

Appendices

- A. Results of Community Survey
- B. Summary of Public Forum
- C. Comprehensive Plan: Key Provisions
- D. Portland Water District Policies/Maps
- E. Soils Report/Map
- F. School Street Sidewalk Petition



A. Results of Community Survey

SEBAGO LAKE VILLAGE QUESTIONNAIRE RESULTS INTRODUCTION

2.8.12

What are the key elements of Sebago Lake Village that the plan should be built upon? In other words, what makes the village a special place?

- I like emphasis on recreational uses, pedestrian-friendly environment, support of tourism and summer guests.
- *SLV is a diamond in the rough, if you think about it there are already a number of great business and attractions (Johnson Field, Boat Launch, Mountain Division Trail, Edna Libby School Playground) in walking distance to most who live in the village. Problem is lack of safe walking area.*
- the fact that it really fits the definition of a little New England village, even if it has gotten a bit shabby
- The lake. The old buildings. The density – closeness to road and to each other. The history. The rail line.
- The Village is a smaller more intimate place than the other Villages in Town. Access and proximity to the lake and train are also features to be built upon.
- History
- View
- The Village should center on a few homegrown businesses that are locally desired thus creating a destination. Phil Alden Robinson's Field of Dreams, you build it, they will come. The absence of this common draw is the main cause for the migration to Route 25, and the "New" Standish center. There are so many ways to control traffic without killing Sebago Lake Village, which will happen when creating the proposed bypass. Designing and creating walkways are meant to accommodate populated communities, when looking at the equation from a revenue standpoint (town and local business interest) traffic count equals the potential dollars needed to justify this Village Revitalization.

1. VILLAGE CORE

What types of uses would you like to see in the Village Core in the future?

- Services, restaurants, retail stores, convenience store, professional services, gift shops with Maine-made materials, farmer's market.....etc.
- *In my opinion our current Land Use Ordinance already provides a wealth opportunities for uses in the Village Center Zone.*
- shops, restaurants, arts and crafts, professional offices, mixed uses on second floor, some houses on edge
- Mixed uses - maybe business on 1st floor, apartments above.
- Mixed use of business/commercial and residential. Limiting business/commercial uses to those supporting Village and Town needs and are more pedestrian friendly in nature. Examples would be small restaurants and retail sales, professional services (smaller in scale). Uses such as auto sales, storage facilities, heavy duty repair garages would not be a part of the Village.
- historical (trains and lake), recreational
- A place where you can stop while traveling thru the area.
- Village mixed use suits the area.

How tall should new buildings be in the Village Core?

- *If possible, new construction in SLV should blend in with adjacent properties.*
- All of the below

X One-story

XXXXXX Two-story

X Three story

Where should new building be placed, relative to the street?

- Do not have a definitive answer right now. Need to see placement of current structures relative to the DOT right of way. I can see a combination of first 2 options.

XXX Close to the street, with
quite a bit, side or rear parking

XXXX Set back a little bit, with
some parking in front

__Set back
parking in front

Should there be a parking lot in the Village? XXXXX Yes X No

- It would obviously have to be located within a short walking distance; we live in a lazy society.

If so, who should provide it? XXTown X Private enterprise

Where would you like to see it?

- centralized so you can park and walk around
- Along the street
- Open. Convenient so people can get out and walk to multiple destinations. May not be needed. Depends on decided parking standards and whether there will be on-street parking or not.
- Previous location of Exxon Station (PWD land)

What types of streetscape improvements would you like to see?

XXXXXX Trees
 XXXXXXXX Lighting
 XXXXXX Bike racks
 XXXXXXXX Benches
 XXX Flowerbeds
 XX Public art
 Other:
 X Landscape public realm
 X *Safe crossing areas, trash receptacles, Hanging flower baskets, better display/more banners to calm traffic.*

How strict should design requirements be under revised land use ordinances?

- *I think that the design requirements should be fairly liberal to allow new construction/remodeling to blend into the existing area*
- requirements should set the tone of the village
- Strict enough to capture the flavor of what is decided.
- **A definite guideline with a few exceptions**
- Minor flexibility, keep within a certain design period.
- Just ensure tastefulness, one to one basis.

What are the most important issues that revised land use ordinances should address?

- Encourage density and mixed uses. Small scale businesses, residential-friendly. Pedestrian oriented
- *Minimize or streamline Planning Board requirements to encourage economic growth, while still protecting residential properties.*
- permitted uses that support the tone of the village
- family atmosphere, recreational uses

Which properties are vital to the success of the Village Center?

- *I believe that the appearance of the buildings/streetscape within a quarter-mile of the intersection set the stage for the character of SLV. I think that each business plays a role in the economic strength of the village.*
- nothing is permanent but the arts center is historical
- The ones on each corner and any with old or historical character
- Boat launch. Currently is the only access Standish has to Sebago Lake.
- All.
- All of them. Working with one another will protect individual interests and enhance our little community. We all knew the Village corner when we bought. As the traffic studies have verified, not much as change bad or good.

Are there any parcels that are not?

- *I'd like to see the town purchase the house next to the filling station for a green space/park.*
- what is there is there so it is not our call right now
- Plain Janes
- All parcels are important. Wouldn't want to tell a current land owner that they are not important.

- Maybe a few houses could use some improvements.
- Plenty

What are the most important intersection improvements needed?
Pedestrian improvements:

- Crosswalks, lighting
- *Winter clearing of sidewalks, safer crossings, use of traffic calming techniques.*
- being able to walk around and manage the intersection crossing
- YES
- Sidewalks, pedestrian cross walks and bike lanes
- Yes, (sidewalk)(crosswalk) sidewalks on one side of roadway
- Cross walk painted and cross walk lights
- Sidewalks are a bit premature but will need to be factored into the overall plan.

Traffic flow / Parking:

- *Rush hour traffic can be challenging for both drivers and pedestrians. Maybe a traffic light would eliminate the confusion of a 4-way stop.*
- tough for bikes to manage in the Village but cars do seem to move smoothly with the 4 way stop
- YES
- Keep traffic speeds down (~30mph max). Develop interconnectivity to give locals alternate routes. On street parking should be allowed but not too close to intersections (especially 35 and route 114).
- Right turn lanes are a problem even though there aren't any.
- Parking is the real issue. Traffic can be controlled.

2. LAKEFRONT

Are there lakefront uses that are consistent with Portland Water District's need to protect water quality?

- not sure we have any say in the matter if they keep buying up the properties and razing them
- Picnic area/park
- Walking paths and possibly some mini-park areas. The Village is in the 2 mile zone which limits possibilities. I think it would be good to show the Committee the 2 mile zone and all of the property that the PWD currently owns. Give a better understanding of where growth will not occur.

How can the lakefront better complement the Village?

- *More parking for viewing the lake at the Boat Launch. A few picnic tables for the public use at the Boat Launch.*
- keeping the vistas and making it attractive, easier to stop to see them, hanging around in the village to leave money
- More visibility from the village and from the road as traveling through.
- Park
- Build a sitting area and small walking path from T.J.s to Boat Ramp.

What are your thoughts on protecting the water supply?

- Keep pressure on PWD to pursue water filtration
- *I think that the District needs to protect the source since it is the water supply for the Greater Portland area. I'd like to hope that someday that the lower bay could be more of a recreational area (swimming) other than just for boating.*
- Until the water district is ready to put in a filter system, we are just going to have limited options in the center of our own village
- Allow more use with a mind for protecting
- Put all development on public water and go to a sewer system instead of septic.
- A must.

- Support the units of what TWD has set.
- Portland Water District and her crews are on top of it . . .

3/4 . RESIDENTIAL AREAS

How do you feel about *non-residential* uses along the highways?

X They should be concentrated near the core.

XXXXXXX They should be allowed to spread out away from the core.

- *Away from the Village Core is where land is available for construction.*

What types of new uses would be appropriate in these areas?

- Churches, municipal uses, ball parks, automobile services, convenience store, medical services - where onsite parking can be provided.
- *I think that the current Land Use Ordinance allows a wide array uses.*
- Loved the farm stand and sorry to see it disappear; more arts and crafts, antique shops or B&B's to make it artsy like; things for the parents to do if the kids are at Johnson Field playing or snowmobilers to stay over night on a longer trip
- Gift shops. Restaurants. Offices.
- Keep uses to those of low impact.
- Small stores, bike shop, ice cream shop
- Small commercial use that complements the surrounding area.

Are there uses that would NOT be appropriate in these areas?

- Large commercial businesses. Keep small scale.
- *Bulk fuel storage, metal recycling junkyard*
- Nothing box-store ugly but visually complementary to the village tone; no chains unless they are disguised like in Freeport
- Car sales. Chain stores/fast food

- Auto sales, heavy manufacturing.
- No big box, franchises, or topless coffee shops ☺ (Bud, thought you might be ready for a laugh!)
- Big box stores

Where is the greatest demand for additional sidewalks?

- *Core Village, Route 35 from Village towards Standish Corner at least until the church, Route 35 to Johnson Field,, the road shoulder in these areas is not suitable for walking at this time.*
- connecting to Johnson field; eventually up the hill towards the town offices

Where it is determined where the growth should be.

- Intersection of 35 and 114. Continue on to connect Johnson field and Edna Libby School.
- A demand for only one side of major roadway.
- GEJ School to Johnson Field, school house ART? to EL school

How can the Rail Trail be incorporated into the Village?

- Provide easy access from core village area and from lakefront
- *A sidewalk to link the Village to Johnson Field would be great. I think that there is the potential for businesses to be created related to recreational use on the trail.*
- the rail project ould have been great; not sure if it is timing so should not give up bringing rail back to through town; otherwise push recreational uses so they can take a break at a shop in the village
- Jump off points with paths leading to sidewalks
- Need to direct access to Village center so users can go to local businesses.
- It already is, but maybe more awareness of village businesses.

Should the town take a more proactive role in preserving historic resources?

XX Yes

- *Tough call "You don't know what you've got till it's gone," but I think people should be able to use/improve their property as they see fit.*
- not in this economy; let the citizens drive it
- Should take a role, but balancing the individuals rights.
- Not really. Conservation subdivision helps in this regard.
- Yes

5. SOUTH QUADRANTS

How would you like to see these areas used in the future? Check all that apply.

- XXX Single family homes on large lots (2 acres).
- XXXXXXX Single family homes on village scale lots (0.5 acre).
- XXXXXXX Mixture of land uses, including townhouses.
- XXXXXXX Green space, trails, preserved wildlife habitat.
- XX Cul-de-sac roads.
- XXXXXXX A road network that was part of the village grid.
- X Other Ideas: Single family homes with 1 acre lots

Should the village plan include the possibility of new roads that would provide a bypass around the Route 35/114 intersection?

- Yes, but long-range planning only
- *I think that is a great idea, however probably cost prohibitive.*
- yes, that visioning should begin
- YES
- Absolutely. An interconnected roadway plan is essential for the high density Village area.
- No.
- No
- Yes, if your intentions are to create a new focal point . . . ultimately killing the corner.

6. GRAVEL PIT AREA

How could the gravel pit area be used to benefit the community in the long run?

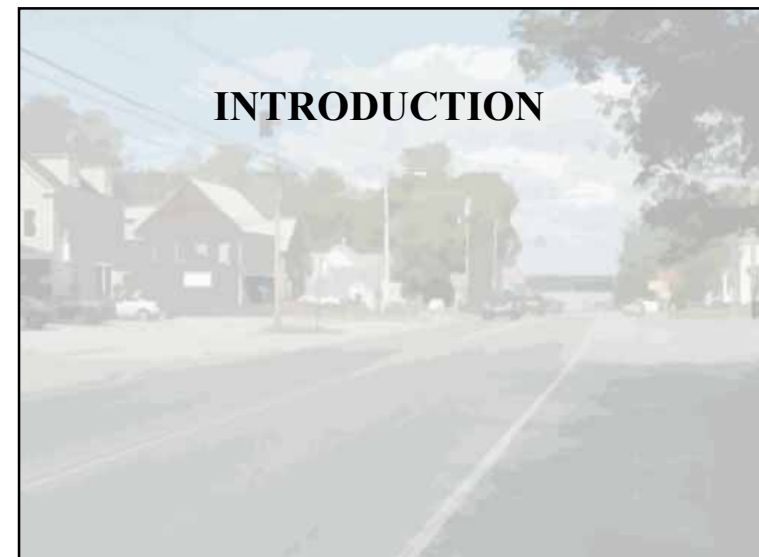
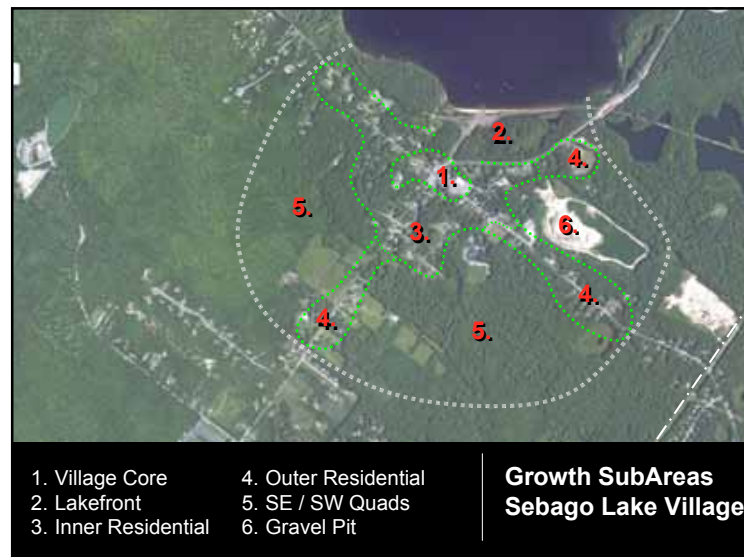
- diversify the tax base first with business development ; consideration for recreational uses next; not residential
- Recreational area?
- Recreational.
- Rec Fields

7. ADDITIONAL COMMENTS

Are there any other ideas that you would like to see incorporated into the village plan?

