

COMPREHENSIVE PLAN SURVEY FOR COOPER, ME

The town of Cooper is preparing its first Comprehensive Plan and we need your input. Two centuries have seen the town change from a predominantly forest and farming community to a rural residential community linked to nearby services centers of Calais, Baileyville and Machias. We can choose to plan our future.

What do you like about Cooper today? What is worthwhile to preserve? What should Cooper be like in 2015? 2025?

PLEASE take a few minutes to answer the survey and RESPOND BY Feb 23rd, 2009.

Return your survey by:

- A) Going on-line (**OUR PREFERENCE!**) to www.wccog.net/coopersurvey (fill in your # for the fuel draw on-line), **OR**
- B) Folding the survey so the address printed on the back page is visible and mailing it to the Comprehensive Plan Committee.

As an extra incentive for participation all completed surveys will be added to a drawing for \$100 of fuel oil from V. L. Tammaro. Keep the stub on the bottom of this survey with your number. The same number is printed on the top of the survey. Please respond as a household or, if you have different opinions, copy the survey and send in both copies. LIMIT 2 surveys per household.

Each adult resident and property owner is encouraged to participate in the survey. Only completed surveys will be included in the draw to be announced at Town Meeting on March 25th. Preliminary survey results will be available at the March 25th Town Meeting.

For this survey is to be really useful, please “speak your mind” in answering these questions. The plan is expected to be ready for submission to the State and for a public hearing before the town in about 12 months.

A. General Demographics:

| | | | | | | | | | |
|-------------------------------------|--|---------------------------------|--|--|--------------------------------|---------------------------------|---|--------------------------------|------------------------------|
| I am: | Male <input type="radio"/> | Female <input type="radio"/> | The house where I live : | | I own <input type="radio"/> | I rent <input type="radio"/> | Not applicable <input type="radio"/> | | |
| I am: | 18-19 <input type="radio"/> | 20-29 <input type="radio"/> | 30-39 <input type="radio"/> | 40-49 <input type="radio"/> | 50-59 <input type="radio"/> | 60-69 <input type="radio"/> | 70-79 <input type="radio"/> | 80-89 <input type="radio"/> | 90+ <input type="radio"/> |
| I live in: | Cooper Year round <input type="radio"/> | How long? Yrs. | Cooper Seasonally <input type="radio"/> | How long? Yrs. | | | | | |
| Source of household drinking water: | Drilled well <input type="radio"/> | Spring <input type="radio"/> | Hand dug <input type="radio"/> | Bottled water <input type="radio"/> | Lake <input type="radio"/> | Other <input type="radio"/> | | | |
| My drinking water is: | Excellent <input type="radio"/> | Good <input type="radio"/> | Fair <input type="radio"/> | Poor <input type="radio"/> | | | | | |
| Do you filter you drinking water? | Yes <input type="radio"/> | No <input type="radio"/> | If yes, what do you filter for: | | | | | | |

⌘ Careful – some of your answers are on the other side!

Town of Cooper Comprehensive Plan Survey - \$100 Fuel Draw

KEEP THIS STUB until drawing date at Town Meeting on March 25th, 2009. Survey responses are anonymous so we only have a number to announce the winner. The winning number will be announced at Town Meeting. Thank you for your input!

Your Survey Number (**needed** to claim your \$100 fuel prize) _____

B. Housing, Development and Preservation

To address the Growth Management Act requirement that towns seek to create a minimum of 10% of housing stock to be “affordable” – defined as costing a household no more than 30% of adjusted gross income for rent or mortgage – please mark an “x” in the columns below as ways to Make Housing Affordable in Cooper:

| | Strongly Favor | Favor | No Opinion | Disfavor | Strongly Disfavor |
|--|----------------|-------|------------|----------|-------------------|
| To make housing less expensive to develop do you favor (see the following 3 questions): | | | | | |
| <ul style="list-style-type: none"> enacting regulations to increase density, decrease lot size, setbacks and road widths: | | | | | |
| <ul style="list-style-type: none"> allowing the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability | | | | | |
| <ul style="list-style-type: none"> designating a location(s) in growth areas where mobile home parks are allowed. | | | | | |
| Create a community affordable housing committee | | | | | |
| Participate in a regional affordable housing coalition | | | | | |

