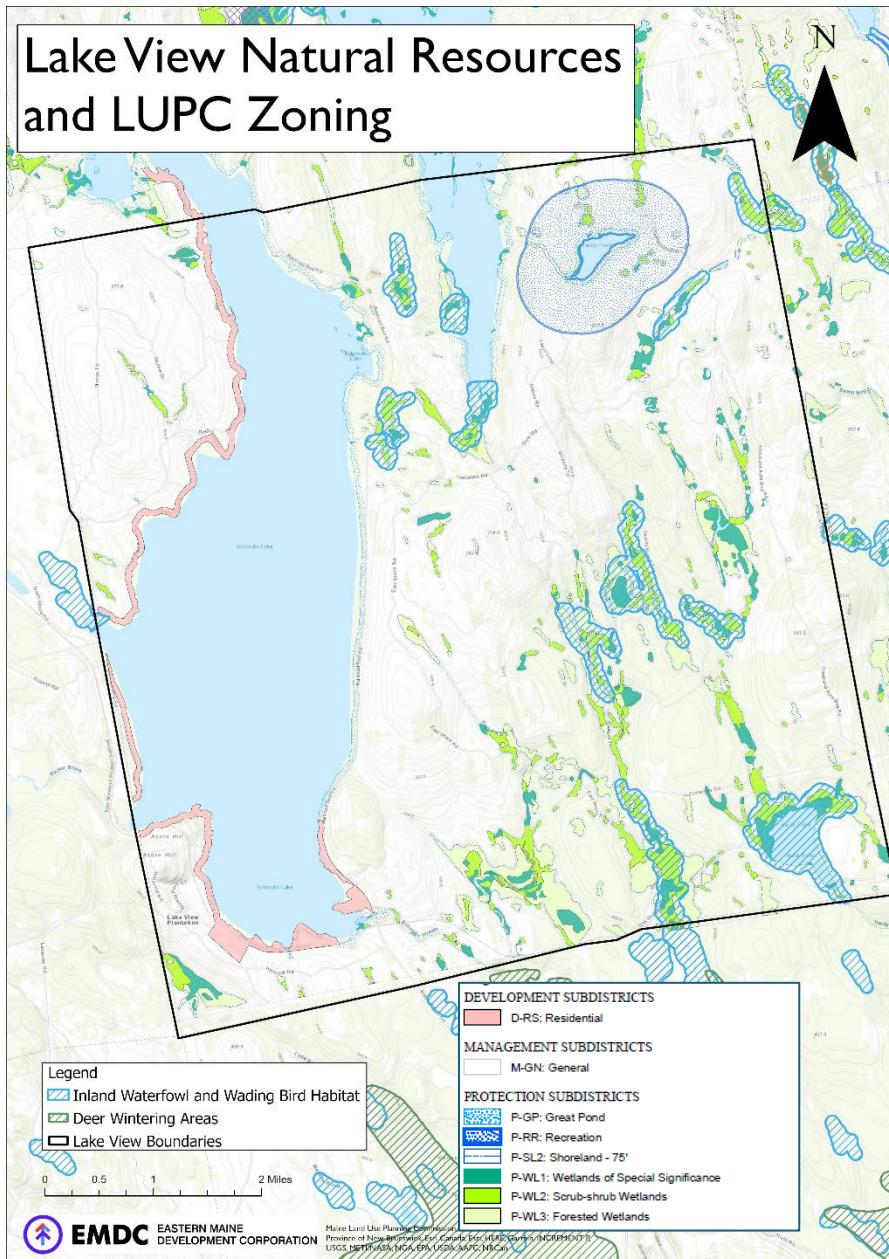
Planning for Future Growth/ Implementation Strategies

To ensure that the resources of Lake View, the state of Maine, and other public and private entities are used effectively, it is important to identify the areas best set for growth. The



Map 12.0: A future land use plan for Lake View Plantation

village area in the south of the plantation (the growth area identified in Map 12.0) is as ideal a place as one can find in Lake View, as it is where much of the existing development in the town is located, as well as being closer to fire, EMS, and town administrative services than farther up the lake.



Map 12.1: Overlayed critical natural resources/development constraints and current zoning of Lake View Plantation.

Source: Beginning with Habitat, LUPC

Areas outside this growth area (“Rural Areas” on the map, though all of Lake View is considered rural) will be governed along the same principles of the existing land use plan: limited development carefully monitored to prevent damage to the lake.

This plan is designed to protect Lake View’s natural resources and the opportunities they bring, while making the best use of public facilities and infrastructure available in the community. As one can see from Map 12.1, much of the areas around their critical natural resources are protected by the zoning plan, and far away from the designated growth area.

There are no anticipated major municipal capital investments needed to support the proposed land uses.

Alignment with Community Vision

Feedback from the community survey revealed a preference for preservation and stewardship among Lake View residents, as shown by the vision statement: “to preserve the untouched beauty of the lake”. By seeking to concentrate development in the village area, Lake View hopes that it will create a more sustainable development pattern that reduces risks to the lake. Meanwhile, maintaining and improving development control over the non-village areas will advance the community’s vision of preservation and stewardship.

Growth and Development Trends

Lake View is not expected to receive significant growth over the course of the next ten years, with thirty housing units being the estimated maximum possible amount to be demanded, barring some dramatic unexpected shift in economic conditions (which would require around 27.5 acres of land under current dimensional standards, assuming no communal sewer, which would cut the requirement in half). Lake View certainly has the excess land to accommodate this (the dry land area of Lake View is around 26,560 acres) but may choose to direct it such that it occurs more in keeping with the community’s vision.

Evaluation

The community will work with relevant state and local levels of government to monitor the effects and implementation of this plan, in order to ensure that its principles are brought into being, that new development and capital investment is going towards the growth area, and that the critical natural resources of the community are being protected adequately.

Strategies

Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:

- a. Clearly define the desired scale, intensity, and location of future development;
- b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
- c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
- d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.

Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.

Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

Track new development in the community by type and location.

Appendix

Strategy Implementation Table

The table below lists strategies in applicable chapters of the plan and local groups and entities that will play lead roles in their implementation along with a timeline that is broken down into the following categories:

- Ongoing – The strategy is something the community is actively working on and is encouraged to continue doing as part of the implementation of the Comprehensive Plan.
- Immediate – A strategy that is on the verge of completion and the community is able to start and/or complete within five (5) years of adopting the Comprehensive Plan.
- Long-Term – These strategies require a significant lead-time that may involve prior actions to be completed. These strategies are anticipated to take more than five (5) years to complete.