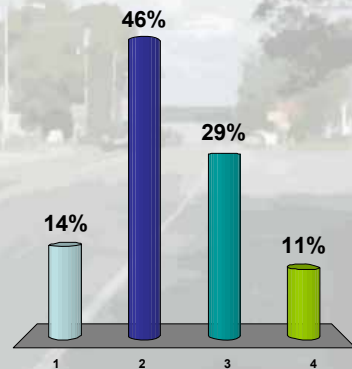
- *Incentives to make people want to improve their property for example access to low interest loans or property tax-breaks for improvements.*

B. Summary of Public Forum



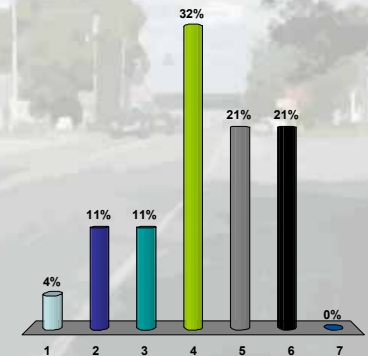
What is your favorite time of the year?

1. Spring
2. Summer
3. Fall
4. Winter



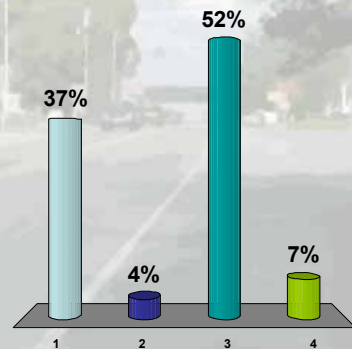
What is your age?

1. 0 – 24
2. 25 – 34
3. 35 – 44
4. 45 – 54
5. 55 – 64
6. 65 – 74
7. 75 or better



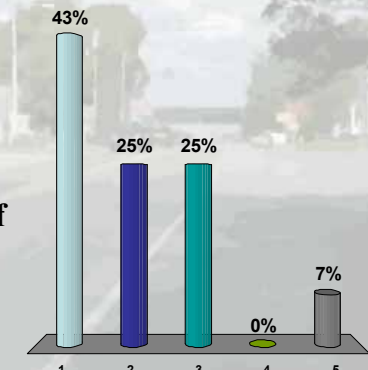
Where do you call home?

1. Sebago Lake Village
2. Standish Corner
3. Other portion of Standish
4. Outside of Standish



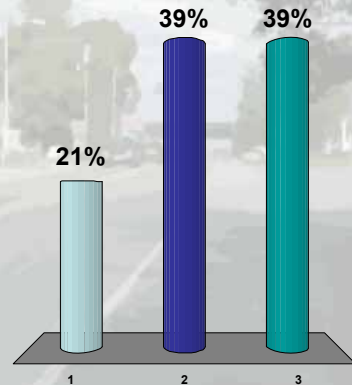
How long have you lived in Standish?

1. 25+ years
2. 11 - 25 years
3. 3 - 10 years
4. Under 3 years
5. I live outside of Standish



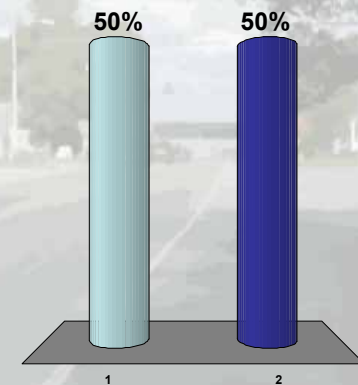
How involved have you been in planning for Standish?

1. Deeply involved
2. Somewhat involved
3. This is my first planning meeting



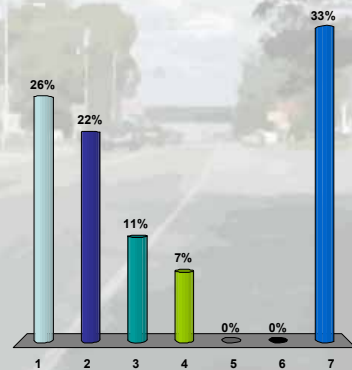
Are you involved in other town activities?

1. Yes
2. No



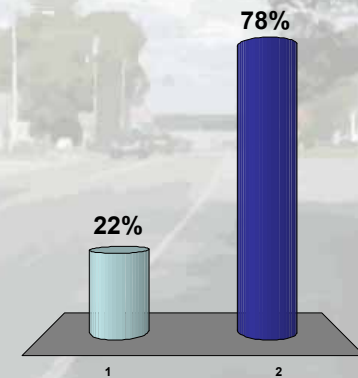
How did you hear about tonight's meeting?

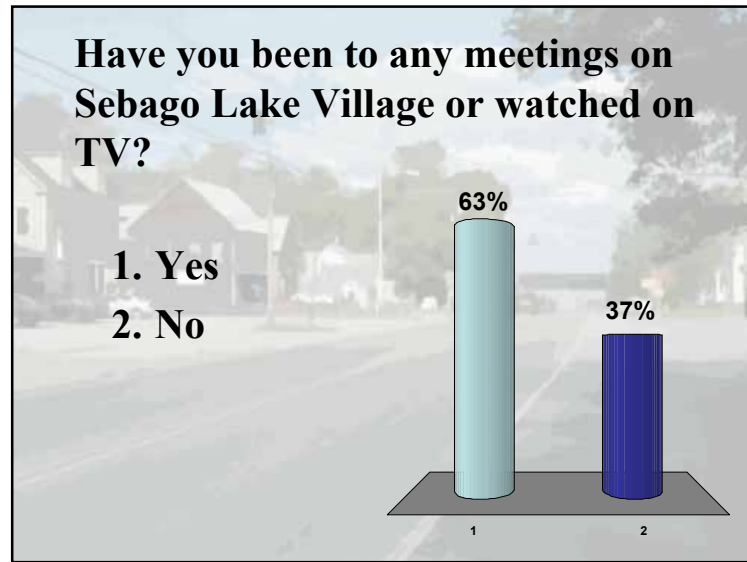
1. Personal Invitation
2. Email
3. Flyer/Poster
4. Town Calendar
5. Newspaper
6. Cable TV
7. Other



Are you on the Sebago Lake Village Master Plan Committee?

1. Yes
2. No



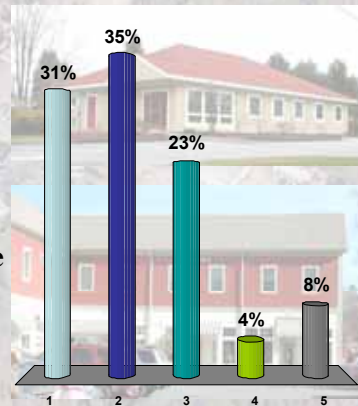


New/replacement buildings in the village core should be at least two stories in height.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
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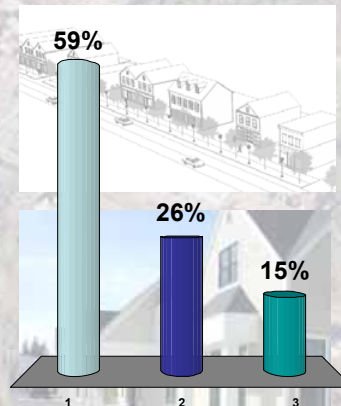
New buildings in the village core:

1. Should be individual buildings and not attached to buildings next door
2. Could be long, attached buildings
3. Doesn't matter



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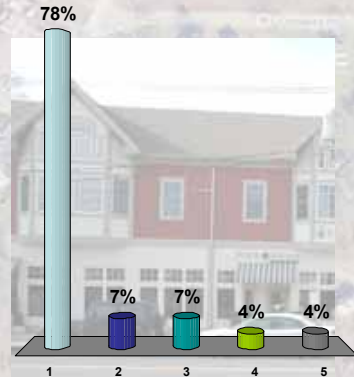
New buildings the village core should be allowed to have both commercial and residential uses.

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New / replacement buildings on Route 114 between the intersection and School St. should:



1. Be at least 50' from the edge of the road ROW.



2. Have some green space in front.

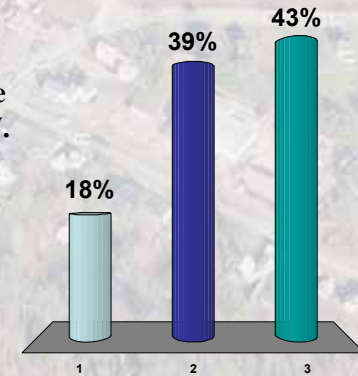


3. Be built close to the sidewalk.



New or replacement buildings on Route 114 between the intersection and School Street should:

1. Be set back at least 50' from the edge of the ROW.
2. Have some green space in front.
3. Be built close to the sidewalk.



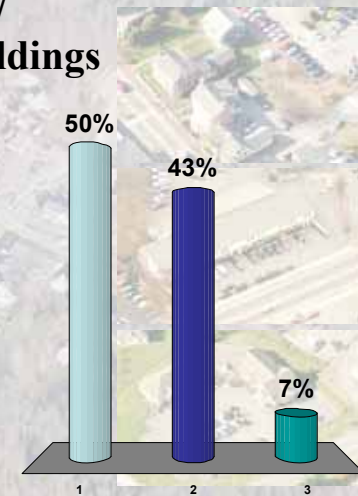
Parking for new/ replacement buildings on Route 114:

1. Should be in the rear or on the side of the building
2. Some in the front for easy in – easy out.
3. All in front of the building.



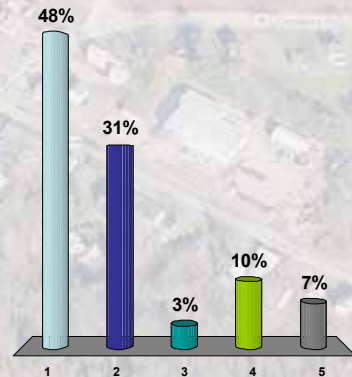
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The town should establish design standards for new development in the village core.

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This style of building is appropriate for the Village Core.