Development Do you favor or oppose development of the following in Cooper – Please mark an “x” in the column

| | Strongly Favor | Favor | No Opinion | Disfavor | Strongly Disfavor |
|--|----------------|-------|------------|----------|-------------------|
| Outfitting/Guide services | | | | | |
| Recreational Equipment Sales and Service | | | | | |
| Recreational/Educational Facilities | | | | | |
| Arts in the Community (Creative Economy/Businesses) | | | | | |
| Retail store(s) | | | | | |
| Business/Professional Buildings/Uses | | | | | |
| Home-based businesses | | | | | |
| Nursing/Assisted living homes | | | | | |
| Bed and Breakfasts | | | | | |
| Motels | | | | | |
| Large Resort/Hotel | | | | | |
| Industrial Park | | | | | |
| Restaurants | | | | | |
| Seasonal campgrounds | | | | | |
| Regional airport | | | | | |
| Liquified natural gas pipeline | | | | | |
| Multi-Use Trails | | | | | |
| Public parking area(s) | | | | | |
| Outdoor commercial recreation | | | | | |
| Casino or gaming facility | | | | | |
| Gas Station/convenience store | | | | | |
| Golf course | | | | | |
| Sewage sludge spreading | | | | | |
| Front End Process Residue (FEPR) eg. ash disposal | | | | | |
| Confined Animal Feeding Operation (large #s of animals concentrated in structures) | | | | | |
| Small scale farming | | | | | |
| Tire/Junk/Salvage yards | | | | | |
| Adult Entertainment | | | | | |
| Park and Ride Facility | | | | | |

Public investments: Do you favor or disfavor town INVESTMENTS in the following: Please mark with an X

| | Strongly Favor (\$) | Favor (\$) | No Opinion (\$) | Disfavor (\$) | Strongly Disfavor (\$) | MARK ONLY 3!!! of your highest priorities |
|--|---------------------|------------|-----------------|---------------|------------------------|---|
| Scenic View Protection (eg. By purchase of conservation easement) | | | | | | |
| Restore/renovate Cathance Grange | | | | | | |
| Construct new Town Office/Community Building | | | | | | |
| Recreational facilities | | | | | | |
| Cemeteries improvement/expansion | | | | | | |
| Hiking/walking trails | | | | | | |
| Multi-use trails | | | | | | |
| Road Maintenance/Improvements: | | | | | | |
| • stormwater run-off from Town Roads into Cooper Lakes | | | | | | |
| • Study unpaved roads for discontinuance of winter maintenance | | | | | | |
| • Discontinue winter maintenance of all unpaved town roads (Vining, Grove Pond, Crow, Dodge, East Ridge Extension, Green Hill) | | | | | | |
| • Add/include shoulders in future road re-paving projects | | | | | | |
| Should Cooper expand town funded school bus service to more regional schools | | | | | | |
| Public access on Cathance Lake in addition to Town Beach | | | | | | |
| Develop expanded facilities at Cathance Lake including (see next questions): | | | | | | |
| • swimming area | | | | | | |
| • public dock | | | | | | |
| • picnic area/garbage facilities | | | | | | |
| • bathroom facilities | | | | | | |
| • parking | | | | | | |
| • boat ramp | | | | | | |
| Purchase Public access to surface waters | | | | | | |

Regionalism: Please indicate your level of agreement and comments on the following regional issues/services:

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| Should the town: | | | | | |
| • explore regional governance structures to reduce costs of civic administration | | | | | |
| • maintain school choice for tuition paid students | | | | | |
| • cooperate with neighboring towns on public works expenditures | | | | | |
| • re-consider de-organization of Town Government | | | | | |
| • consider annexation of land from unorganized territory in the future? | | | | | |
| • continue to support regional ambulance services | | | | | |
| • coordinate with Route 191 towns to petition Maine DOT to: | | | | | |
| o update traffic count data | | | | | |
| o reconstruct Route 191 (widen and add shoulders) | | | | | |
| • participate in a regional airport authority | | | | | |
| • petition Maine DOT to reclassify Route 191 as an arterial highway | | | | | |

Preservation, Planning and Land Use. Should the town...? Please mark your opinion with an X.