Estimated timeframes for strategy completion are also provided. In addition to these strategies, Lowell may annually review the Strategies in the Comprehensive Plan.

<i>Chapter Title</i>	<i>Strategy</i>	<i>Responsible Agent(s)</i>	<i>Timeframe for Completion</i>
Housing	Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	LUPC	Ongoing
	Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	LUPC	Ongoing
	Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	LUPC	Ongoing

	Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	LUPC	Ongoing
	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	LUPC, Board of Assessors	Ongoing
	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	LUPC	Long-Term
Economy	If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	Board of Assessors, EMDC	Immediate
	Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	LUPC, Board of Assessors	Ongoing
	If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Board of Assessors	Ongoing
	Participate in any regional economic development planning efforts.	Board of Assessors, EMDC, regional stakeholders	Ongoing
Transportation	To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	Board of Assessors, Maine DOT, road associations	Ongoing

	To safely and efficiently preserve or improve the transportation system.	Board of Assessors, Maine DOT, road associations	Ongoing
	To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.	Board of Assessors, Maine DOT, road associations	Ongoing
	To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	Board of Assessors, Maine DOT, road associations	Ongoing
	To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	Board of Assessors, Maine DOT	Ongoing
Natural Resources	Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	LUPC, Board of Assessors, Maine DEP	Ongoing
	Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	LUPC, Board of Assessors, Maine DEP	Immediate
	Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	LUPC	Immediate
	Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	LUPC	Immediate

	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Board of Assessors, regional stakeholders	Ongoing
	Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Board of Assessors, regional stakeholders	Ongoing
	Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Board of Assessors	Ongoing
Water Resources	Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: <ul style="list-style-type: none"> • Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). • Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. • Maine Pollution Discharge Elimination System Stormwater Program 	LUPC	Immediate
	Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	LUPC	Immediate
	Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Board of Assessors, Schoodic Lake Association	Long-Term

	Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	LUPC, Board of Assessors, Schoodic Lake Association	Ongoing
	Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	Board of Assessors, Schoodic Lake Association	Ongoing
	Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Board of Assessors, Schoodic Lake Association	Ongoing
	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Board of Assessors, Schoodic Lake Association	Ongoing
	Provide educational materials at appropriate locations regarding aquatic invasive species.	Board of Assessors, Schoodic Lake Association	Ongoing
	Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	LUPC, Schoodic Lake Association	Ongoing
Agriculture and Forestry	Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	LUPC	Ongoing
	Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	LUPC	Ongoing

	Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	LUPC	Ongoing
	Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	LUPC, Board of Assessors	Ongoing
	Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Board of Assessors	Ongoing
	Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	LUPC, Board of Assessors	Immediate
	Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	Board of Assessors, regional stakeholders	Ongoing
Historic and Archeological Resources	For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	LUPC	Ongoing
	Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	LUPC	Ongoing

	Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	Board of Assessors, regional stakeholders	Long-Term
Recreation	Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Board of Assessors	Long-term
	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Board of Assessors, local snowmobile and ATV rider groups	Ongoing
	Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Board of Assessors, regional stakeholders	Ongoing
	Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	Board of Assessors, local snowmobile and ATV rider groups	Ongoing
Public Facilities and Services	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Board of Assessors	Immediate
	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Board of Assessors	Long-Term
	Encourage local sewer and water districts to coordinate planned	Board of Assessors, Lake	Ongoing

	service extensions with the Future Land Use Plan.	View Sewer Association	
	If public water supply expansion is anticipated, identify and protect suitable sources	Board of Assessors	Long-Term
	Explore options for regional delivery of local services.	Board of Assessors	Long-Term
Fiscal Capacity and Capital Investment Plan	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Board of Assessors	Long-Term
Future Land Use Plan	Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Board of Assessors, LUPC	Immediate
	Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: <ol style="list-style-type: none"> Clearly define the desired scale, intensity, and location of future development; Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and Clearly define protective measures for critical natural resources and, where applicable, important natural resources. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed. 	Board of Assessors, LUPC	Ongoing
	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Board of Assessors, LUPC	Immediate
	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Board of Assessors, neighboring communities	Ongoing
	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use	Board of Assessors, LUPC	Ongoing

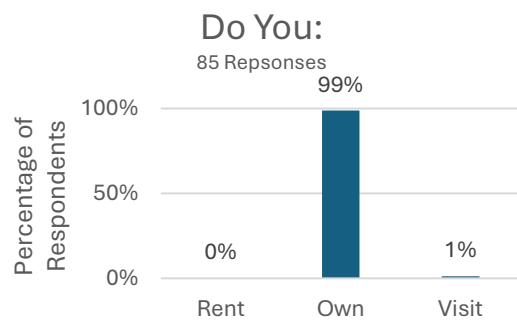
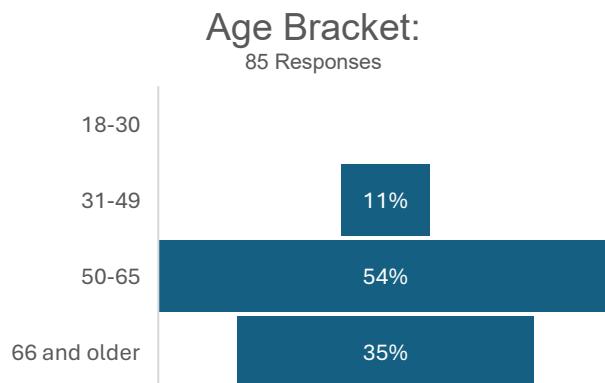
	regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.		
	Track new development in the community by type and location.	LUPC	Ongoing
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Board of Assessors, LUPC	Long-Term
	Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Board of Assessors	Immediate

Lake View Community Survey Results

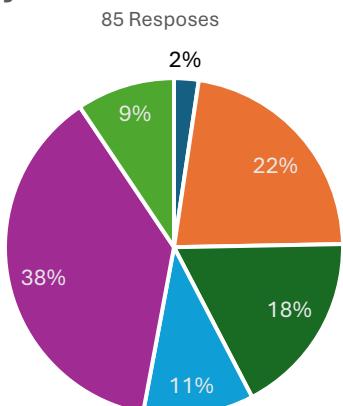
In February 2025, eighty-six (86) individuals living in Lake View Plantation, Maine participated in a survey to assess public perceptions of quality of life as well as community opportunities and challenges. Based on 2023 census data, Lake View Plantation has 188 residents occupying 153 dwellings full time. 198 dwellings are occupied by part-time residents with the number of occupants/users unknown. While not all respondents answered all questions, unanswered questions are classified as "No response," for the purposes of capturing the total number of respondents throughout the survey analysis. This survey and analysis are a joint effort between Eastern Maine Development Corporation and Lake View Plantation.