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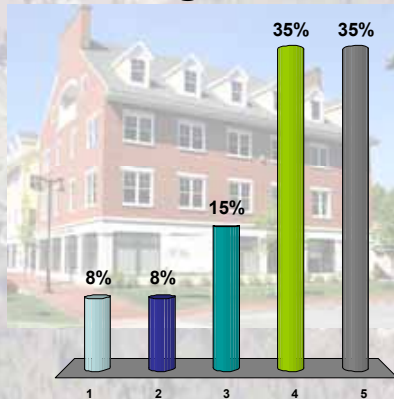
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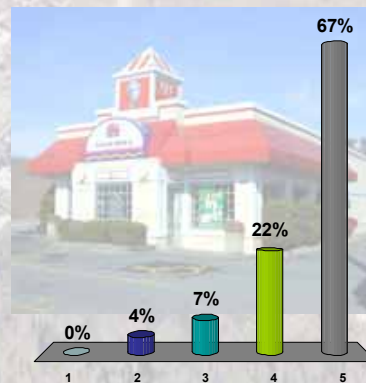
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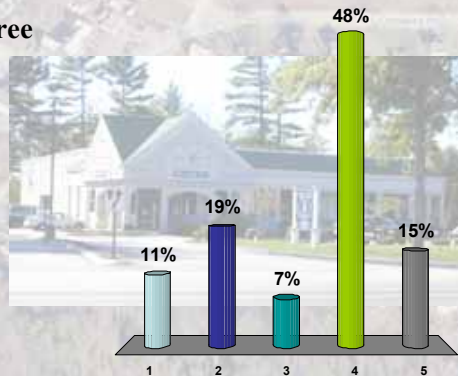
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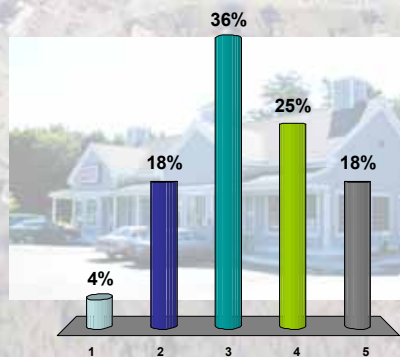
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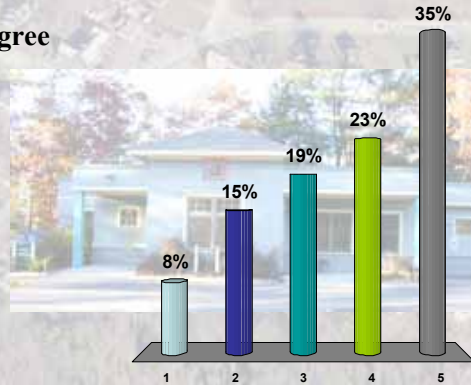
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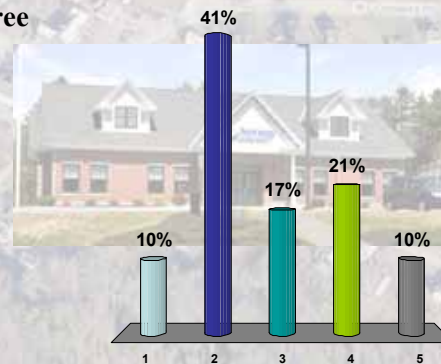
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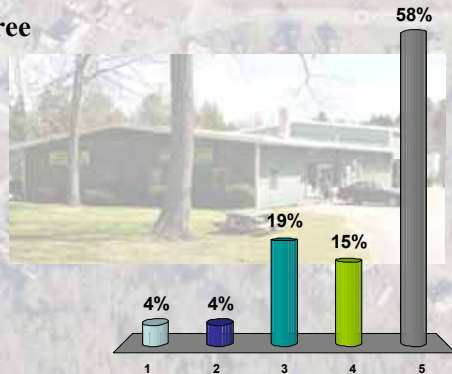
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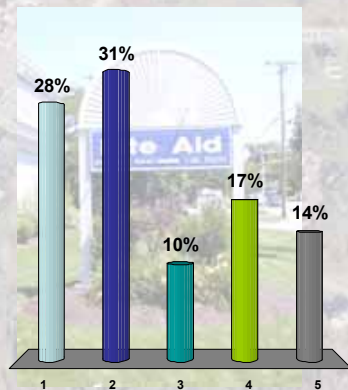
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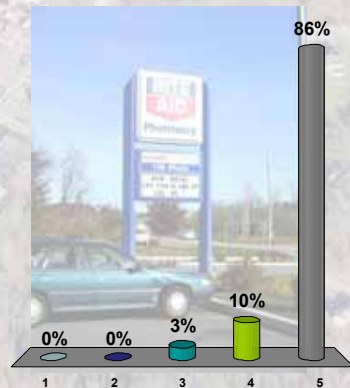
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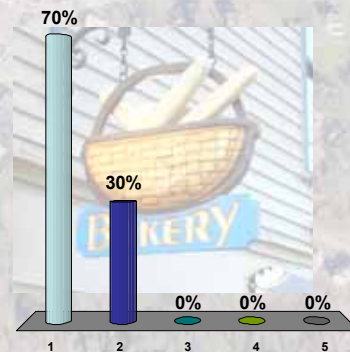
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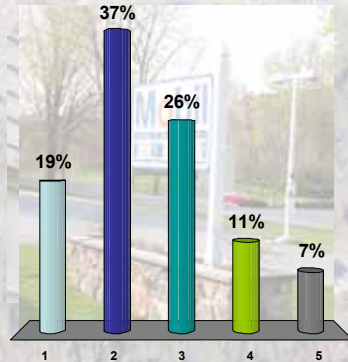
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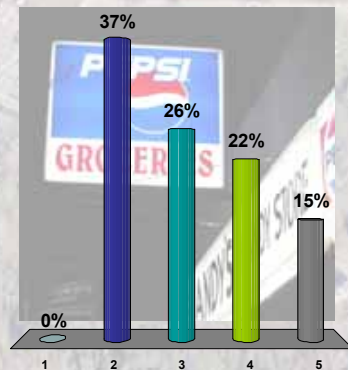
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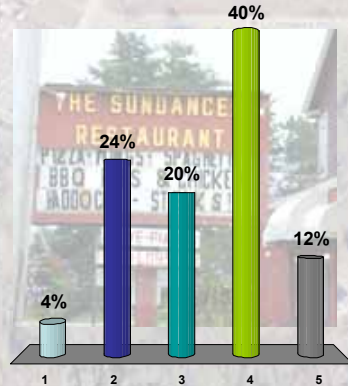
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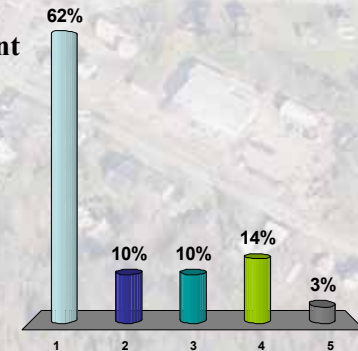
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5. Strongly Disagree



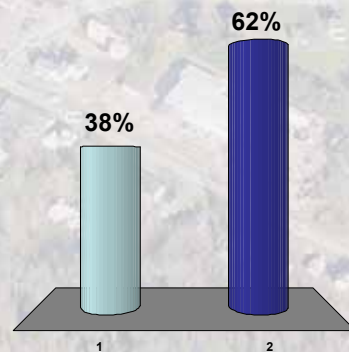
How important are sidewalks in the Village Core?

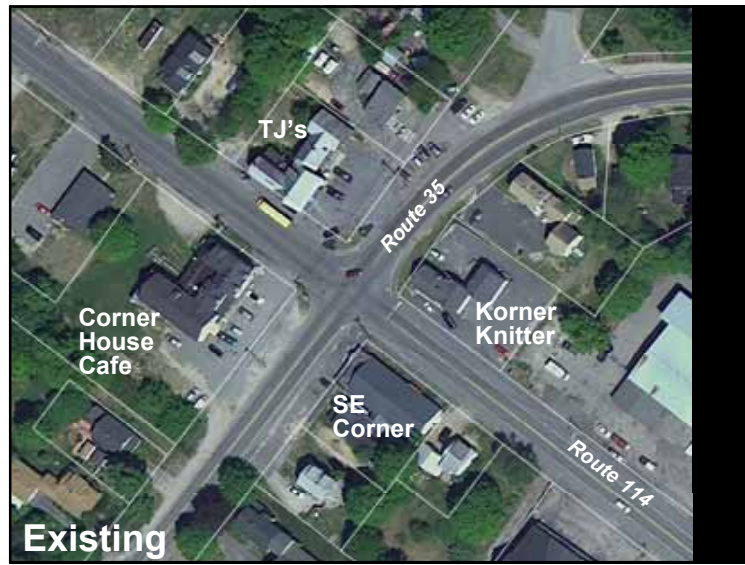
1. Very important
2. Somewhat important
3. Neutral
4. Somewhat unimportant
5. Very unimportant



Should the town require developers in the Village Core to build sidewalks?

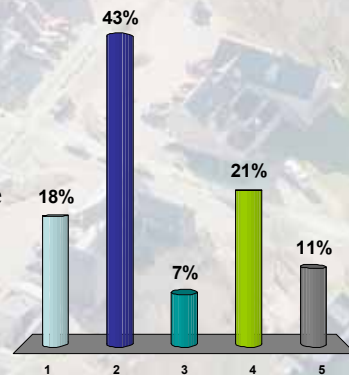
1. Yes
2. No





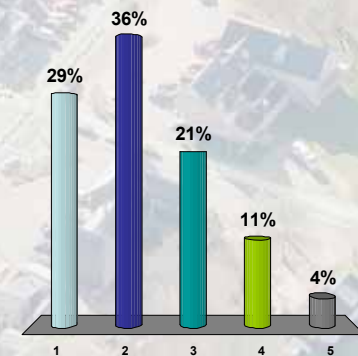
Improvements shown on the plan would help traffic flow.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



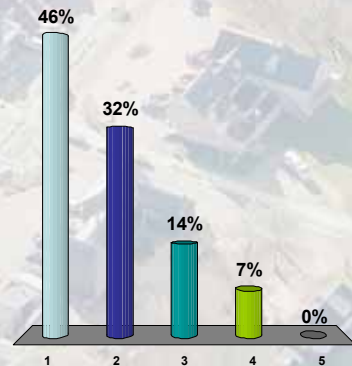
Improvements shown on the plan would help make Sebago Lake Village more pedestrian-friendly.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



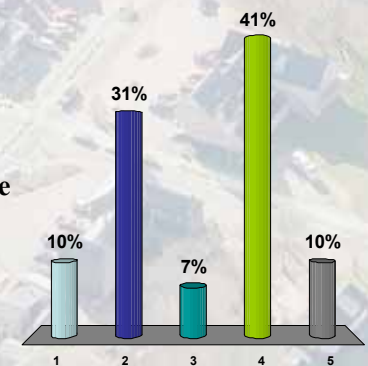
Crosswalks should be installed at the intersection.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



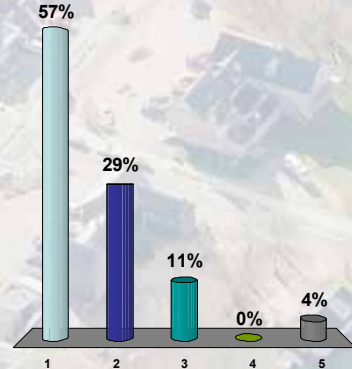
There is enough parking now for the businesses at the intersection.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



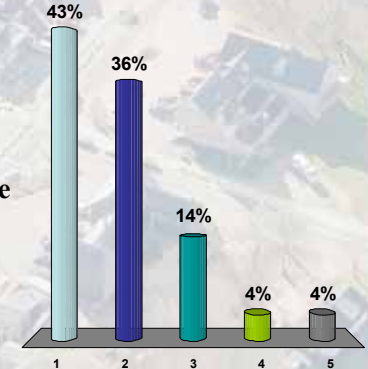
Any improvements should minimize the loss of parking.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



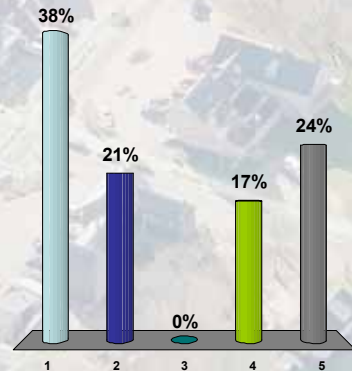
Wherever possible on-street parking should be provided.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



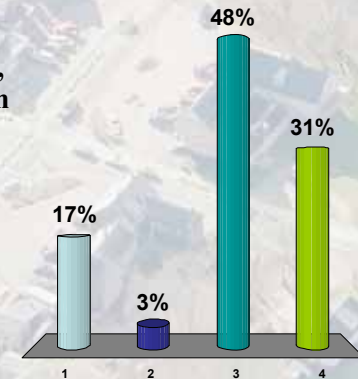
Trees should be planted along the street.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



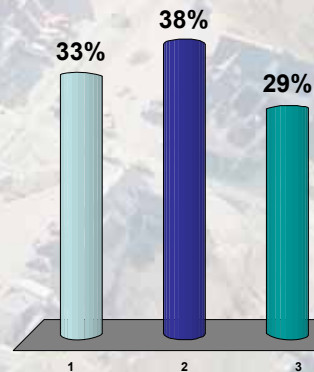
Traffic signals:

1. Install them now
2. Install them now, but only use them when needed
3. Plan for them now, but install later if needed
4. We don't need them



What is your *top priority* for improvements to the intersection?

1. More efficient traffic movement/avoid long lines
2. Make it more attractive and safer for pedestrians
3. Maintain parking and access for businesses



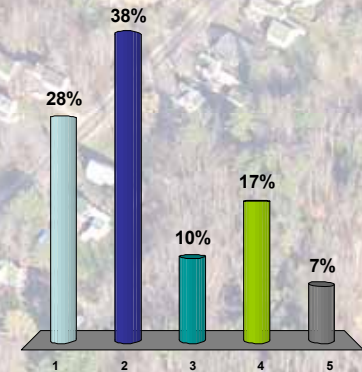
RESIDENTIAL AREAS ALONG ROUTES 35 / 114





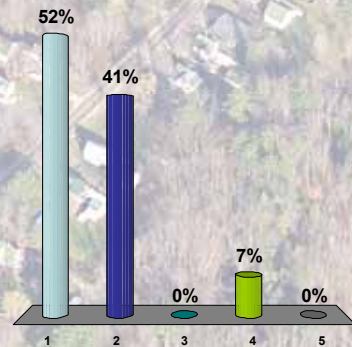
The town should allow commercial / retail buildings in this area.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



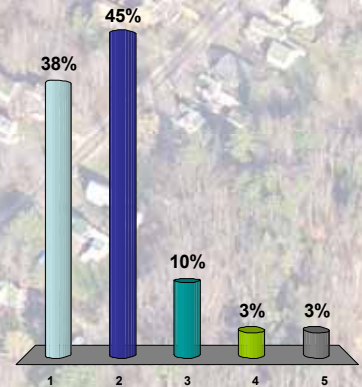
The town should allow homes to be converted to offices / similar uses.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



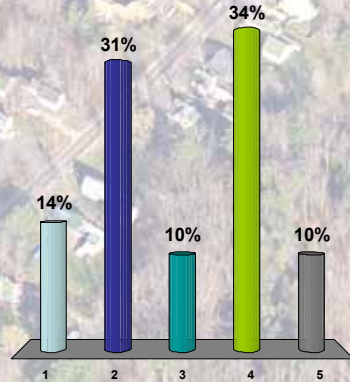
The town should allow home-based retail in existing homes.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



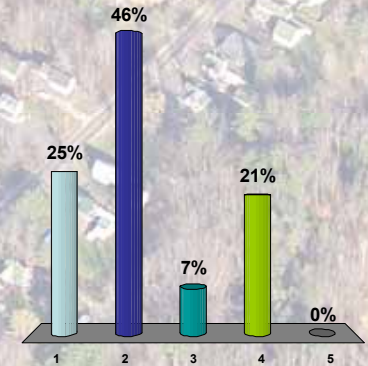
The town should allow homes to be replaced with commerc./retail buildings.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



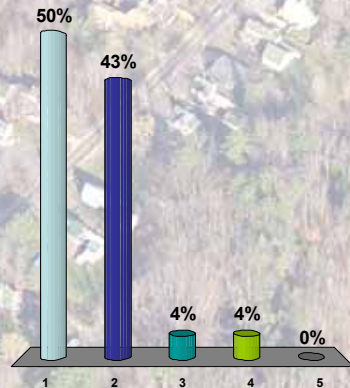
The town should allow lots to be combined for commercial/retail buildings.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