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| Develop a town wide zoning ordinance for Cooper. | | | | | |
| Include the following specific strategies in a Zoning ordinance (see next 4 questions): | | | | | |
| • disallow development in areas identified as having particular scenic value to the town. | | | | | |
| • attract business to Cooper | | | | | |
| • add lighting controls to shield off property glare | | | | | |
| • require residential development be in concentrated areas | | | | | |
| • require commercial development be in concentrated areas | | | | | |
| Provide curb side pick up of trash | | | | | |
| Adopt a noise control ordinance | | | | | |
| Petition Maine Department of Environmental Protection to designate Vining Lake as a non-motorized lake | | | | | |
| Create a fund for purchase of additional lands for public access. | | | | | |
| Offer tax and other incentives to (see next 4 questions): | | | | | |
| • discourage development in areas identified as having particular scenic value to the town. | | | | | |
| • to attract business to Cooper | | | | | |
| • to encourage residential development in concentrated areas | | | | | |
| • to encourage commercial development in concentrated areas | | | | | |

C. Facilities and Services. Please indicate your level of satisfaction by marking an X in the column:

| | Very Satisfied | Satisfied | No Opinion | Dissatisfied | Very Dissatisfied |
|--|----------------|-----------|------------|--------------|-------------------|
| Town Services: | | | | | |
| • Fire Department and Emergency Medical Services | | | | | |
| • Town office hours | | | | | |
| • Public Works | | | | | |
| • Recreational facilities | | | | | |
| Community and Regional Services and Facilities | | | | | |
| • Health Services | | | | | |
| • Law Enforcement Services | | | | | |
| • Ambulance Services | | | | | |
| • Adult education | | | | | |
| • Broadband (high-speed) internet access | | | | | |
| • Community-wide Events and Celebrations | | | | | |
| Recycling center/landfill/transfer station | | | | | |
| Summer road conditions | | | | | |
| Winter road conditions | | | | | |
| Cemetery condition | | | | | |
| Property tax level | | | | | |

D. Opinion Poll (attach separate sheet if you wish to extend your comments)

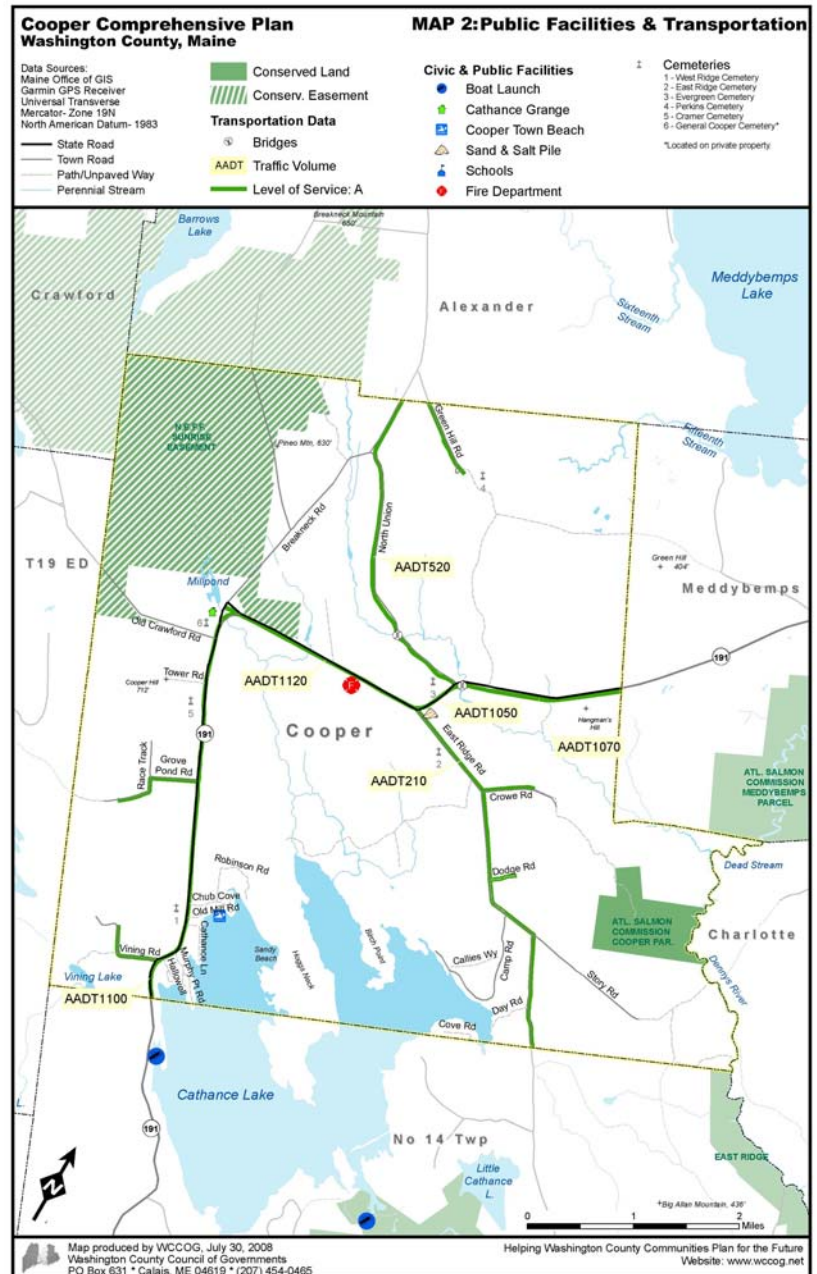
1. What are the things about the town of Cooper that you like and would preserve?