Population and Demographics

Which of the following best describes your relationship to Lake View Plantation?	
84 Responses	
Full-time resident	37%
Seasonal resident	61%
Non-resident business owner	1%
Non-resident who works in Lake View	1%

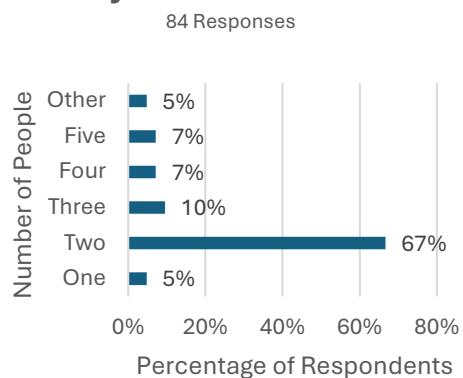


How long have you lived in Lake View Plantation?



■ Under 1 year ■ 1-5 years ■ 6-10 years ■ 11-20 years ■ More than 20 years ■ Non-resident

How many people are in your household?



How long have you lived in Lake View Plantation?

85 Responses

Under 1 year	2%
1-5 years	22%
6-10 years	18%
11-20 years	11%
More than 20 years	38%
Non-resident	9%

Do you have school-aged children under the age of 18 living at home?

85 responses

Yes	9%
No	91%

Which of the following best describes your employment?

85 responses

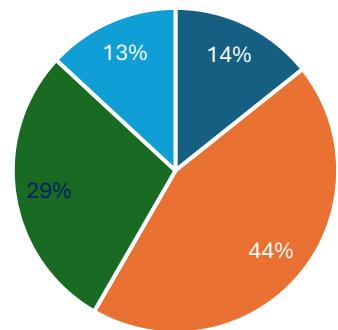
Business owner	1%
Full-time employee	38%
Part-time employee	4%
Retired	52%
Self-employed / independent contractor	6%

In what town do you work or attend school?

73 responses

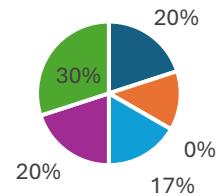
Not Applicable	44%
Lake View	8%
Milo	5%
Dover Foxcroft	4%
Bangor	4%
Old Town	4%
Other	30%

Do you work remotely from home? 84 Responses



- Hybrid (sometimes) ■ No
- Not applicable ■ Yes

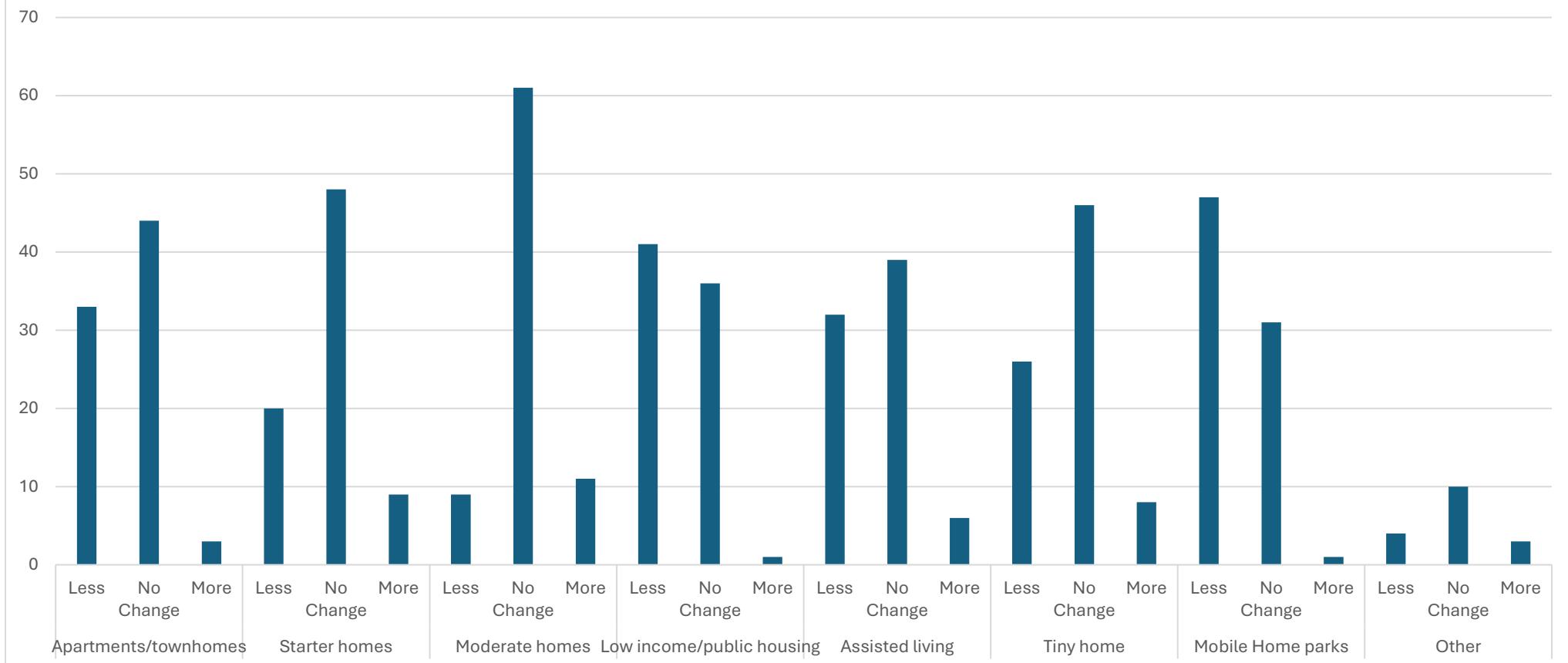
If you answered yes to the above, how many times do you go into an office? 30 Responses



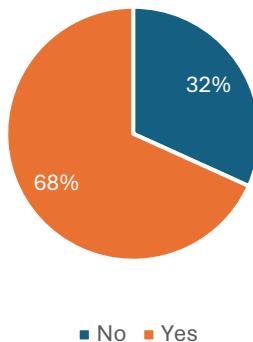
- A few times a week (3 or less)
- Once per week
- Once per month
- Once every few months
- Never
- Other

