

**Planning Board Public Hearing
on Wednesday, February 6, at 7 pm
History/Community Character Section
of the Comprehensive Plan
this hearing will be recorded**

Followed by:

**the Monthly Planning Board meeting at 8 pm
the Planning board meets monthly on the First Wednesday of the month from 7-8
Comprehensive subcommittees
(public is encouraged to join a group)
8-9 pm Planning Board business**

Located at the Town Hall in West Newfield

Agenda

For

Town of Newfield Planning Board

on

Wednesday, January 2, 2012

From 7-8 pm Comprehensive Plan

Followed by Planning Board Business at 8 p.m.

Located at the Town Hall in West Newfield

Call to Order

Pledge of Allegiance

Review Minutes of Meeting

Public Comment

Old Business
Comprehensive Plan

New Business
Annual Report

Other Business

Verbal review of assigned tasks for next months meeting

**Town of Newfield
Planning & Zoning Board
November 7, 2012**

MEMBERS PRESENT: Denise Carpenter, Robin Thayer, Christine Iannazzo, Gloria Dyer, Ben Buzzell & Marguerite Correia.

Members Absent: Matt Bryant, John Tamaro

Subcommittee Members: Hillary Wallis and Anthony Garrity

OFFICIAL BUSINESS

Meeting began with a pledge of allegiance at 7 p.m. Members broke into their Comprehensive Plan Subcommittees to continue working on the updating of the Comprehensive plan section by section.

Planning Board meeting was called to order at 8:00 p.m. The October minutes were read aloud. A motion to accept the minutes as read was made by Christine Iannazzo and seconded by Robin Thayer. Vote unanimous. Motion passed.

DISCUSSION

New Business:

Denise began discussing member attendance of both Matt and John. Denise asked Anthony Garrity if he would be interested joining the Planning Board if Matt or John resigned. Anthony inquired of the responsibilities a board member has and how the board functions. It was explained that the board is here to not only to develop ordinances, such as the Comprehensive Plan, but the board also assistances residents in the permitting process. The board is here to help and if they are not able to assist then we would deny and refer to appropriate process. Anthony questioned how much time does a board member invest. Denise answered that they use to hold workshops and meet twice a month. Given that we all work we don't feel it is reasonable and only meet once a month. This does mean that we do work at meetings which can sometimes be a slow process but it does still get accomplished in a somewhat reasonable time. While the board use to be very busy with subdivisions we mostly deal with camp type housing updates to year round.

Old Business:

PACE:

Ben reported that as of last week the Town of Newfield was still not listed on the website. We will inquire about the whether the document is available for us to pick up and when or if it will be submitted to the State.

Comprehensive Plan

At the next meeting the board has decided to have a public input meeting reviewing the Community Character Section of the Comprehensive Plan which will be on the Town vote in March. This will be an input meeting and the board will hold a public hearing at their January meeting note dates below:

**Wednesday, December 5, at 7 pm Public Input Meeting
Community Character Section of the Comprehensive Plan
Followed by the Planning Board meeting at 8 pm**

**Wednesday, January 2, at 7 pm Public Hearing
Community Character Section of the Comprehensive Plan
Followed by the Planning Board meeting at 8 pm**

Other Business:

Elsa Hawkins had requested to be on the agenda for November but on October 23 requested to be withdrawn from the agenda.

Judy Therianos phoned Denise and would like to do something and would she help her. Denise explained that she needs to work with the Code Enforcement officer and then come to the Planning Board.

It was brought to the boards attention that the day of the meeting is still being advertised incorrectly. This needs to be fixed immediately.

Gloria Dyer inquired if it is possible for the town to give copies of ordinances the public requests instead of giving out personal contact information.

Board Members need the following documents to update their Zoning book:

- Flood Plain Ordinance~Voted in August 21, 2012
- PACE Ordinance~Voted in August 21, 2012
- Zoning Book~Voted in August 21, 2012
- Self Governance Ordinance on Water

Christine Iannazzo made a motion we adjourn the meeting seconded by Ben Buzzell.
Meeting adjourned at 8:44 p.m.