2. What are the things about the town of Cooper that you would like to see changed?

3. Describe how you see the town of Cooper of the future.

4. The Growth Management Act requires that local Comprehensive Plans include a future land use map that designates areas of the town for growth and for rural development (there can be more than one of each in the town). In your vision of the town's future, where should they be located? A map from the Comprehensive Plan is included here if you would like to draw these locations on the map. This map will be printed on 11 by 17 inch paper in the Comprehensive Plan.

By Feb 23rd, 2009 please enter your responses at www.wccog.net/coopersurvey or return the completed survey questionnaire by folding it and mailing it to the Comprehensive Planning Committee using the address on the opposite side of this page. Thank you!



Written Comments on Surveys

General Demographics:

Do you filter your drinking water? If yes, what do you filter for:

- Duck and geese shit
- Sand
- Anything
- Sand
- Soil particles
- Iron
- regular filter
- sediment
- particle
- I distill my drinking water
- clean of bacteria

Housing, Development and Preservation

Housing is presently affordable and mobile homes are allowed. I feel there is no change necessary to ordinances.

Development:

| | Comments written in by respondents: |
|---|--|
| Outfitting/Guide services | |
| Recreational Equipment Sales and Service | |
| Recreational/Educational Facilities | |
| Arts in the Community (Creative Economy/Businesses) | |
| Retail store(s) | |
| Business/Professional Buildings/Uses | |
| Home-based businesses | |
| Nursing/Assisted living homes | |
| Bed and Breakfasts | |
| Motels | |
| Large Resort/Hotel | |
| Industrial Park | ▪ Any demand? |
| Restaurants | |
| Seasonal campgrounds | |
| Regional airport | ▪ Machias? |
| Liquified natural gas pipeline | |
| Multi-Use Trails | |
| Public parking area(s) | |
| Outdoor commercial recreation | |
| Casino or gaming facility | |
| Gas Station/convenience store | |
| Golf course | |
| Sewage sludge spreading | ▪ Site appropriate - OK |
| Front End Process Residue (FEPR) eg. ash disposal | |
| Confined Animal Feeding Operation (large #s of animals concentrated in structures) | |
| Small scale farming | |
| Tire/Junk/Salvage yards | |
| Adult Entertainment | |
| Park and Ride Facility | |
| Other | Many of these choices make no sense for Cooper |
| | Tower Site Development |
| | town office, gift shop |
| The motels and large resort hotel situation is tricky. I just can't see how they could be developed without a negative impact on the ecology of the Lake. If it could then I would be in favor to bring jobs and tourist attention to area. | |

Public investments:

| | Comments written in by respondents: |
|--|--|
| Scenic View Protection (eg. By purchase of conservation easement) | <ul style="list-style-type: none"> ▪ Provided seller is willing. |
| Restore/renovate Cathance Grange | |
| Construct new Town Office/Community Building | <ul style="list-style-type: none"> ▪ Or convert grange. |
| Recreational facilities | <ul style="list-style-type: none"> ▪ Minimal. |
| Cemeteries improvement/expansion | |
| Hiking/walking trails | |
| Multi-use trails | |
| Road Maintenance/Improvements: | |
| <ul style="list-style-type: none"> • stormwater run-off from Town Roads into Cooper Lakes | <ul style="list-style-type: none"> ▪ Correcting the runoff, yes. ▪ Where there really is a problem. |
| <ul style="list-style-type: none"> • Study unpaved roads for discontinuance of winter maintenance | |
| <ul style="list-style-type: none"> • Discontinue winter maintenance of all unpaved town roads (Vining, Grove Pond, Crow, Dodge, East Ridge Extension, Green Hill) | |
| <ul style="list-style-type: none"> • Add/include shoulders in future road re-paving projects | |
| Should Cooper expand town funded school bus service to more regional schools | <ul style="list-style-type: none"> ▪ Non-applicable due to state re-grouping as mandated. |
| Public access on Cathance Lake in addition to Town Beach | |
| Develop expanded facilities at Cathance Lake including (see next questions): | <ul style="list-style-type: none"> ▪ These all exist now if not on Cooper on the lake just the same. ▪ Too many non-residents already use the town beach as is. ▪ Or expand facilities at T-14 boat launch. |
| <ul style="list-style-type: none"> • swimming area | |
| <ul style="list-style-type: none"> • public dock | |
| <ul style="list-style-type: none"> • picnic area/garbage facilities | |
| <ul style="list-style-type: none"> • bathroom facilities | |
| <ul style="list-style-type: none"> • parking | |
| <ul style="list-style-type: none"> • boat ramp | |
| Purchase Public access to surface waters | |

Preservation, Planning and Land Use.

| | Comments written in by respondents: |
|---|---|
| Develop a town wide zoning ordinance for Cooper. | <ul style="list-style-type: none"> ▪ Not enough development pressure. |
| Include the following specific strategies in a Zoning ordinance (see next 4 questions): | |
| <ul style="list-style-type: none"> • disallow development in areas identified as having particular scenic value to the town. | |
| <ul style="list-style-type: none"> • attract business to Cooper | <ul style="list-style-type: none"> ▪ Limited – as only convenience store |
| <ul style="list-style-type: none"> • add lighting controls to shield off property glare | <ul style="list-style-type: none"> ▪ Not sure what this means. |
| <ul style="list-style-type: none"> • require residential development be in concentrated areas | |
| <ul style="list-style-type: none"> • require commercial development be in concentrated areas | |
| Provide curb side pick up of trash | |
| Adopt a noise control ordinance | |
| Petition Maine Department of Environmental Protection to designate Vining Lake as a non-motorized lake | |
| Create a fund for purchase of additional lands for public access. | |
| Offer tax and other incentives to (see next 4 questions): | |
| <ul style="list-style-type: none"> • discourage development in areas identified as having particular scenic value to the town. | |
| <ul style="list-style-type: none"> • to attract business to Cooper | <ul style="list-style-type: none"> ▪ Convenience store |
| <ul style="list-style-type: none"> • to encourage residential development in concentrated areas | |
| <ul style="list-style-type: none"> • to encourage commercial development in concentrated areas | |

Facilities and Services

| | Comments written in by respondents: |
|--|--|
| Town Services: | |
| • Fire Department and Emergency Medical Services | |
| • Town office hours | o Elected officials have no time-off, they need free time. |
| • Public Works | |
| • Recreational facilities | |
| Community and Regional Services and Facilities | o For all of Washington County |
| • Health Services | |
| • Law Enforcement Services | |
| • Ambulance Services | |
| • Adult education | |
| • Broadband (high-speed) internet access | ▪ Do we have this? |
| • Community-wide Events and Celebrations | ▪ Great idea, I'll volunteer. |
| Recycling center/landfill/transfer station | ▪ Fine in Marion only. |
| Summer road conditions | |
| Winter road conditions | ▪ Better than in either town on either side of us. |
| Cemetery condition | |
| Property tax level | |

Question 1: What are the things about the town of Cooper that you like and would preserve?