Housing

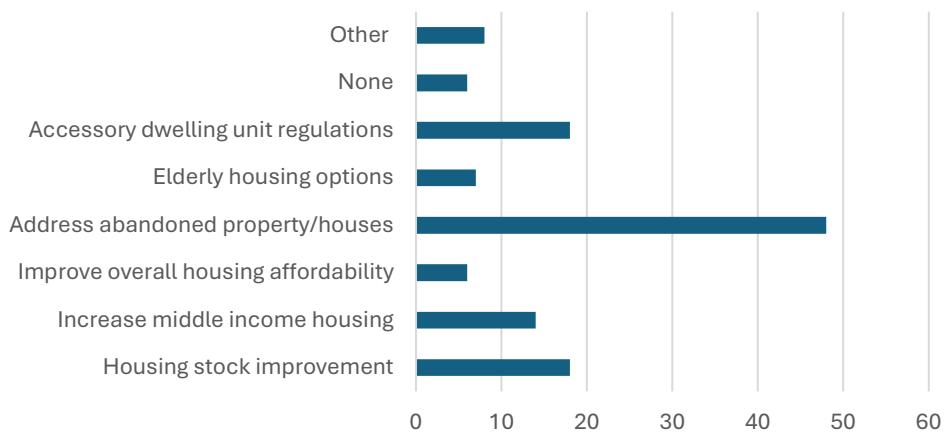
Do Residents Want More, Less, or No Change in Development



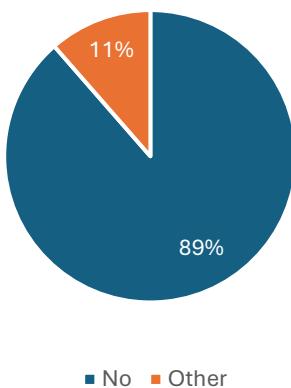
Is it a Challenge to Find Housing for Low-Moderate Incomes



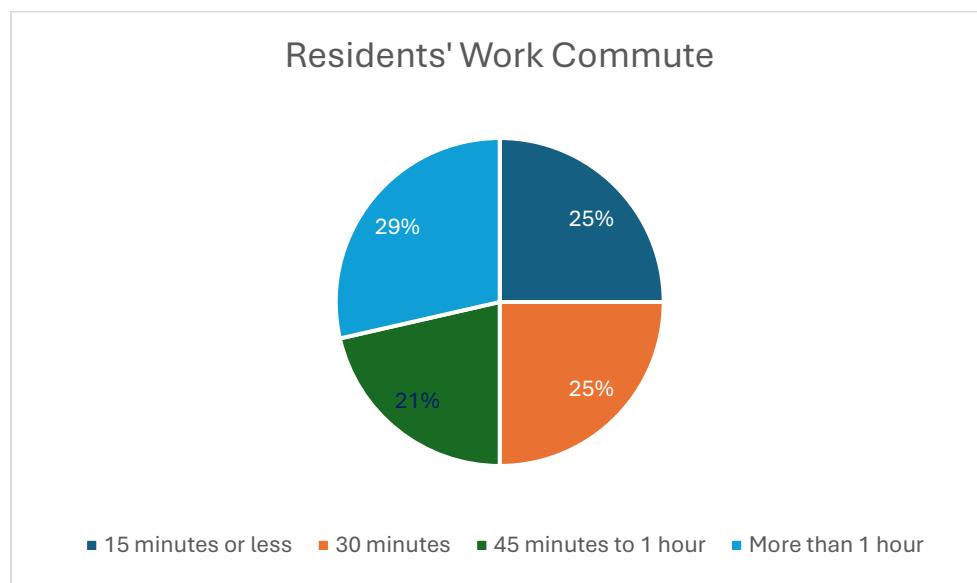
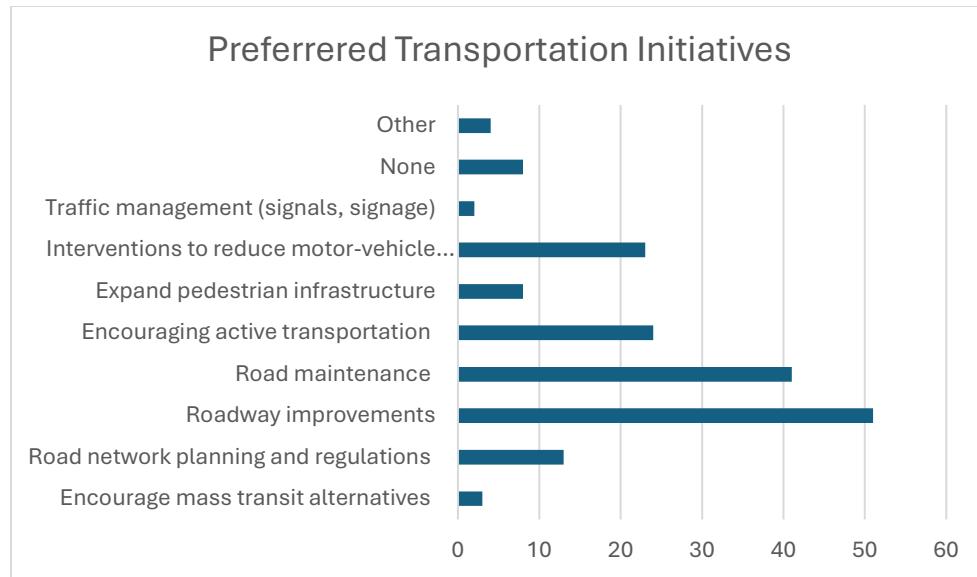
Priority Housing Issues (Multiple Answers per Respondent)



Is there Land in Lake View that is prime for Housing Development?