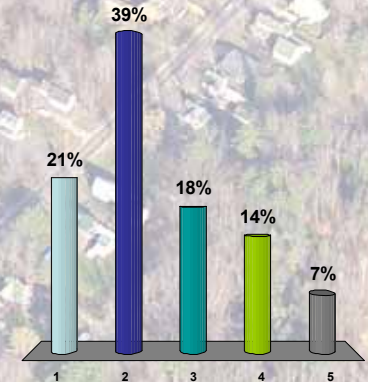
The town should establish design standards for non-residential buildings.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



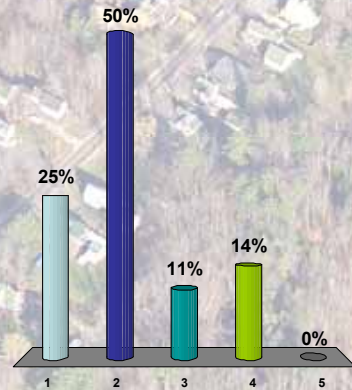
New buildings in this area should be residential in scale.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



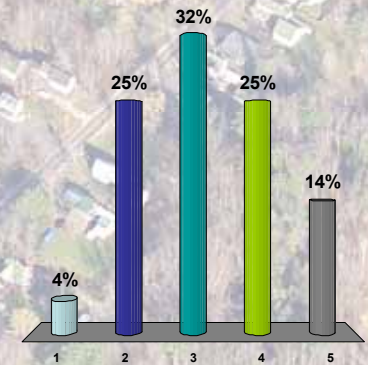
New buildings should be set back from roads same distance as existing homes.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Parking for new buildings should be screened or hidden from view.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



SOUTHERN QUADRANTS

150± acres

200± acres

Google





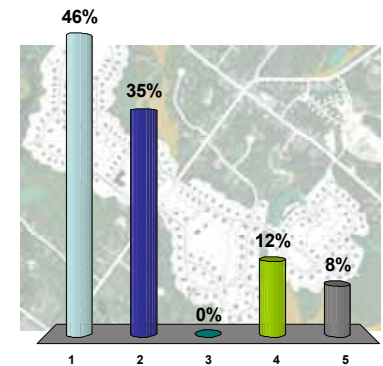
The town should allow village-style development in this area, with smaller lots and reduced road frontage.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



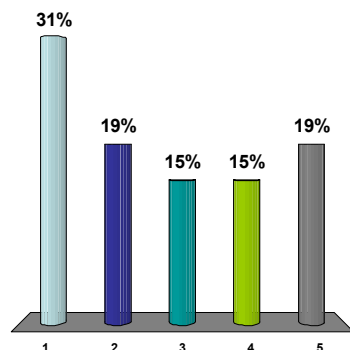
The town should allow village-style development in this area, with smaller lots and reduced road frontage.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The town should have incentives to promote village-style development in the southern quadrants.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



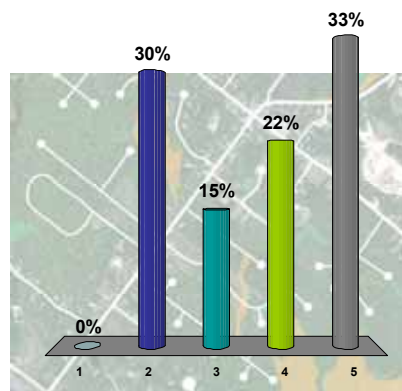
Subdivisions with dead-end roads are appropriate for the southern quadrants.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



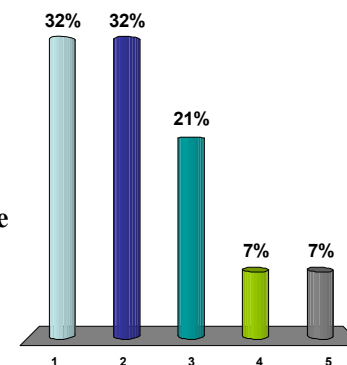
Subdivisions with dead-end roads are appropriate for the southern quadrants.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Conservation subdivisions are appropriate for the southern quadrants.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



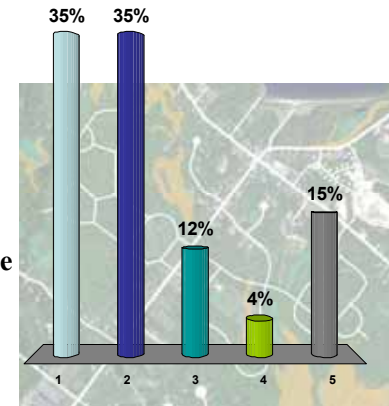
New roads in the southern quadrants should allow people to get to Route 35 and Route 114 without going through the intersection.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



New roads in the southern quadrants should allow people to get to Route 35 and Route 114 without going through the intersection.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



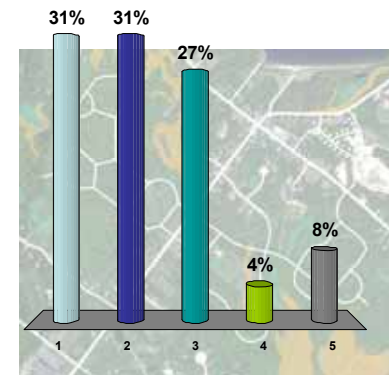
Roads in the southern quadrants should be interconnected.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



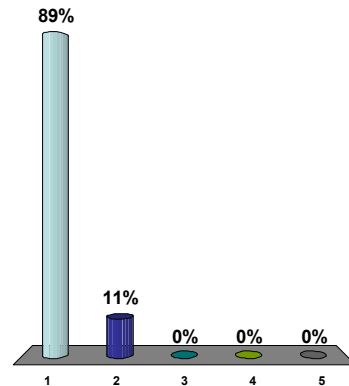
Roads in the southern quadrants should be interconnected.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



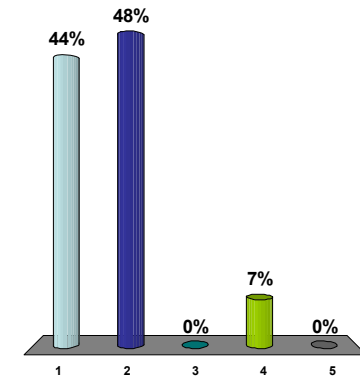
Open space should protect wildlife habitat, stream corridors, slopes, etc.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Trails should provide a way to walk to the school, village, and lake.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



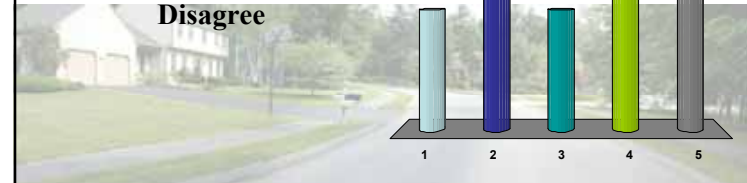
Sidewalks should be required on both sides of new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Sidewalks should be required on both sides of new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



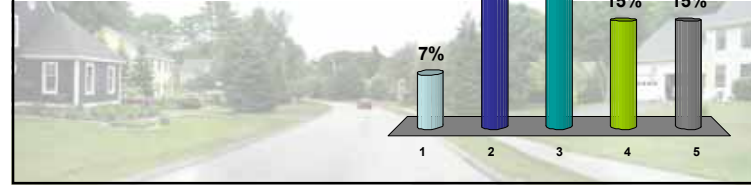
Sidewalks should be required on one side of new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Sidewalks should be required on one side of new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



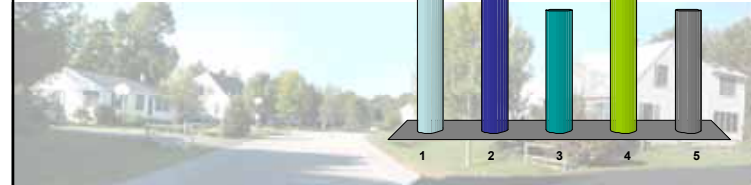
Paved shoulders may be used instead of sidewalks on new res. streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Paved shoulders may be used instead of sidewalks on new res. streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



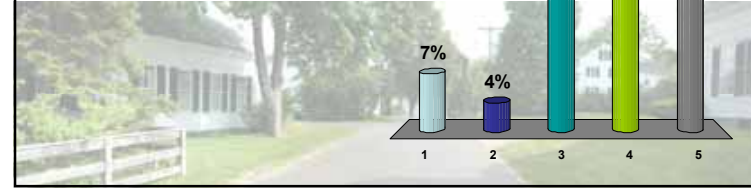
Sidewalks should not be required on new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Sidewalks should not be required on new residential streets.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



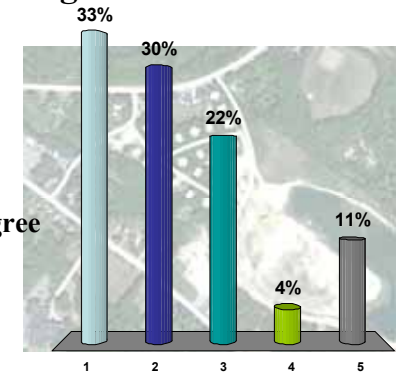
The town should promote village-style development in this area: smaller lots and reduced road frontage.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The town should promote village-style development in this area: smaller lots and reduced road frontage.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



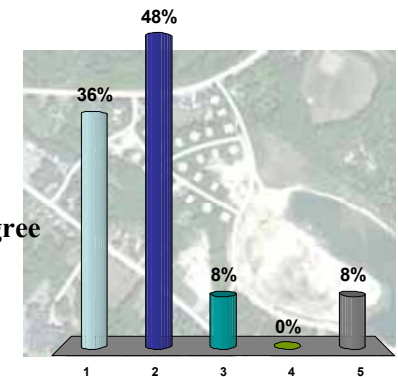
Future development in the gravel pit should include a road between Routes 35 and 114.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



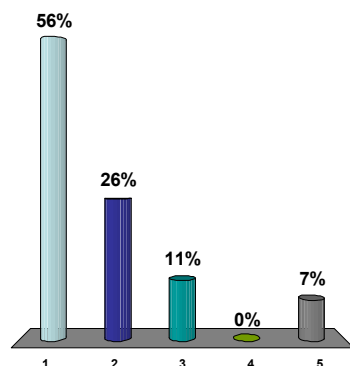
Future development in the gravel pit should include a road between Routes 35 and 114.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Some of the land near the gravel pit should be preserved as open space.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree

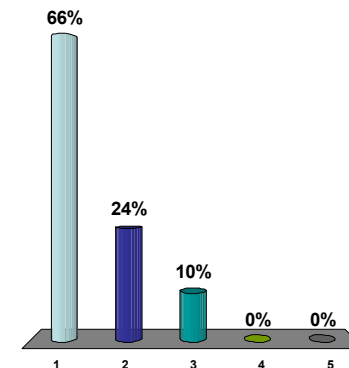


ROUTE 35



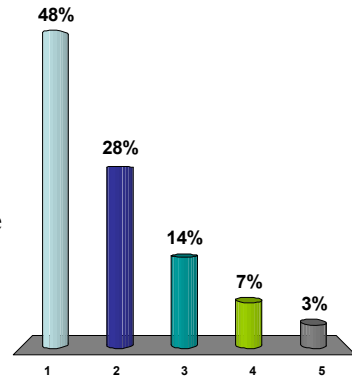
The Mountain Division trail should be connected to the Village.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



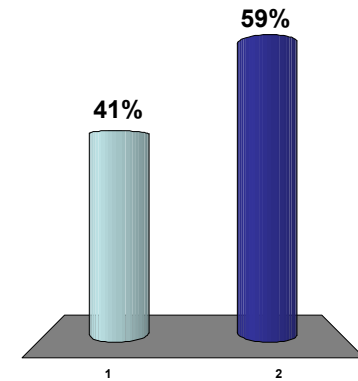
The connection to the village should be on the lake side of Route 35.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



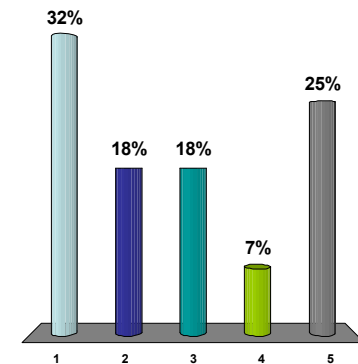
Should the town explore other locations for the trail to avoid the village?

1. Yes
2. No



A sidewalk should be extended from the Village to Johnson Field on the south side of Route 35.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



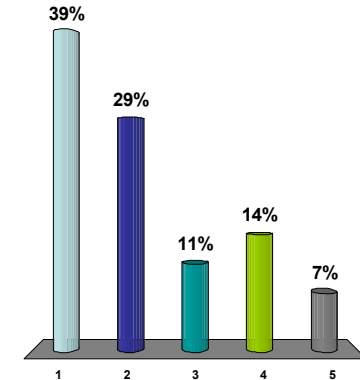
Overflow parking should be provided on the north side of Route 35.

1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



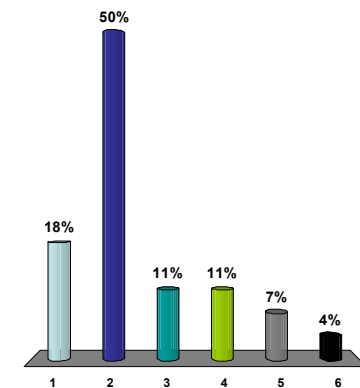
Overflow parking should be provided on the north side of Route 35.