- Less people and less houses than other towns.
- Keep it small.
- Almost everything: Its unique wilderness/rural scapes; its many treasures: waterways, flora and fauna, as yet undiscovered/unexplored mysteries; its historical graveyards and old houses (what's left) including foundations for archaeological research; its quiet lazy atmosphere; we are almost invisible, anonymous: few people know we're here; drivers on Rte 191 aren't aware when they've entered Cooper and when they've exited, they just pass a few widespread houses; most residents are kind and helpful, quick to come to the aid of someone in need of help w/o expecting recompense.
- Quiet rural atmosphere.
- Neighborly people helping each other.
- The beauty of the lake.
- Friendly and giving neighbors.
- Salmon fishing.
- The reason for "no opinion" comments – we don't know too much about the subjects and the costs in taxes.
- I like the space and central location in relation to neighboring communities.
- The lake is especially nice and should be preserved.
- The rural environment/aspect.
- Seeing a variety of wildlife and plants.
- Scenic beauty.
- Interesting people who are community oriented.
- Having access to pristine lake for swimming, fishing, etc.
- Allowing people to do what they need to do as long as it hurts nothing and no one – "independent spirit".
- All of it – just the way it is now.

- Cathance Lake – We don't need 50/100 more boats on the lake at this time 2009, 10 or 11.
- Viewscapes
- Public access to private lands
- Grange
- Loons
- The residents' friendliness
- Diversity of class levels
- Scenic beauty of the lake
- Cooper is our vacation place in the summer. We go to enjoy nature, quiet peace, the lake and rest. It is important to me that Cooper stay removed from the hustle of bigger towns and cities, that the pristine scenery and conditions of nature not be compromised by over development and noise.
- Lake and views.
- Scenic views, the pristine health of Cathance Lake and low population on the lake.
- The lakes and the woods.
- We chose to retire from Orono to Cathance Lake. It is now our permanent legal address. We like being part of Cooper. We like the peaceful quietness of the lake that currently exists. We welcome new people as friends. We want to preserve the wildlife habitats that currently exist around the lake. The Cathance Lake Association is committed to keeping the lake as one of the top five in the state. It is easier to do that with the current level of activity that exists around the lake.
- I would encourage development not preservation. I don't feel development is out of control in Cooper.
- The "pitch in" attitude of residents.
- Virginity of Cathance Lake – to extent possible.
- The folks who do this are highly commended and thanked by this resident.
- All we need to do is educate our children and provide winter maintenance of roads. Everything else is a luxury/bonus. We need to keep the costs down for our large senior population.
- Cathance Grange Hall
- Town Beach
- The town of Cooper stays a town and does not give up its right of self determination.
- I like the peace and quite of Cooper, I would like to see the Natural Beauty of the town remain.
- I would like to see the Grange as our community building and the town hall combined. keep history, very important.
- The beauty of the place and the biodiversity
The freedom to roam and to do things you wish to do
- Town Beach
- scenic beauty
- CLEAN woods and waters
- I go to Cooper camp to enjoy the beauty of the lake. I dislike hearing loud and noisy motor boats or noisy people who intrude on my space
- It's rural setting.
- Having local people be able to keep their properties without having to sell to out of staters because they can not afford the taxes.
- Personal freedom
- calm, peaceful environment
- The Lakes

- rural atmosphere
- Cooper and Cathance Lake is a very serene place. The relative peace and quiet is unlike any other place we know of. That is what makes Cooper a special place, and we feel that should be preserved as much as possible.
- The lake, the vistas, the quality of life, the quiet and peacefulness, and the slowness of change.
- clean water, lakes, streams and marshes, the town beach, local agriculture, local government, nice people, bird and animal habitat areas, various scenic views, woodlands and fields, continued plowing of roads currently plowed by town.
- Beauty and nature.
- the small quiet town and friendly people. love the lake and enjoy peace and quiet.
- The lake, the natural beauty, the agriculture, the grange, more help for the fire department.

Question 2: What are the things about the town of Cooper that you would like to see changed?

- Forget building big houses on the lake.
- No building codes.
- We badly need a community center. Cooper has no place where people can socialize. There is no cohesion of residents, just a bunch of people living in the same area.
- Higher standards for professional timber cutters on tracts of land, they leave devastation behind them, their giant machines knock down trees they don't harvest, gouge out the earth.
- Town office with regular hours of operation (i.e. at location of fire department, not at a private residence).
- State funding for fire department.
- Better road maintenance including all of Cooper's roads with winter maintenance.
- Condition of East Ridge Road.
- We could have a larger population and more transportation arteries.
- Would like to see more businesses in Cooper. We need a convenience/gas station.
- More educational programs – history, archaeology, a library, etc
- We need a town office/community building! We need to take better care of old historical cemeteries (East Ridge Road one has major damage – very sad).
- More clean up after logging operation done – why leave woods a shambles?
- We need a gas station /store.
- I like the town as it stands now.
- The ideological schism that seems to have developed.
- The lack of convenience store.
- Need town office
- Convenience store in area with fuel
- A library with computer access for all – could be a great gathering site.
- My taxes to go down.
- More preservation around the lake and stream. The more we protect them, the more people will be drawn to the natural, unspoiled areas in Cooper.
- We would like to see some type of convenience store gas station, souvenir shop with local fresh produce. Some type of bed and breakfast would be beneficial for the area. Perhaps also if small farming happens – a farm stand/flower stand. Home businesses- such as day care or hairdressers or ??? shops, etc.