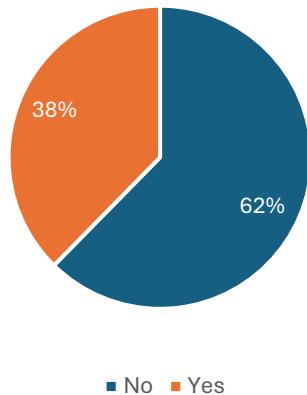


Transportation

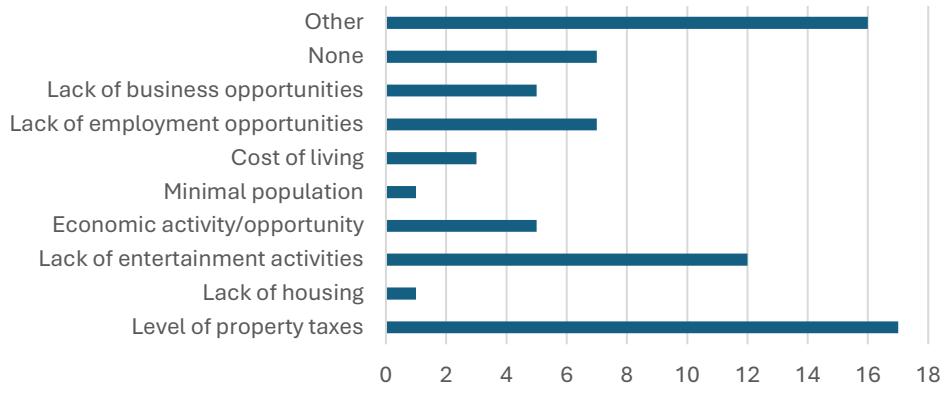


Economy

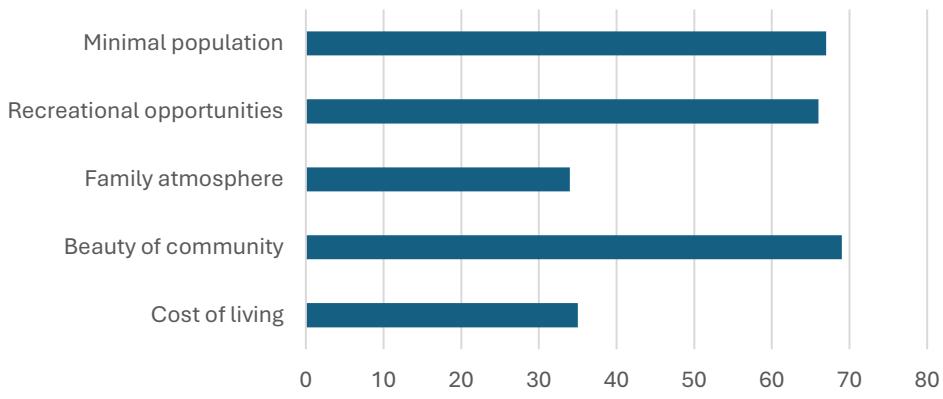
Is Tourism Important to Lake View?



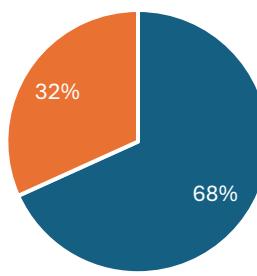
What Residents Like Least About Living in Lake View



What Residents Like Most About Living in Lake View

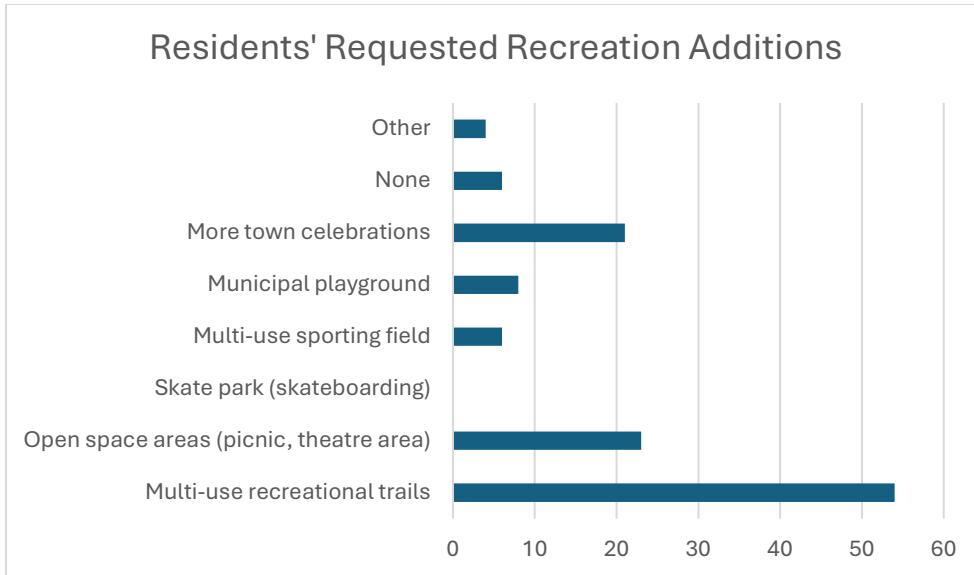


Do Residents Think Tourism in Lake View Should be Promoted?

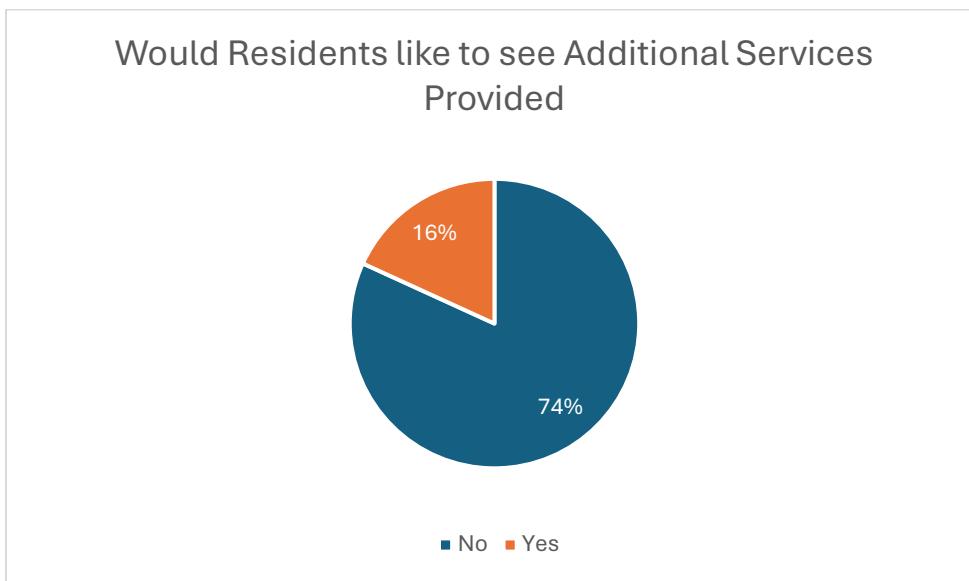
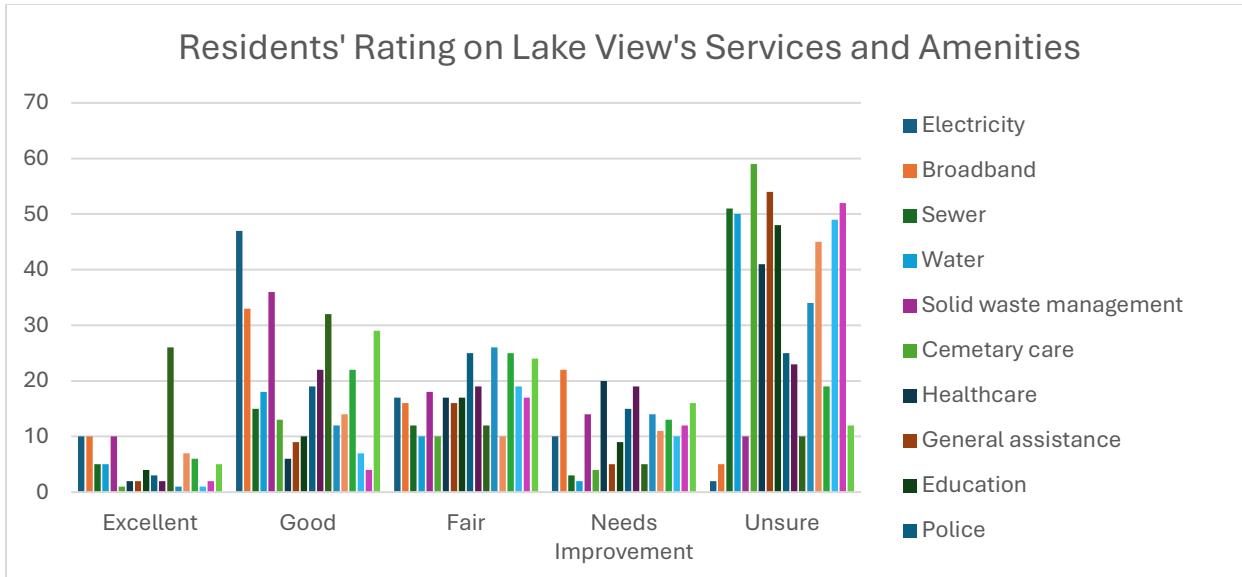