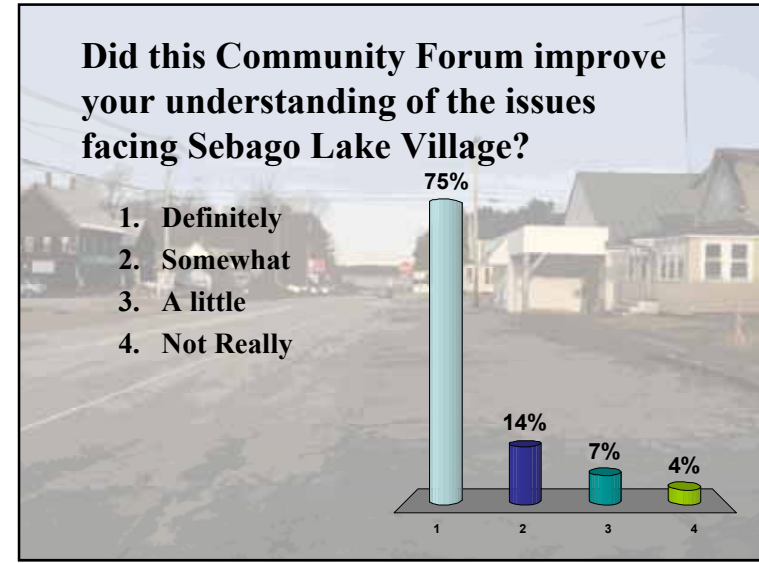
1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Which of location would be your top choice for a farmer's market?

1. At the intersection of Route 35 and Northeast Road Extension
2. Johnson Field
3. Church Route 35
4. Arts Center
5. Other
6. None





C. Comprehensive Plan: Key Provisions

FUTURE LAND USE MAP

Method Used to Draft the Future Land Use Map

The Future Land Use Map was prepared by the Comprehensive Plan Update Committee using the Vision Statement, Survey results, Maine's Smart Growth Principles and several reference maps. The reference maps include Standish's 1992 Future Land Use Map, Standish's current zoning map, a map of public water mains, and several maps showing the locations of water resources, natural resources and existing land uses.

The draft Future Land Use Map was presented, along with the Future Land Use Plan, at a public forum held in March 2006. The Future Land Use Map was substantially accepted as presented, based on comments received at the Forum. Subsequently, in a joint Town Council and Comprehensive Plan Committee workshop, a change was proposed and accepted by the Committee, and the map was updated to reflect the change. The change extended the boundary of Transitional Area no. 2 westward along Rte 25 from the middle of the Business and Commercial zone to the western end of the Business and Commercial zone. The Future Land Use Map was also presented at two public hearings in May, both of which were televised.

Future Land Use Map – Types of Areas

Four types of areas are designated on the map. These types are:

- Growth Areas
- Transition Areas
- Rural Areas – (Called Low Growth Areas on the Future Land Use Map)
- Critical Rural Areas – (Called Critical Areas on the Future Land Use Map)

The names of the areas reflect their functions as described below. The names also are consistent with the names of the types of areas required (growth and rural areas) and authorized (transitional and critical rural areas) by the State Planning Office rules and the Planning and Land Use Regulation Act.

The Future Land Use Map is not as precise as a zoning map

The four types of areas named above roughly correspond with existing zoning district locations, as a comparison of the Future Land Use Map and Standish's zoning map, readily shows. However, the boundaries of zoning districts are far more precise than those of future land use areas.

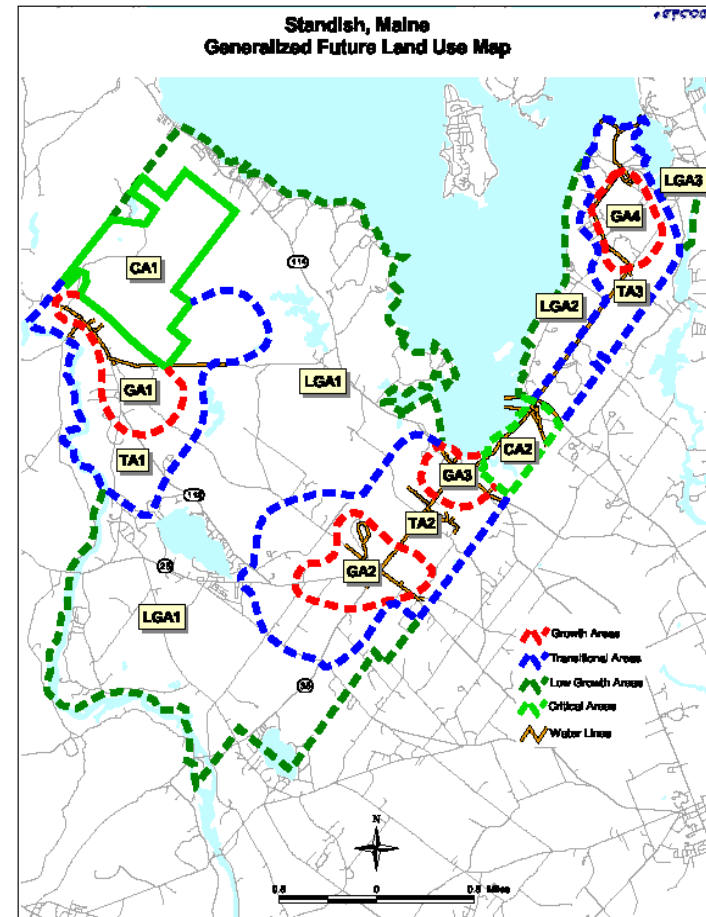
Future Land Use Areas provide general guidance for zoning boundaries

Future land use areas are meant to provide general guidance on future land use allocation and do not precisely reflect where a change in zoning district boundaries should be located. However, zoning boundary changes that still generally conform to the Future Land Use Map, if needed, do fall within the scope of what is envisioned.

Available Land Area Analysis

During the Plan Public Review Process, questions arose concerning how much developable land remains within the designated Growth and Transitional Areas, and whether it is sufficient to accommodate the projected growth of 761 new housing units within the next ten years and desired commercial growth. To respond to these questions, a land area analysis was performed. The results of the Land Area Analysis are contained in Appendix 3. The study reveals that there is more than enough developable land in the Growth and Transitional Areas to accommodate all the projected growth, residential and commercial, over the next ten years.

FUTURE LAND USE MAP



Maps 2: Future Land Use Map

FUTURE LAND USE MAP

Future Land Use Plan Zoning Changes and Existing Standish Zoning

The map on the following page shows an overlay of the Future Land Use Map on top of Standish's current Zoning Map. Following the map are generalized descriptions of each of the four types of areas: Growth, Transitional, Low Growth, and Critical Areas. Following the generalized description of each type of area is a table describing and summarizing the zoning boundary changes called for that are revealed by the map for each specific area within each area type. Also shown in the tables are summary descriptions of changes to uses allowed (whether as permitted uses, site plans or special exceptions), densities and conservation subdivisions in each zone in each future land use area. Note that shoreland zoning is proposed to remain unchanged, and so is not listed in this table.

Growth and Transitional Areas are where projected residential and commercial areas are to be encouraged to locate. Projected residential growth will be allowed but not encouraged to locate in Low Growth and Critical Areas.

Growth Areas

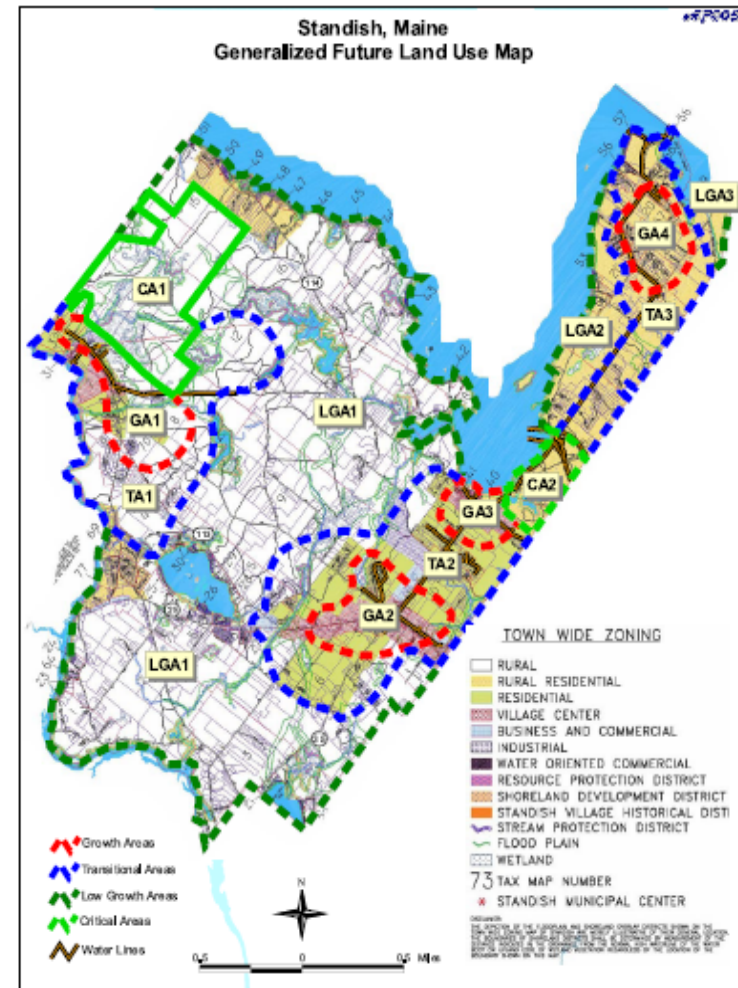
There are four designated growth areas. These are organized around existing centers of development, including Steep Falls (GA1), Standish Corners (GA2), Sebago Lake Village (GA3) and the Standish Neck area (GA4).

Designated Growth Areas and Transitional Areas, which are described in the next subsection, include enough undeveloped land so as to be able to accommodate up to 100% of the projected new growth. To help preserve the rural character town wide most of the projected growth will be encouraged through various means to locate within these designated Growth Areas.

Portions of designated Growth Areas are served by Portland Water District public water mains. The availability of public water will allow for higher densities of development in these locations. Allowable densities in other locations within Growth Areas will depend in part on what the soils and surrounding land uses can accommodate. In addition, conservation subdivision designs will be allowed and encouraged with the use of density bonuses in exchange for protection of open space, affordable housing, locating on public water, or creating infill development.

Within Growth areas organized around village centers, where existing development densities are the highest, the greatest diversity of housing opportunities will be allowed. In addition to allowing single family, two family and multifamily units, zero lot line developments and/or single family attached housing units, such as townhouses, will be allowed. Condominium developments, more a form of ownership than a specific design of development, may also be allowed.

FUTURE LAND USE MAP



Maps 3: Future Land Use Map with Zoning

FUTURE LAND USE MAP

The table below gives a description of each of the four Growth Areas and summarizes changes to the Land Use Ordinance that are specific to each area. **This table contains Implementation Strategy No. 19.**

19a. GA1. Steep Falls	
Description	Changes to Land Use Ordinance
<p>The village of Steep Falls will remain largely residential in character. However, limited commercial development will still be allowed, primarily on a scale to serve the needs of the village itself and surrounding neighborhoods.</p> <p>Incentives will be used to encourage higher density residential development, especially when it connects to public water, but also when it protects open space or creates affordable housing.</p> <p>Accessory rental apartments will be allowed and existing family apartments will also be usable for this new purpose.</p> <p>Density of new development will also be subject to moderation if necessary due to soil limitations or protection of the PWD wellhead and recharge area.</p> <p>Elderly housing will be permitted pursuant to a new set of elderly housing standards to be adopted so as to facilitate the development of a full range of elderly housing alternatives.</p> <p>A stronger emphasis will be placed on making the new development and the village pedestrian friendly.</p>	<p>Zoning Districts</p> <p><u>Zoning Boundaries in GA1:</u></p> <ul style="list-style-type: none"> Change Rural Zone to Residential Zone Retain or adjust Village Center Zone boundary depending on outcome of Steep Falls Village Design Study <p>Allowed Uses</p> <p><u>Village Center Zone in GA1:</u></p> <ul style="list-style-type: none"> Remain flexible regarding changes pending outcome of Steep Falls Village Design Study, but in general allow fewer non-residential uses Expand range of housing uses allowed Allow mixed residential and commercial uses in same structure with limited commercial uses to serve village and surrounding neighborhood needs Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial uses Continue to allow home occupations and tradesmen <p><u>Residential Zone in GA1:</u></p> <ul style="list-style-type: none"> Shorten list of non-residential uses Expand range of housing uses allowed Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial uses Continue to allow home occupations and tradesmen <p>Development Density</p> <p><u>Village Center Zone in GA1:</u></p> <ul style="list-style-type: none"> Retain present minimum lot sizes or a adopt a smaller minimum lot size pending the outcome of the Steep Falls Village Design Study Allow higher density where soils and groundwater conditions are shown suitable by site-specific study paid for by developer to Planning Board's satisfaction. Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. <p><u>Residential Zone in GA1:</u></p> <ul style="list-style-type: none"> Retain or reduce minimum lot size of 2 acres pending the outcome of the Steep Falls Village Design Study Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it.