- Very nice the way it is, just need to rebuild population.
- Bring the lake store back! With whatever incentives it takes. A much missed gathering spot for residents/vacationers to exchange pleasantries and good information.
- Ensure that lakeside trailer parks/areas are discouraged for non-residents.
- It would be nice to have a county store again.
- Better road conditions – shoulders, etc.
- Expectations of people who move here from away – and then try to change Cooper into what they moved away from.
- Cultural activities.
- Convenience store.
- Improve Route 191 (Cooper Hwy)
- More people to have better fire department.
- Additional residents. Additional commercial development. Less effort by some to discourage growth either on Lake or commercially.
- Maybe our town could join forces with (example Alexander) another town to do things like secretarial chores (example tax collection, etc).
- I would like to see building lots at two acres or more.
- We need town offices and meeting places. We need community facilities like a library.
- Improved road conditions on Rte 191
Less aerial spraying for blueberry crops, less pollution of aquifer, closer monitoring of cutting, especially on watersheds
- better roads and more business
- maybe the store opened up again?
- It would be nice to have a larger tax base to spare the homeowners and camp-owners. Not sure how to do that.
- It's tax structure. Lake front homes are over tax for the services they use
- Recreational vehicles allowed on own property without having the set back rule since they are all self contained. And the number allowed per lot.
- Encroaching green nanny state
- road safety
- The taxes lowered.
- Excessive property taxes.
Lake Assoc. pests at boat ramp.
- Our property currently is inaccessible in the winter time due to no winter maintenance, even though the map shows it being a passable road. In previous years, the condition of the road in the summer time was impassible as well. The current tax rate makes that rather difficult to accept, when there is no level of service and a tax rate that equals others whom have year round access.
- The conditions on Rt.191 are terrible during the winter. I have had to stay in Machias three nights so far this winter because the roads were impassable.
- The inclination towards higher taxes, and the student busing program.
- I would like to see 191 repaired and widened, plowed by the state in winter, a town office, more supervision of cutting operations, no arial spraying for blueberries, and a start up of a local grocery/restaurant.
- More farming and business. But business that complements the rural nature and scenic beauty.

- the grange hall improved and use for town office and grange use and town events. need water and sewage. add a room or addition for town offices.
- More chance for jobs created in co-ordination with ecological preservation and nature preservation.

Question 3: Describe how you see the town of Cooper of the future.

- More houses and higher taxes.
- Small town, no expansion.
- More community spirit, more social events going on: clubs i.e. reading, arts/crafts. Physically- the same as it as now, unchanged.
- Warm and friendly and to all a good night.
- Being central to Washington County, it could be a hub. The “Love Lake” road could be developed as a backdoor to Bangor. The Native American meaning for Cathance is “crossroads or fingers”. I think this applies.
- Hopefully as it is, with addition of above mentioned convenience store.
- Very rural but has practical things a community needs.
- Growth but not too much as schools, services for more people will drive up taxes and not ruin an affordable community.
- More recreational, community-oriented activities. Proud of being a Cooper resident.
- Hopefully as quiet and friendly atmosphere as now.
- Greater population number, town office and library, and industrial park, and the same great people.
- Equal taxes for full and part-time residents (tax payers) to purchase resident fishing licenses.
- I would like to see Cooper as it is and has been. I am not in support of the developments that seem to be coming around the Cathance Lake shore, which may not all be in Cooper. I don’t want to see the huge “cottages” monopolize our quiet retreat.
- It should join with Twp No 14 to preserve the beauty of Cathance Lake and push the unspoiled natural land and water concepts.
- Convenience store/gas station.
- We took this survey from our personal views. We are retired and love Cooper the way it is as such – But we are realists. Cooper has more than retirees. It has families that need jobs and children etc., and we are adaptable to change – We look forward to your proposal.
- A residential community and vacation destination, with various small business providing services to the local communities.
- Hopefully – a progressive thinking town with a keen focus on maintaining a small town feel without major development for peace/tranquility of residents. A tall order but well worth the effort for generations behind us.
- Slow planned growth.
- Residential bedroom community with people who all work in surrounding communities.
- Interlocal agreement to share government services.
- A small rural town with more development around Cathance Lake area.
- Hopefully we can attract the youth to want to come and stay in Cooper and not end up being a town full of seniors only.
- I would like to see it remain as a small town.
- More people involved with a more noticeable town infrastructure and buildings.
- Better roads,
community center/town office