■ No ■ Yes

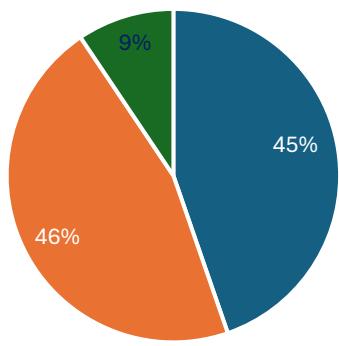
Recreation



Public Facilities and Services

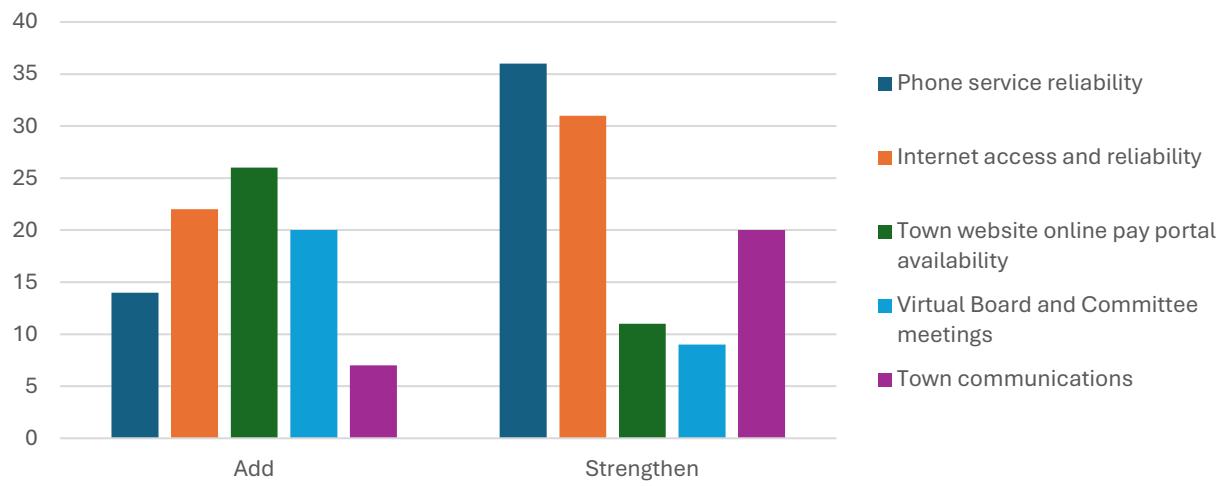


The Reliability of Residents' Phone Coverage



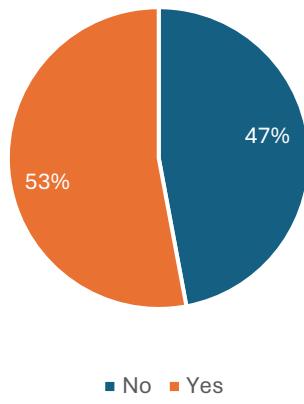
■ Poor ■ Adequate ■ Excellent