Respectfully submitted,

Marguerite Correia
Recording Secretary
Planning Board of Newfield, ME

History/Community Character

Newfield, bordered on the north by Parsonsfield, on the east by Limerick, on the south by Acton and Shapleigh and on the west by the New Hampshire state line, is one of the smallest towns in both area and population in York County. Newfield is part of the five "Ossipee Towns" contained in a tract of land bounded by the Great and Little Ossipee Rivers and the Saco River. These Ossipee Towns were sold in 1668 to Francis Small of Kittery by the Indian Captain Sandy for the price of two Indian blankets, two gallons of rum, two pounds of powder, four pounds of musket balls, and twenty strings of beads. In 1711, an undivided interest in the land was transferred to Small's son. In 1770, Small's heirs were assigned the land included between the Ossipee Rivers, except for Parsonsfield and half of Limerick.

According to a 1778 survey, the town included 14,583 acres and was called Washington Plantation. This was enlarged by an annexation of between 600 and 800 acres in 1846 from the Town of Shapleigh. Settlers began coming into the area, mainly to farm. Nathaniel Doe came in the year 1777. In the same year Zebulon Libby and Paul MacDonald cleared land and sowed crops of winter rye, returning to Washington Plantation to settle with their families. Mary Libby, Zebulon's daughter, was the first white child born in the settlement. The community's first minister, Reverend John Adams, arrived by oxcart from Durham, New Hampshire, in 1780. He established the First Congregational Church in town, without a meeting house. Adams Pond, now called Rock Haven Lake was originally named for Reverend John Adams.

During the American Revolution and the War of 1812, guards, or "pickets," were stationed on the high hill overlooking the present Newfield village. This is how Picket Mountain acquired its name. Many of Newfield's early settlers came here from service in the American Revolution to establish farms. Elisha Ayer moved to Newfield in 1790; he was the principle proprietor of Washington Plantation. Washington Plantation was growing and the first village school was established in 1791 and taught by a Baptist minister, Reverend Shubael Tripp.

Besides farming, logging was also an early means of livelihood. Since 1879 the old Moulton Mill has been located at the corner in Newfield where Routes 11 and 110 meet. This was at one time an "up and down" sawmill. The Moulton family has owned the business since 1879, when they bought it from David Libby. Today the saw mill is no longer operational the lumberyard is now located across the road, slightly north of the original and away from Branch Brook.

On February 26, 1794, Washington Plantation was incorporated as the town of Newfield by an act of the Massachusetts Legislature. The first town election was held less than six weeks later at the home of Nathaniel B. Doe.

Newfield experienced its greatest prosperity during the 19th Century. The Little Ossipee River provided a continuous and abundant source of water power as well as a series of waterfalls that provided excellent sites for mills. In the 1850s Newfield village on the Little Ossipee River had a sawmill, shingle mill, planing mill, threshing mill, carding mill, and two grist mills, as well as four carriage factories.

Logging and lumbering were important to supply a number of growing businesses. A foundry operated by Jeremiah Emery produced plows and all kinds of tools made from cast iron. From the site of the foundry, a short road connected Route 11 to Bridge Street. This road was lined with shops and called "Ram Cat Alley". Along the Little Ossipee River, at the Newfield – Shapleigh town line, there were several sawmills, an iron furnace, a woolen mill, and a paper and board factory. Mining also had some importance and had been started as early as 1792. Both silver and iron were mined by the Washington Mining Company for a short period of time. In the late 1830s, 3,000 pounds of iron were being mined and sent to Boston daily. The Industrial Revolution and assembly means of production, however, caused an economic decline in Newfield and many businesses closed or were sold. Evidence of these old businesses still remains.

Many Newfield establishments catered to summer tourists in the late 1800s and early 1900s. Among these were Mirror Lake Farm, Shady Nook Farm and the Maples, also known as Ossipee River House. Guests came from Boston and other cities for a healthful vacation in the country at reasonable rates. Fun was available at the Ramshackle Park across Route 11 from Rock Haven Lake, where horses were raced around a half-mile track. The park opened in 1887 and operated for about a dozen years. Today, the Fisher family has re established a business on the Ramshackle Park area for boarding and training racehorses.

The great Fire of 1947 devastated the Town of Newfield. Sixty percent of the town's evaluation and 80% of its land was lost in flames. Two men died. The town hall and all town records were lost as well as the West Newfield Grade School, the Ethan Stone High School, the Methodist church and the Post Office. Many old and beautiful farms were destroyed. More than 40 permanent homes of residents were lost.