continued use of lake, but better methods to reduce pollution, Organic Blueberry Processing Plant and Freezer to support and stimulate organic blueberry growers i.e. create a value added process not impacted by pricing of the general market and useful in long term impact for clean water, another valuable asset

- Hope Cooper grows into more of a community with more options for jobs.
- Quiet and peaceful as it has been in the past
- I have been at the lake all my life and have had a recreational vehicle on the lot most of my life and now they are forcing us out and raising our taxes. I have never seen such restrictions that change from year to year. I see the town run by all "Out of Staters" because the locals cannot afford to keep their property.
- Not a sustainable bedroom community if energy is expensive or rationed to "fight" global warming.
- pretty much the same as it has been for the past 20+ years
- Lower tax burden on existing business by making it worth while to do business in Cooper
- Small recreational/rural area with residential development zoned for 2 acre min. and min. 200 ft frontage on lakes and roads.
- Pretty much how it is now, but with a store again (perhaps a little gas station) and maybe the a little more winter maintenance of some of the unpaved roads.
- I would like to see it as it is now, with little change.
- Even when population of the area grows and Cooper's central location to most all local cities becomes more important, with careful planning, Cooper can retain it's rural character, clean water, and quality of life for the residents.
- Would like to see a small amount of growth particularly focused on outdoor recreation and farming.
- trying to keep it as a small community with charm and tranquility.
- Appropriate development with emphasis on above. Always preservation of the Lake. Town Hall for community center.

Question 4: The Growth Management Act requires that local Comprehensive Plans include a future land use map that designates areas of the town for growth and for rural development (there can be more than one of each in the town). In your vision of the town's future, where should they be located? A map from the Comprehensive Plan is included here if you would like to draw these locations on the map. This map will be printed on 11 by 17 inch paper in the Comprehensive Plan.

- In the center of Cooper: Growth (commercial) centered around the Grange Hill or the firehouse, zoned for it. Keep them all together, like in a mall with parking.
- No growth impinging on any scenic view or water.
- Let intensive housing be built in unused fields, not by clearing forestland.
- I think the town is large enough to grow for a while. Regulations now are premature.
- For growth – around Rte 191 ; Rural development – side roads. I am not as knowledgeable about this aspect. Hopefully long-time residents are better judges.
- I'll leave this up to those who have lived here all their lives – they know the area and terrain better than I do.
- I believe the center of town Fire Dept., P.O., Town Office etc should all be located nearby each – providing the town and allowing the space for rural homes to survive.
- Any stores along Rte 191.
- Develop along lakefront, public roadways, and allow for development of hunting camps or residential on private roads and driveways.
- We need to allow for growth in as many areas as possible.

- Along 191 perhaps where the store is now.
- A nice map, we liked it
- Any development should preserve the quality of the lake experience. While new homes/cottages would add to the tax base, we must be sure that the development does not adversely affect the quality of the lake experience.
- Along rt 191 by Cathance Lake.
- If zoned as above, no need to limit residential growth to certain areas; commercial growth should be kept away from Cathance Lake.
- As far from the lake as possible.
- growth area: subdivision on the lake already at early stages, application will be submitted soon; state restricts growth on wetlands, habitats and it also would be good to restrict growth on agricultural lands
- no map was sent as we never received information from the town clerk. i do not know.
- I don't know exactly. But all growth and development must not negatively impact the lake or the agriculture. All suburb and commercial development should be strictly controlled regards to environmental impact with an emphasis on also maintaining scenic beauty- the two go hand in hand.