What Public Services do Lake View Residents want Strengthened or Added

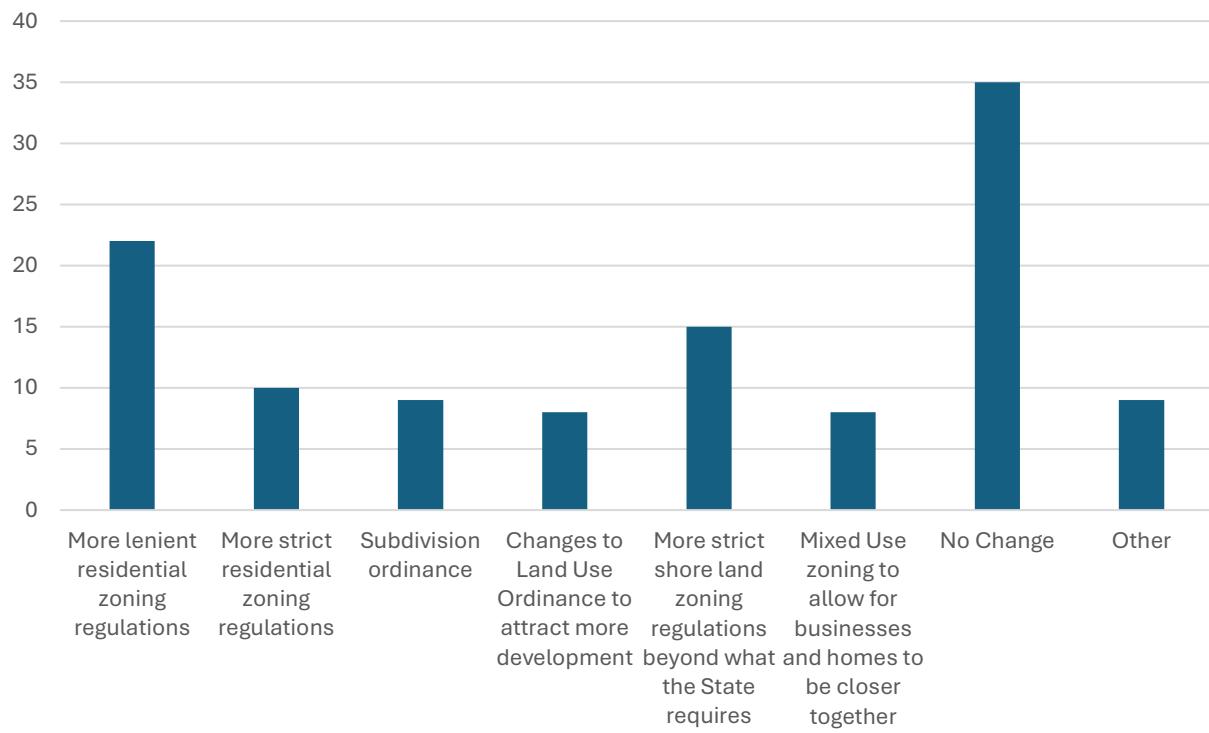


Land Use

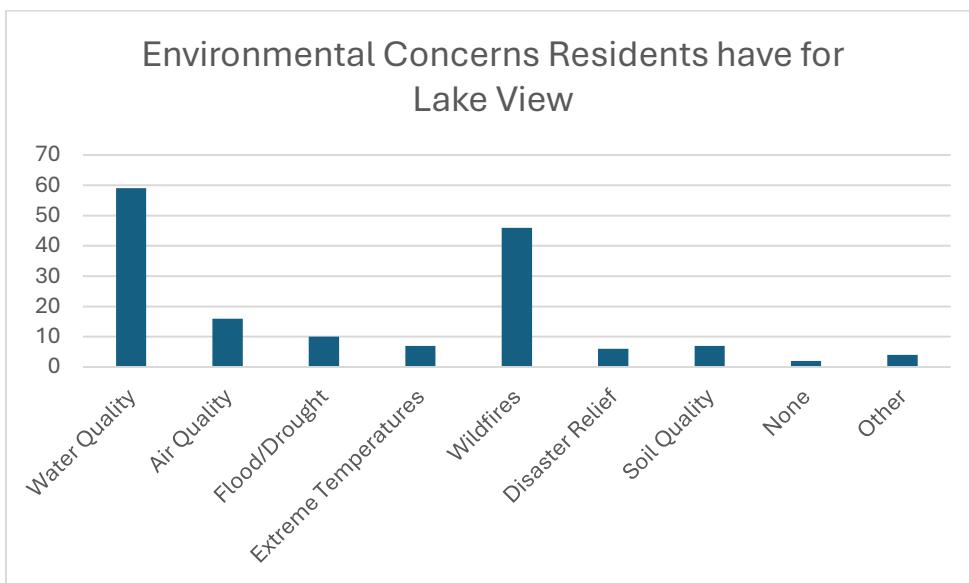
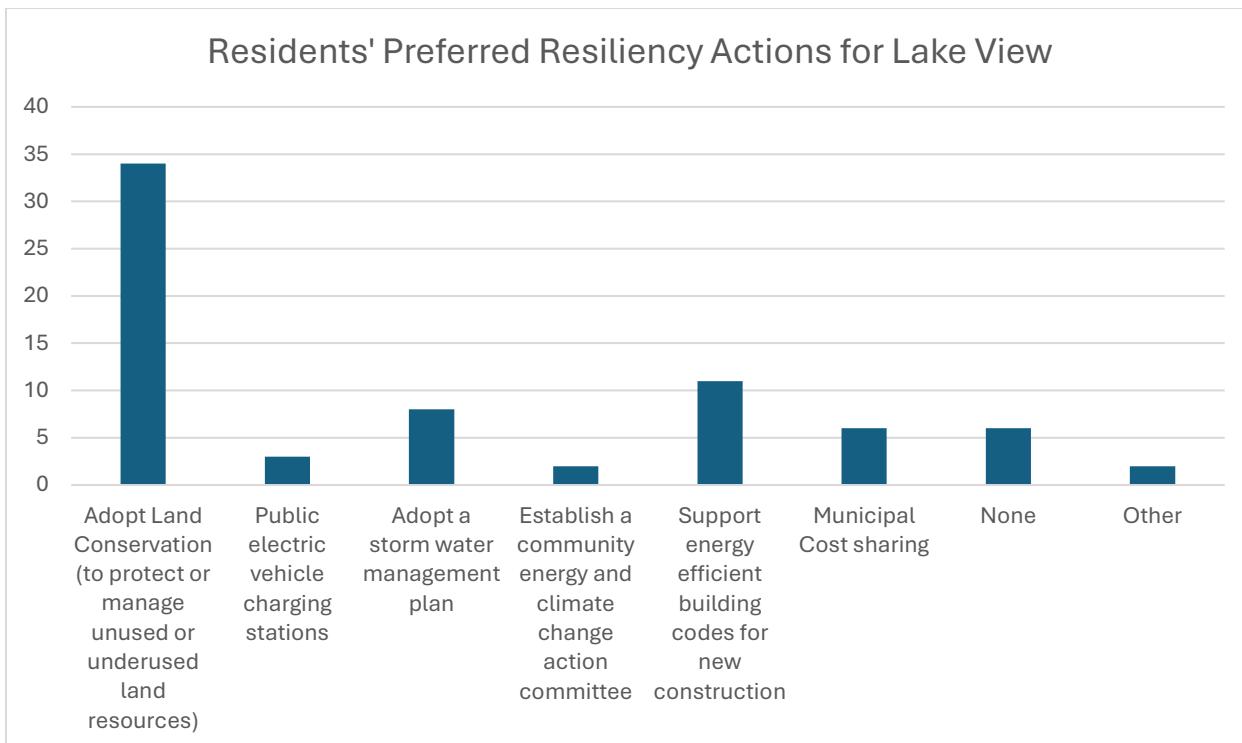
Are Residents Satisfied with Lake View's Current Land Use Policies / Zoning Ordinances