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Other Standards	
<p><u>New Design or Performance Standards in GA1:</u></p> <ul style="list-style-type: none"> Remain flexible pending completion of Steep Falls Village Design Study Architectural Design Standards for commercial buildings and expansions in commercial uses in Village Center Zone System of incentives for density and preservation of open space applicable to: conservation subdivisions, location of public water, affordable housing, elderly housing, trail development Pedestrian way standards for subdivisions, commercial development, to be coordinated with pedestrian way impact fee standards. 	
19b. GA2. Standish Village	
Description	Changes to Land Use Ordinance
<p>The village center will become more pedestrian friendly, and include mixed small scale commercial and residential uses as well as additional opportunities for parking.</p> <p>The addition of village center green space and improved landscaping are also proposed for these areas, with specific locations yet to be determined.</p> <p>A greater range of housing types will be allowed, and housing for elderly citizens within walking distance of stores and important services will be encouraged through changes to zoning requirements designed to accommodate the needs of a full range of elderly housing development types.</p> <p>Accessory apartments, presently limited to use by family members, will be allowed for rental by non-family members as well.</p> <p>Within Standish Village, the Roadway Action Plan will be considered for integration into this future land use plan as easements for trails and/or new road locations on existing public easements or some combination of these. The range roads may offer the potential of new roadways and/or pedestrian routes accessible to the public that surround the Standish Village in a rectangle and create new road frontage on large and small lots surrounding it.</p>	<p>Zoning Districts</p> <p><u>Zoning Boundaries in GA2:</u></p> <ul style="list-style-type: none"> Retain or adjust Village Center Zone boundary depending on outcome of Standish Village Design Study Retain and possibly expand Historic District <p>Allowed Uses</p> <p><u>Village Center Zone in GA2:</u></p> <ul style="list-style-type: none"> Remain flexible regarding changes pending outcome of Standish Village Design Study, but in general allow fewer non-residential uses Expand range of housing uses allowed Allow mixed residential and commercial uses in the same structure with limited commercial to serve village and surrounding neighborhood needs Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Continue to allow home occupations and tradesmen <p><u>Residential Zone in GA2:</u></p> <ul style="list-style-type: none"> Shorten list of non-residential uses; however, remain flexible pending outcome of Standish Village Design Study and decisions by the Town concerning the Roadway Action Plan and additional uses, if any, that the Town decides to allow on range roads. Expand range of housing uses allowed Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial Continue to allow home occupations and tradesmen <p><u>Business and Commercial Zone in GA2:</u></p> <ul style="list-style-type: none"> Shorten list of allowed uses in response to Standish Village Design Study outcome, uses appropriate to location near elementary school Allow mixed residential and commercial uses in the same structure to serve village and surrounding neighborhood needs Encourage shared parking; require road connections to neighboring lots Continue to allow home occupations and tradesmen <p><u>Historic District in GA2:</u></p> <ul style="list-style-type: none"> Shorten list of allowed uses within underlying Village Center Zone in response to Standish Village Design Study outcome, uses appropriate to location near elementary school, and compatibility with historic structures within the full extent of the Historic District

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FUTURE LAND USE MAP

These new lots, newly accessible to the village center, and the rectangle of roadway that provides that access, offer a potential framework on which to develop a network of new interconnected roadways and pedestrian routes or trails within the Village. Such a network would allow for a multitude of alternative new routes from place to place within the Village, and new locations for both residential and commercial uses and mixed residential and commercial uses to locate. Collectively, such new routes and uses would have the effect of widening the Village from its focus around a single intersection to a wider and broader configuration that will help separate local and through traffic within the Village.

Future Land Use Plan and Economic Development Policies and Strategies call for village design studies to help address the question of whether and how to integrate the range roads and Roadway Action Plan into the future land use plan for Standish Village.

Development Density

Village Center Zone in GA2:

- Retain or reduce present minimum lot size pending the outcome of the Standish Village Design Study and the Town's plan for range road use.
- Allow higher density where soils and groundwater conditions are shown suitable by site specific study paid for by a developer to the Planning Board's satisfaction and/or where public water will allow it
- Allow higher densities than are allowed for a conventional subdivision when the proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it

Residential Zone in GA2:

- Retain or reduce present minimum lot size pending the outcome of the Standish Village Design Study
- Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board
- Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it.

Business and Commercial Zone in GA2:

- Retain or reduce present minimum lot size pending the outcome of the Standish Village Design Study
- Allow reduced minimum lot size on public water, or where site-specific study and traffic projections satisfy the ordinance's traffic and groundwater standards
- Allow higher densities than are allowed for a conventional subdivision when the proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it

Other Standards

New Design or Performance Standards in GA2:

- Historic and/or Architectural Design Standards for commercial buildings and expansions of commercial buildings in Village Center Zone and/or Historic District, including site design
- Remain flexible pending outcome of Standish Village Design Study
- System of incentives for density and preservation of open space: conservation subdivisions, location on public water, affordable housing
- Pedestrian way requirements for new subdivisions, commercial development

19c. GA3. Sebago Lake Village

Changes to Land Use Ordinance

Zoning Districts

Zoning Boundaries in GA3:

- Expand Village Center Zone boundaries pursuant to 2002 Plan and/or the Sebago Lake Village Design Study.
- Consider creation of a historic district

Allowed Uses

Village Center Zone in GA3:

- Remain flexible regarding changes pending outcome of Sebago Lake Village

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movement with the village and expanded pedestrian facilities in the form of sidewalks and trails, the 2002 plan calls for expanded village limits for the purpose of speed limits. Sebago Lake Village would be at the heart of Standish's resumption of a passenger rail service for commuters and tourists, which is now at the northwestern terminus of the new 10th Mountain Division Trail. The Portland Water District has recently opened public trails on its land adjacent to the village.

The new Mountain Division Trail and the Portland Water District trail system will be good for local businesses, but not likely to make up the difference in the short term, as will new growth in the village itself and in the surrounding Transitional Area. Establishment of a Sebago Lake Railroad Museum, as called for by the 2002 Plan for Sebago Lake Village, becomes all the more important in this context. All of these factors and the 2002 Plan shall be considered in the village design study called for in the Future Land Use Plan and Economic Development policies and strategies of this Comprehensive Plan, as applied to Sebago Lake Village.

As with the other villages, an expanded range of housing types will be permitted, and elderly housing will be encouraged. As with the other villages, a system of incentives will be applied to encourage higher density, especially with public water, and for protection of open space and development of affordable housing units. Accessory apartments now subject to limitation for family use only will be allowed as rentals to the public. Mixed residential and village scale commercial uses on the same property will be allowed and encouraged, although densities will be carefully evaluated for impact on surface water quality due to its proximity to PWD public water supply intake.

Design Study

- Expand range of housing uses allowed
- Allow mixed residential and commercial uses in same structure with limited commercial to serve village and surrounding neighborhood needs
- Add range of elderly housing uses to allowed uses
- Allow family apartments as rental accessory apartments
- Continue to allow home occupations
- Allow village scale tourism-based commercial uses
- Allow village scale museums
- Continue to allow home occupations and tradesmen

Allowed Uses in Residential Zone in GA3:

- Shorten list of non-residential uses, however, remain flexible pending outcome of Sebago Lake Village Design Study
- Expand range of housing uses allowed
- Add range of elderly housing uses to allowed uses
- Allow family apartments as rental accessory apartments
- Allow very limited neighborhood scale commercial
- Continue to allow home occupations and tradesmen

Development Density

Village Center Zone in GA3:

- Retain or reduce present minimum lot size pending the outcome of the Sebago Lake Village Design Study
- Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board
- Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it.

Residential Zone in GA3:

- Retain or reduce present minimum lot size pending the outcome of the Sebago Lake Village Design Study
- Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board
- Allow higher densities than are allowed for a conventional subdivision when the proposed development is designed as a conservation subdivision, pursuant to a system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it.

Other Standards

New Design or Performance Standards in GA3:

- Develop historic and/or architectural design Standards for commercial buildings and expansions of commercial buildings in Village Center Zone and/or Historic District
- Remain flexible pending outcome of Sebago Lake Village Design Study
- System of incentives for density and preservation of open space: conservation subdivisions, location on public water, affordable housing.
- Pedestrian way requirements for subdivisions, commercial development.

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19d. GA4. Standish Neck Area	
Description	Changes to Land Use Ordinance
<p><i>This area currently includes medium and low density suburban style development and much open land. It includes residential subdivisions and it is adjacent to the campus of Saint Joseph's College. Unlike the other three Growth Areas, it is not organized around a village center. It is the part of Standish that will first experience impacts from the expansion of commercial and residential development in nearby North Windham, and can most easily access this growing center of commerce and employment. Accordingly, to accommodate residential development pressures on this area with the least amount of development sprawl, this area will also encourage density increases for residential development, especially in areas served by public water. Family apartments will also be allowed as rental accessory apartments. Although the intent for this area is that it will remain a residential neighborhood without a commercial center, very limited neighborhood scale businesses that can serve neighborhood needs are envisioned. Home occupations will continue to be supported and encouraged in this area.</i></p>	<p>Zoning Districts</p> <p><u>Zoning Boundaries in GA4:</u></p> <ul style="list-style-type: none"> No changes to zoning district boundaries (there are no existing zoning boundaries within this GA). Change the Rural Residential Zone to a Residential Zone
	<p>Allowed Uses</p> <p><u>Residential Zone in GA4:</u></p> <ul style="list-style-type: none"> Add college uses to Residential Zone within this Transitional Area (TA); Transitional Areas are more fully described in the next section Expand range of housing uses allowed Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial Continue to allow home occupations and tradesmen Allow municipal uses including a fire station

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Transitional Areas

Generally, these areas surround designated Growth Areas and are in turn surrounded by Rural Areas (Low Growth Areas). There are three Transitional Areas: The area around Steep Falls, (TA1), the area around and between the two villages of Standish Corner and Sebago Lake Village (TA2) and the area around the Standish Neck Growth Area and along the southeast side of Rte 35 northeast of Rte 237 (TA3).

Transitional areas will allow for a less extensive range of residential uses at a lesser density than will be allowed in Growth Areas, but density bonuses to encourage conservation subdivisions will also be permitted within the limits of soils, septic systems and surrounding uses. Along the major highways within Transitional Areas new commercial development, including but not limited to commercial conservation subdivision development, will be allowed only up to the Low Growth Area boundaries in locations where new commercial development is currently allowed.

As with Growth Areas, a system of buffers, shared access, and conservation subdivision design will apply to these commercial uses to protect rural character. The land in these areas is reasonably well suited to development, and several existing suburban style subdivision developments already exist in Transitional Areas, along with substantial undeveloped areas.

The table below gives a description of each of the three Transitional Areas and summarizes changes to the Land Use Ordinance that are specific to each area. **This table contains Implementation Strategy No. 20.**

20a. TA1. Surrounding Steep Falls Village	
Description	Changes to Land Use Ordinance
<p><i>This Transitional Area extends east and south from the Steep Falls Village Growth Area (GA1). Easterly it follows a new public water main along the Boundary Road that extends out of the village. In a southerly direction it extends to and includes a dense area of development west of Watchic Pond and all the land in between there and the village. It also includes Little Watchic Pond and the elementary school. Except for allowing very limited commercial uses as needed to serve local neighborhoods with neighborhood stores, no new commercial uses will be allowed.</i></p>	<p>Zoning Districts</p> <p><u>Zoning Boundaries in TA1:</u></p> <ul style="list-style-type: none"> Change Rural Zone to Residential Zone
	<p>Allowed Uses</p> <p><u>Residential Zone in TA1:</u></p> <ul style="list-style-type: none"> Expand range of housing uses allowed Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial uses Continue to allow home occupations and tradesmen
	<p><u>Business and Commercial Zone in TA1:</u></p> <ul style="list-style-type: none"> Shorten list of commercial uses to more closely match current, desired uses Expand range of housing uses allowed Remain flexible pending outcome of Steep Falls Village Design Study Allow mixed residential and commercial uses in same structure with limited commercial to serve village and surrounding neighborhood needs Continue to allow home occupations and tradesmen
	<p><u>Village Center Zone in TA1:</u></p> <ul style="list-style-type: none"> Remain flexible regarding changes pending outcome of Steep Falls Village Design Study, but in general allow fewer non-residential uses Expand range of housing uses allowed Allow mixed residential and commercial uses in same structure with limited commercial to serve village and surrounding neighborhood needs Add range of elderly housing uses to allowed uses Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial Continue to allow home occupations and tradesmen

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Development Density	
<p><u>Residential Zone in TAI:</u></p> <ul style="list-style-type: none"> Retain present minimum lot size or a smaller minimum lot size pending the outcome of the Steep Falls Village Design Study Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. <p><u>Business and Commercial Zone in TAI:</u></p> <ul style="list-style-type: none"> Allow reduced minimum lot size on public water, or where site-specific study and traffic projections satisfy the ordinance's traffic and groundwater standards Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. <p><u>Village Center Zone in TAI:</u></p> <ul style="list-style-type: none"> Retain or reduce minimum lot size pending the outcome of the Steep Falls Village Design Study Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. 	
Other Standards	
<p><u>New Design or Performance Standards in TAI:</u></p> <ul style="list-style-type: none"> Remain flexible pending outcome of Steep Falls Village Design Study Develop architectural design standards for commercial buildings and expansions of commercial buildings in Village Center Zone System of incentives for density and preservation of open space: conservation subdivisions, location on public water, and affordable housing. 	
20b. TA2. Surrounding Standish Village and Sebago Lake Village	
Description	Changes to Land Use Ordinance
Outside the Standish Corners and Sebago Lake village centers, mobile home parks will continue to be allowed in those portions of the Residential District that are within this Transitional Area. Commercial development impacts on the character of these village centers will be limited through the application of stringent buffer requirements, shared access and incentives for clustering of commercial uses in commercial conservation subdivisions.	<p>Zoning Districts</p> <p><u>Zoning Boundaries in TA2:</u></p> <ul style="list-style-type: none"> Change Village Center Zone along Rte 25 if called for by the Standish Village Design Study Reconfigure the shape of the Business and Commercial Zone to reduce its length along Rte 35 and increase its depth away from Rte 35. Change Rural Zone to Residential Zone <p>Allowed Uses</p> <p><u>Residential Zone in TA2:</u></p> <ul style="list-style-type: none"> Expand range of housing uses allowed Add range of elderly housing uses to allowed uses