After the 1947 fire, inexpensive land was readily available. Soon after the fire, the state of Maine acquired land to establish Newfield Wildlife Management Area. The deeds for the initial acquisition of land totaling 2,247 acres were signed in the fall of 1951. Roland Cobb, Commissioner of Inland Fisheries and Game at that time, accepted the land for IFG, "having found that the public need requires the taking of land for the purpose of establishing, erecting and operation of a game management area." IFG is now called DIFW, Department of Inland Fisheries and Wildlife.

Between 1975 and 1980, additional contiguous acres were acquired thanks to the efforts of a retired game warden named Vernon Walker. It was after this purchase, in August of 1985, that the Newfield Wildlife Management Area was renamed the Vernon S. Walker Wildlife Management Area (VWWMA). Today in 2011, the acreage totals 5000+ acres situated in both Newfield and Shapleigh.

Activities available in the VWWMA area are enjoyed by many visitors. Opportunities for hiking, fishing, kayaking, hunting, bird watching, horseback riding, skiing and snowmobiling are enjoyed in this area. A variety of plants and animals can be found in the Wildlife Management Area. Eighteen or more species of rare moths and butterflies have been found in portions of this area. There are various species of furbearing small game, migratory game and big game for sportsmen and nonsportsmen to enjoy.

At the time of the fire of 1947, any fire was reported to the local switchboard operator, Doris Hannaford. She called residents to try to get them to help fight the fire. After the 1947 devastation, residents mobilized to form a fire fighting organization. Mahlon Staples became fire warden in 1948. He donated land to the town of Newfield next to the current Merryland Ridge Church. A fire station was erected at that location in 1953. On March 4, 1954, the Newfield Volunteer Fire Department was incorporated. In 1955 a second fire station was built in West Newfield in the building that is currently the recycling facility. Fire fighting equipment was acquired through various fund raising efforts. One of the first vehicles was the army truck "Bertha" and another was a 1939 Chevy pumper. There have been numerous fire chiefs appointed over the years since its conception. A mutual aid agreement for fire protection was established with neighboring towns. In 1994 a new public safety building was built to house the Newfield Fire Department and the Newfield Rescue squad on land generously donated by the Moulton family. The Newfield Fire Department has grown over the years and has upgraded its fire-fighting equipment as needed.

Ambulance service in Newfield at one time consisted of Dr. Marion Moulton taking patients to the hospital in her station wagon. In the 1950s through most of the 1970s, the Dockendorff Funeral Home provided ambulance service. In 1970 a law was passed requiring that licensed ambulance attendants accompany any ambulance. Newfield complied by sending 5 people from the Fire Department to a 10-week course given at Nason College. These first trainees were Dick McGlincey, Allen Moulton, Dick Calnan, Harold Tuttle, and Clint Reed (then Fire Chief).

After years of efforts to create a Rescue Squad, in 1977 Dick McGlincey learned of a 1970 ambulance for sale in Rochester, New Hampshire. Dr. Moulton agreed to advance the \$2,000 to buy it. At a packed Special Town Meeting early in 1977, the town approved a warrant to raise \$2,500 to repay Dr. Moulton and to start a Rescue Squad. A grassroots effort led to more training of volunteers, improvements to the ambulance and a bay for it in the West Newfield Fire House, bylaws, and insurance - and the Rescue Squad was incorporated and registered by the end of 1977. In the next decades came training of volunteers as EMT's (Newfield's is the only all-volunteer squad in the region) and fundraising to buy newer equipment so that eventually there was a backup ambulance and a squad truck for tools. Throughout, Dick McGlincey has served as Chief of the Rescue Squad. The Squad moved to the Newfield Public Safety Building in 1994.

Newfield is the home of 19th Century Willowbrook Village, a museum founded by Donald King, which has made its home in Newfield for 40 years. The museum exhibits over 40 carriages and sleighs, a working 1894 Armitage Herschell carousel, two historic houses and a variety of displays that provide a look at the many trades that flourished in this region prior to the Industrial Revolution. Willowbrook's Amos Straw Country Store, Sandwich Shop, and Ice Cream Parlor provide a pleasant place for visitors and locals to shop and eat.

In 2011 Newfield may be characterized as both a bedroom commuter town for surrounding metropolitan areas, while at the same time being a rural employment center in its own right. For the most part Newfield's businesses employ 1-10 people and many are family enterprises. Businesses in town include: farms, forestry trades, building contractors, professional offices, light industrial trades, family retail stores, and automobile services.