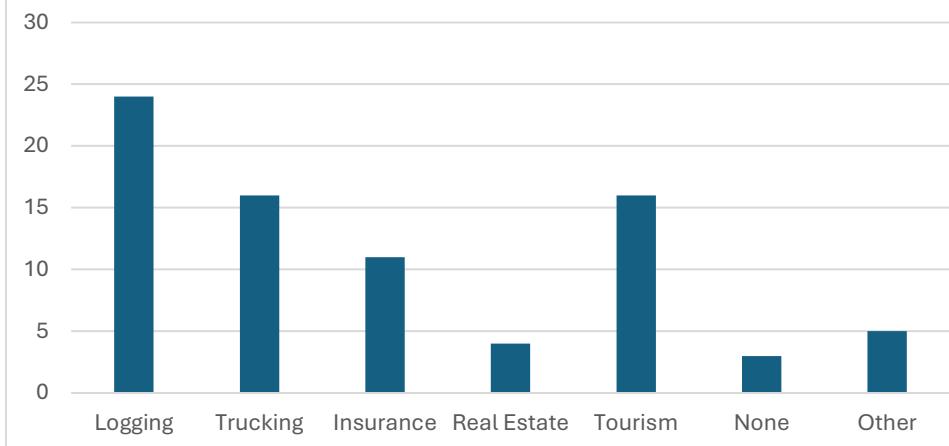
What Land Use Changes would Residents like in Lake View



Resiliency

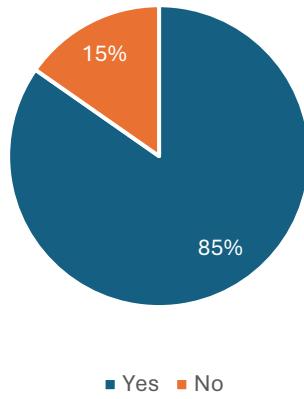


Major Industries Affected by Changes in Weather

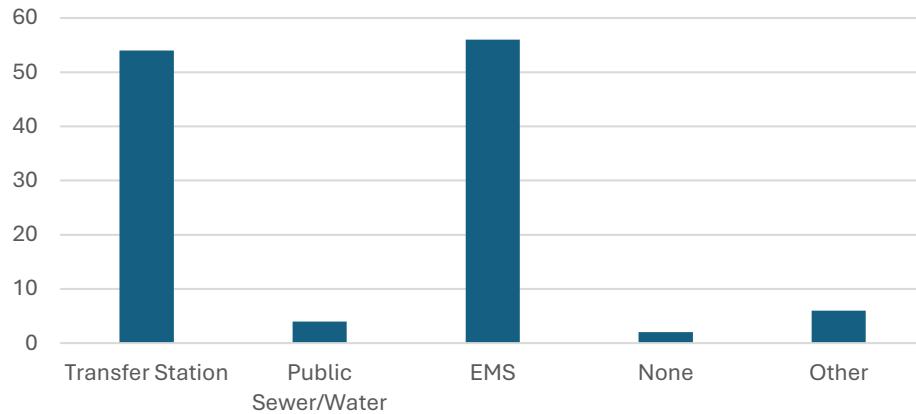


Regional Coordination

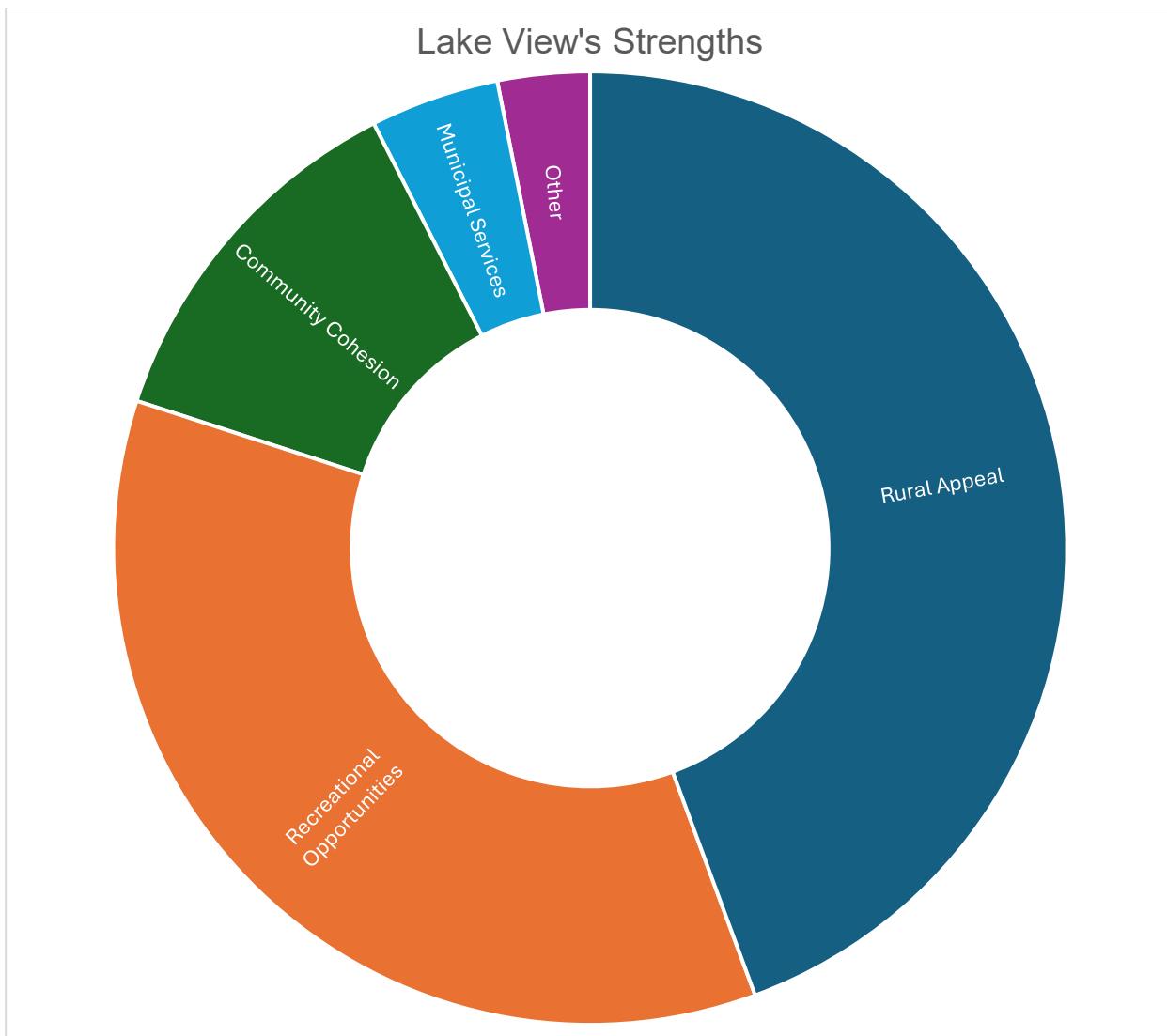
Are Residents Willing to work with Neighboring Towns to Share Resources



What Projects Could Lake View Share or Expand with other Towns



Visioning



Residents' Preferred Improvements for Lake View