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<p><i>A critical portion of this Transitional Area is located between Standish Village and Sebago Lake Village along Rte 35. Here, there are existing industrial areas, reflected by existing Industrial District boundaries, the Municipal Center, which is also centrally located between these two villages, and public water lines along Rte 35 itself and serving some adjacent residential neighborhoods. These all serve to create economic pressure for a variety of residential and commercial developments between the two villages.</i></p> <p><i>In addition to improving pedestrian access within village centers, this Transitional Area will include regulations to require sidewalk construction and/or contribution of a pedestrian way impact fee to create a pedestrian linkage between Standish Village and Sebago Lake Village. This pedestrian linkage will follow along Rte 35 and be separate from the highway itself. This section of Rte 35 occupies an 8-rod rangeway.</i></p> <p><i>Because the Vision Statement for this Comprehensive Plan clearly calls for retention of separate village centers, and because zoning within these villages themselves may be subject to change pursuant to village design studies, this Future Land Use Plan shall allow for flexibility with respect to Village Center District and corresponding Industrial District and Business Commercial District Boundaries as needed to accommodate (a) continuation of separate and well defined villages, and/or (b) any revision in Village Center District boundaries that might be called for in the village design studies and in the implementation of the 2002 Plan for Sebago Lake Village.</i></p> <p><i>NOTE: The Vision Statement calls for connecting Standish Village and Sebago Lake Village with sidewalks and pedestrian trails.</i></p>	
<ul style="list-style-type: none"> Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial Continue to allow home occupations and tradesmen <p><u>Business and Commercial Zone in TA2:</u></p> <ul style="list-style-type: none"> Expand range of housing uses allowed Remain flexible pending outcome of Standish Village Design Study Allow mixed residential and commercial uses in same structure with limited commercial to serve village and surrounding neighborhood needs Amend allowed uses if necessary to maintain compatibility with elementary school Allow family apartments as rental accessory apartments Continue to allow home occupations and tradesmen <p><u>Industrial Zone in TA2:</u></p> <ul style="list-style-type: none"> Remain flexible regarding changes pending outcome of Standish Village and Sebago Lake Village Design Studies 	
Development Density	
<p><u>Residential Zone in TA2:</u></p> <ul style="list-style-type: none"> Retain or reduce present minimum lot size pending the outcome of the Standish Village and Sebago Lake Village Design Studies Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when the proposed development is designed as a conservation subdivision, pursuant to a system of incentives for locating development on public water, preserving open space, and affordable housing, where soils and groundwater conditions will safely support it <p><u>Business and Commercial Zone in TA2:</u></p> <ul style="list-style-type: none"> Allow reduced minimum lot size for non-residential uses on public water, or where site-specific study and traffic projections satisfy the ordinance's traffic and groundwater standards Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. <p><u>Village Center Zone in TA2:</u></p> <ul style="list-style-type: none"> Retain or reduce present minimum lot size pending the outcome of the Standish Village and Sebago Lake Village Design Studies Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when the proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, affordable housing, where soils and groundwater conditions will safely support it. 	
Other Standards	
<p><u>New Design or Performance Standards in TA2:</u></p> <ul style="list-style-type: none"> Remain flexible pending outcome of Standish Village and Sebago Lake Village Design Studies Develop architectural design standards for commercial buildings and expansions of commercial buildings in Village Center Zone System of incentives for density and preservation of open space: conservation subdivisions, location on public water, and affordable housing 	

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<p><i>This Transitional Area is located so as to be intersected on its eastern edge by the Mountain Division Rail line, for which this plan proposes commuter rail service. The line is also conveniently accessible to the three other more outlying village Growth Areas and their related Transitional Areas.</i></p>	<ul style="list-style-type: none"> Standards and incentives for commercial conservation subdivision development, buffers and access management Pedestrian way requirements or a pedestrian way impact fee system for linking Standish Village and Sebago Lake Village
20c. TA3. Surrounding the Standish Neck Area	
<p>Description</p> <p><i>This Transitional Area surrounds the Standish Neck Growth Area (GA4), and extends southerly along the eastern side of Rte 35 to the Portland Water District treatment facility at the intersection of Rtes 35 and 237. A public water main extends along the full length of Standish Neck Road to its intersection with Rte 35, which it follows south along Rte 35 and out of this Transitional Area to Sebago Lake Village and Standish Village. The area also includes shoreland development in Sebago Lake Basin and along the eastern shore of Sebago Lake.</i></p> <p><i>As with the other Transitional Areas, this one will allow for expansion of residential development beyond the Growth Area it surrounds, but at a lesser density, with very small neighborhood stores, and allowing accessory apartments for rental to the public. Because of the high through traffic volumes on Rte 35, and to help preserve the rural character of the corridor which will likely be well preserved by the Portland Water District holdings on the west side of the highway, direct access from individual new residential uses in new subdivisions will be prohibited, and preservation of a substantial buffer along this still largely wooded highway corridor between the highway right of way and the new subdivision development will be required. Individual lots that are not part of a subdivision will retain the option of direct access to the highway, but new subdivision lots must limit their direct access to a new or existing local road.</i></p> <p><i>For individual lots with road frontage along Rte 35, a road frontage standard consistent with applicable MDOT Access Management rules or Town sight distance requirements and the protection of rural character, whichever is more restrictive, will apply. Within subdivisions buffered from the highway, the use of a connection to the Rte 35 public water main should be encouraged as a way to promote density and/or conservation subdivisions.</i></p>	<p>Changes to Land Use Ordinance</p> <p>Zoning Districts</p> <p><u>Zoning Boundaries in TA3:</u></p> <ul style="list-style-type: none"> Change Rural Residential Zone to Residential Zone <p>Allowed Uses</p> <p><u>Residential Zone in TA3:</u></p> <ul style="list-style-type: none"> Add college uses to Residential Zone within this TA Expand range of housing uses allowed Allow family apartments as rental accessory apartments Allow very limited neighborhood scale commercial Continue to allow home occupations and tradesmen <p>Development Density</p> <p><u>Residential Zone in TA3:</u></p> <ul style="list-style-type: none"> Retain present Residential Zone minimum lot size Allow higher density where soils and groundwater conditions are shown suitable by site-specific study by developer and approved by Planning Board Allow higher densities than are allowed for a conventional subdivision when proposed development is designed as a conservation subdivision, pursuant to system of incentives for locating development on public water, preserving open space, and affordable housing, where soils and groundwater conditions will safely support it <p>Other Standards</p> <p><u>New Design or Performance Standards in TA3:</u></p> <ul style="list-style-type: none"> System of incentives for density and preservation of open space: conservation subdivisions, location on public water, affordable housing. Pedestrian way requirements or pedestrian way impact fee system. Access management standards to preserve the rural character of the Rte 35 corridor.

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Low Growth Areas

These areas include land that is less developed, more rural in character, more environmentally sensitive and that is most actively used for timber production and other rural resource production uses. Land in Low Growth Areas will be developed within environmental constraints, while the continuing and possibly expanded management of land in rural resource production uses will be encouraged. In Low Growth Areas, conservation subdivisions will be required, except that a conventional subdivision will be allowed only if the applicant can convince the Planning Board that a conventional subdivision will more effectively serve the purposes of the requirement for a conservation subdivision design, or is infeasible due to hydrological or soil considerations.

In conjunction with policies for the development of an open space plan and for habitat protection, the conservation subdivision policy will include the creation by the Town of a map showing targeted locations for open space protection, referred to herein and in other sections of this Plan as the Conservation Lands Map. The Town will develop incentives for cooperation by land owners and developers in the implementation of protection for these especially high open space value and/or habitat value locations. No mobile home parks will be allowed in Low Growth Areas, although individual mobile homes on individually owned lots will continue to be allowed. An annual limitation on the number of building permits for new residential development will help to slow the rate of development in Low Growth Areas, so that only 30% to 40% of projected new residential development town wide will be allowed in Low Growth areas. Accessory apartments, currently allowed only for family members, will be allowed in all districts for family members or for rental to the public, and building permits for new accessory apartments will be counted toward the annual limitation on the number of new residential development permits. Accessory apartments will still only be allowed in owner-occupied residential structures.

Commercial uses in Low Growth Areas will include only those that are supportive of or dependent upon rural resource production uses. Other commercial development will not extend into Low Growth Areas. Home occupations will continue to be allowed.

The table below gives a description of each of the three Low Growth Areas and summarizes changes to the Land Use Ordinance that are specific to each area.

This table includes Implementation Strategy No. 21.

21a. LGA1. Rural Western Standish	
<p>Description</p> <p><i>This is the larger of the two Low Growth Areas, and it extends between the Steep Falls Growth and Transitional Areas (GA1 and TA1) and the Standish Village and Sebago Lake Village Growth Areas and related Transitional Area (GA2, GA3 and TA2) from the Saco River to Sebago Lake. It also extends north along Rte 114 to the Sebago town line. Limiting commercial development to its present extent along Rte 25 will not only help to protect the rural character of the remaining non-commercial section of this highway, but it will also help limit future cumulative stormwater impacts on Watchic Pond. As with the Rte 35 corridor, the Rte 114 and Rte 25 corridors, direct access from individual new</i></p>	<p>Changes to Land Use Ordinance</p> <p>Rate of Growth Ordinance</p> <p><u>Rate of Growth in LGA1:</u></p> <ul style="list-style-type: none"> Limit the number of new residential construction building permits issued in one year, consistent with the goal of allowing only 30% to 40% of projected new residential development for the entire Town of Standish, prorated to an annualized figure, to locate in LGAs and CAs. Actual issuance of building permits in LGAs and CAs will be monitored annually so that overall progress toward the limit can be tracked and adjusted as needed. Determine LGA1's share of this new residential development as a proportion of the total of its share of land area within the LGAs and CAs. <p>Zoning Districts</p> <p><u>Zoning Boundaries in LGA1:</u></p> <ul style="list-style-type: none"> Change Industrial Zone to Rural Zone Change Business and Commercial Zone to Rural Zone <p>Allowed Uses</p> <p><u>Rural Zone in LGA1:</u></p>

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FUTURE LAND USE MAP

<p>residential uses in new subdivisions will be prohibited, and preservation of a substantial buffer along wooded portions of the highway right of way and the new subdivision development will be required.</p>	<ul style="list-style-type: none"> Continue to allow home occupations and tradesmen Allow rural resource production uses including businesses that support rural resource production uses. Examples of such uses include: forestry, sawmills, lumberyards, small wood-products manufacturing operations, commercial sand and gravel extraction, commercial greenhouses, nurseries and farm stands Allow non-intensive tourism supporting businesses. Examples of such uses include: hotels, motels, lodgings, bed and breakfasts, campgrounds, summer camps, boat, canoe or kayak rentals, fishing tackle and bait shops, non-fast food restaurants, golf courses, cross-country ski facilities, archery ranges, horseback riding stables and trails, tack shops and snowmobile trails <p>Development Density</p> <p><u>Rural Zone in LGA1:</u></p> <ul style="list-style-type: none"> Require a conservation subdivision design for new subdivisions in the Rural Zone in LGA1, unless the applicant can prove to the Planning Board that a conventional subdivision plan is more effective at achieving the goals of the Comprehensive Plan, or that a conservation subdivision design is physically infeasible for the site Allow higher density for conservation subdivisions in the Rural Zone if they contribute, through their dedication of on-site open space, to the conservation of land shown on the Conservation Lands Map to be prepared in conjunction with the Open Space Plan, after both have been adopted by the Town Council <p>Other Standards</p> <p><u>New Design or Performance Standards in LGA1:</u></p> <ul style="list-style-type: none"> Access management and buffering standards along rural roads and highways Prohibition, within new subdivisions, of new individual driveways directly onto highways and rural roads
<p>Description</p> <p>This area includes primarily all the land owned by the Portland Water District and some additional land extending from the east shore of Sebago Lake to Rte 35. Keeping this land with a lower development potential and at lower densities will help to protect Sebago Lake from the impacts of non-point source pollution in stormwater runoff. It will also help protect the rural character of the highway corridor between the Transitional Area (TA3) around the Standish Neck Growth Area (GA4). Limiting both commercial and residential strip development along Rte 35 south will protect Standish's rural character from the development pressures associated with the busy and still growing commercial and employment center of North Windham.</p>	<p>21b. LGA2. Rural Eastern Shore Area</p> <p>Changes to Land Use Ordinance</p> <p>Rate of Growth Ordinance</p> <p><u>Rate of Growth in LGA2:</u></p> <ul style="list-style-type: none"> Limit the number of new residential construction building permits issued in one year consistent with the goal of allowing only 30% to 40% of projected new residential development for the entire Town of Standish, prorated to an annualized figure, to locate in LGAs and CAs. Actual issuance of building permits in LGAs and CAs will be monitored annually so that overall progress toward the limit can be tracked and adjusted as needed Determine LGA2's share of this new residential development as a proportion of the total its share of land area within the LGAs and CAs. <p>Zoning Districts</p> <p><u>Zoning Boundaries in LGA2:</u></p> <ul style="list-style-type: none"> None – Retain Rural Residential Zone <p>Allowed Uses</p> <p><u>Rural Zone in LGA2:</u></p> <ul style="list-style-type: none"> Shorten the list of non-residential uses allowed. Continue to allow home occupations and tradesmen. Allow rural resource production uses including businesses that support rural resource production uses. Allow bed and breakfasts and other non-intensive tourism supporting businesses.

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FUTURE LAND USE MAP

<p>Description</p> <p>This small Low Growth Area is the only part of Standish that contains the shoreline of the Presumpscot River (after it leaves Sebago Lake Basin and become a river), a remnant section of the Cumberland and Oxford Canal, and Middle Jam Road. This area is almost completely undeveloped and still feels very rural with strong historic, scenic and recreational significance.</p>	<ul style="list-style-type: none"> Allow family apartments as rental accessory apartments. <p>Development Density</p> <p><u>Rural Residential Zone in LGA2:</u></p> <ul style="list-style-type: none"> Require a conservation subdivision design for new subdivisions in the Rural Residential Zone in LGA2, unless the applicant can prove to the Planning Board that a conventional subdivision plan is more effective at achieving the goals of the Comprehensive Plan, or that a conservation subdivision design is physically infeasible for the site. Allow higher density for conservation subdivisions in the Rural Residential Zone if they contribute, through their dedication of on-site open space, to the conservation of land shown on the Conservation Lands Map to be prepared in conjunction with the Open Space Plan, after both have been adopted by the Town Council. <p>Other Standards</p> <p><u>New Design or Performance Standards in LGA2:</u></p> <ul style="list-style-type: none"> Access management and buffering standards along rural roads and highways Prohibition, within new subdivisions, of new individual driveways directly onto highways and rural roads
<p>21c. LGA3. Rural Presumpscot River and Canal Area</p> <p>Changes to Land Use Ordinance</p> <p>Rate of Growth Ordinance</p> <p><u>Rate of Growth in LGA3:</u></p> <ul style="list-style-type: none"> Limit the number of new residential construction building permits issued in one year consistent with the goal of allowing only 30% to 40% of projected new residential development for the entire Town of Standish prorated to an annualized figure, to locate in LGAs and CAs. Actual issuance of builder permits in LGAs and CAs will be monitored annually so that overall progress toward the limit can be tracked and adjusted as needed. Determine LGA3's share of this new residential development as a proportion of the total its share of land area within the LGAs and CAs. <p>Zoning Districts</p> <p><u>Zoning Boundaries in LGA3:</u></p> <ul style="list-style-type: none"> None – Retain Rural Residential Zone <p>Allowed Uses</p> <p><u>Rural Zone in LGA3:</u></p> <ul style="list-style-type: none"> Shorten the list of non-residential uses allowed Continue to allow home occupations and tradesmen <p><u>Rural Zone in LGA3:</u></p> <ul style="list-style-type: none"> Require a conservation subdivision design for new subdivisions in the Rural Residential Zone in LGA3, unless the applicant can prove to the Planning Board that a conventional subdivision plan is more effective at achieving the goals of the Comprehensive Plan, or that a conservation subdivision design is physically infeasible for the site Allow higher density for conservation subdivisions in the Rural Residential Zone if they contribute, through their dedication of on-site open space, to the conservation of land shown on the Conservation Lands Map to be prepared in conjunction with the Open Space Plan, after both have been adopted by the Town Council 	

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FUTURE LAND USE MAP

Other Standards

New Design or Performance Standards in LGA3:

- Access management and buffering standards along rural roads and highways
- Prohibition, within new subdivisions, of new individual driveways directly onto highways and rural roads

Critical Areas

These areas include sensitive environmental resources that should never be developed or developed only with very strict controls to ensure that the sensitive resources remain protected. There are two kinds of Critical Areas.

The first is usually too small, requiring too much small detail, to be placed on this broad conceptualized Future Land Use Map. These areas include the present Wetland District and the present Resource Protection District, as shown on the current Town of Standish Zoning Map. They also include some areas that do not yet have protection from development, but that will receive it using the policies and implementation strategies contained in this Future Land Use Plan and in the Natural Resources policies and implementation strategies contained in that section. These areas include wetlands designated by the State as inland wading bird and waterfowl habitat, rare animal habitat locations, deer wintering areas (shown on the High Value Habitats Map), vernal pools (not mapped) and steep slopes (shown on the Soil Potential for Low Density Development and Slopes Greater than 20% Map).

The second kind of Critical Area includes large areas of land that are too sensitive to be developed and owned or managed by public agencies who are prohibited from or are very unlikely to ever develop them because it is inconsistent with their core purpose. These areas are large enough to be placed on the Future Land Use Map and are mapped as Critical Areas (CA1 and CA2).

The table below gives a description of each of the two mapped Critical Areas and summarizes changes to the Land Use Ordinance that are specific to each area.

This table includes Implementation Strategy No. 22.

19a. CA1. State Wildlife Management Area	
Description	Changes to Land Use Ordinance
<i>This area includes the State Wildlife Management Area and the adjacent large Town-owned tax-acquired property north of the Boundary Road. Both are located in the northwestern part of Standish, and east of Steep Falls; the State land extends nearly all the way to Sebago Lake, and abuts the Town of Baldwin. It is managed by the Maine Department of Inland Fisheries and Wildlife. Within this area the only development is a Boy Scout summer camp and it is intersected by large areas of wetland and by the Mountain Division rail line, along which the State plans to allow the continuation of the new Mountain Division multipurpose trail. State ownership currently</i>	Rate of Growth Ordinance
	Rate of Growth in CA1:
	<ul style="list-style-type: none"> • Limit the number of new residential construction building permits issued in one year consistent with the goal of allowing only 30% to 40% of projected new residential development for the entire Town of Standish prorated to an annualized figure, to locate in LGAs and CAs. Actual issuance of builder permits in LGAs and CAs will be monitored annually so that overall progress toward the limit can be tracked and adjusted as needed • Determine CA1's share of this new residential development as a proportion of the total its share of land area within the LGAs and CAs
	Zoning Districts
	Zoning Boundaries in CA1:
	<ul style="list-style-type: none"> • Change Rural Zone to a new Rural Resource Management Zone
	Allowed Uses
	Rural Resource Management Zone in CA1:
	<ul style="list-style-type: none"> • Allow only single family residential and resource management uses from the Rural Zone • Continue to allow home occupations

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FUTURE LAND USE MAP

precludes development, so the current zoning need not be changed.

Development Density

Rural Resource Management Zone in CA1:

- Require a conservation subdivision design for new subdivisions in the Rural Residential Zone in CA1, unless the applicant can prove to the Planning Board that a conventional subdivision plan is more effective at achieving the goals of the Comprehensive Plan, or that a conservation subdivision design is physically infeasible for the site
- Allow higher density for conservation subdivisions in the Rural Resource Management Zone if they contribute, through their dedication of on-site open space, to the conservation of land shown on the Conservation Lands Map to be prepared in conjunction with the Open Space Plan, after both have been adopted by the Town Council.

Other Standards

New Design or Performance Standards in CA1:

- Access management and buffering standards along rural roads and highways
- Prohibition, within new subdivisions, of new individual driveways opening directly onto highways and rural roads

19b. CA2. Otter Ponds Area

Description
This area of land is located northeast of Sebago Lake Village, southwest of Rte 237, northwest of the Gorham town line, and northeast of Rte 114. It is still a largely undeveloped area that contains the recently developed first segment of the Mountain Division Trail and the Otter Ponds. It is underlain by a high yield sand and gravel aquifer that is directly and hydrologically connected to Sebago Lake. Aquifer recharge, consisting of groundwater percolating from the lake to the Otter Ponds area, as well as recharge from surrounding groundwater and precipitation, makes this area one that the Portland Water District, which owns nearly all of the land here, has reserved for potential future use as a well field.

Recognizing that there is already some limited development within CA2 and that the area is currently zoned Residential, and, around some of the Otter Ponds shoreline, is zoned Shoreland Development, the Future Land Use Plan shall keep this zoning in place except as it may be modified to further protect the water quality in the ponds, to protect aquifer recharge, and to protect the sensitive resources listed above. The extent of the Portland Water District's ownership of land here is

Changes to Land Use Ordinance

Rate of Growth Ordinance

Rate of Growth in CA2:

- Limit the number of new residential construction building permits issued in one year, consistent with the goal of allowing only 30% to 40% of projected new residential development for the entire Town of Standish, prorated to an annualized figure, to locate in LGAs and CAs. Actual issuance of builder permits in LGAs and CAs will be monitored annually so that overall progress toward the limit can be tracked and adjusted as needed
- Determine CA2's share of this new residential development as a proportion of the total its share of land area within the LGAs and CAs.

Zoning Districts

Zoning Boundaries in CA2:

- Change Rural Residential Zone to Rural Resource Management Zone

Allowed Uses

Rural Resource Management Zone in CA2:

- Allow only residential and resource management uses from the Rural Zone
- Continue to allow home occupations

Development Density

Rural Resource Management Zone in CA2:

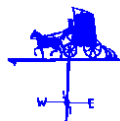
- Require a conservation subdivision design for new subdivisions in the Rural Resource Management Zone in CA2, unless the applicant can prove to the Planning Board that a conventional subdivision plan is more effective at achieving the goals of the Comprehensive Plan, or that a conservation subdivision design is physically infeasible for the site.
- Allow higher density for conservation subdivisions in the Rural Resource Management Zone if they contribute, through their dedication of on-site open space, to the conservation of land shown on the Conservation Lands

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FUTURE LAND USE MAP

<i>sufficient to provide the balance of protection needed for its potential future use as a well field.</i>	<p>Map to be prepared in conjunction with the Open Space Plan, after both have been adopted by the Town Council, and if the applicant can prove to the Planning Board that no adverse impact on groundwater will result.</p> <p>Other Standards</p> <p><u>New Design or Performance Standards in CA2:</u></p> <ul style="list-style-type: none">• Access management and buffering standards along rural roads and highways.• Prohibition, within new subdivisions, of new individual driveways opening directly onto highways and rural roads.• Aquifer Protection standards.
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D. Portland Water District Policies/Maps



PORTLAND WATER DISTRICT POLICY FOR WATERSHED LAND ACQUISITION IN STANDISH

PURPOSE

The purpose of this policy is to define the District's watershed land acquisition priorities and to establish methods by which the District is to purchase property, acquire conservation easements, or negotiate landowner agreements within the Town of Standish for the purposes of protecting Sebago Lake from contamination. (A separate policy will establish priorities and methods to purchase watershed property outside of the Town of Standish).

DEFINITION OF TERMS

Terms used in this policy are defined below:

Conservation Easement: Specified rights purchased from a landowner to enable the easement buyer to engage in or prohibit designated activities on the easement land.

Land Owner Agreement: Landowners agree to keep their land in an undeveloped or semi-developed condition because it has always been open, has potential for property tax savings through an abatement, or desire to keep certain views intact or keep lake or local stream water clean.

Undeveloped Property: Property that is in its natural state.

Two-mile Limit: A State law enacted in 1913 that prohibits bodily contact, but allows boating and fishing, in that portion of Sebago Lake that lies within a 2-mile radius of the water intakes for the Greater Portland system

POLICY

The District has separated the land proposed for acquisition into two levels. This was done in order to prioritize potential acquisitions. Properties in Level 1 are those most critical for protecting water quality in the Lower Bay of Sebago Lake. The District will seek to purchase these properties from willing sellers. Properties in Level 2 are desirable but less critical to acquire. The District will seek to negotiate conservation easements or enter into landowner agreements with the goal of keeping Level 2 parcels in their natural state.

Portland Water District Standish Land Acquisition Policy Page 2

Level I – Priorities and justification


1. Properties on the west shore with frontage on the lake within the two-mile limit [see attached map].
A circulation study conducted in 1990 concluded that the flow in the Lower Bay is counter-clockwise with contaminants from the west shore flowing in the direction of the intakes. These acquisitions will remove all septic systems directly upstream of the intakes and reduce human activity within the two-mile limit.
2. Properties on the south side of Maple Street [see attached map].
Acquisition of these two remaining properties will create a continuous 200-foot buffer between Maple St. and Standish Brook to minimize contamination of the brook by runoff and septic systems.
3. Properties that abut PWD property and are within 500 feet of shoreline [see attached map].
Acquisition of these properties will provide a continuous 500-foot shoreline buffer around the entire Lower Bay of Sebago Lake to minimize contamination of the lake by runoff and septic systems.
4. Additional properties within the watershed of the two-mile which are environmentally sensitive or which pose a demonstrated threat to Lower Bay water quality.
The State Drinking Water Source Water Assessment Program (SWAP) rates as greatest risk to drinking water sources those activities with known water quality impacts. The second most significant factor in prioritizing risk is proximity to intakes. Acquiring environmentally sensitive properties within the watershed of the two-mile limit will minimize these high priority risks.

Note: Level 1 Parcels are identified on the attached map entitled "Portland Water District Level 1 Land Acquisition Priorities"

Level II – Priorities and justification

1. Undeveloped parcels or portions of parcels which abut the shoreline of Standish Brook, Stickey River, Rich Mill Pond or Outlet Brook.
These streams flow directly into the Lower Bay. Acquiring conservation easements or negotiating other landowner agreements will keep land in an undeveloped state and have a lesser impact on Standish property tax revenues than would outright purchase.
2. Undeveloped parcels or portions of parcels which abut the shoreline of Sebago Lake outside the two-mile limit.
Any developed shoreline property has an impact on lake water quality from septic systems, roadways, timber harvesting, lawn grooming, recreational activities, etc. Acquiring conservation easements or negotiating other landowner agreements will keep land in an undeveloped state and have a lesser impact on Standish property tax revenues than would outright purchase.

Portland Water District Level 1 Land Aquisition Priorities

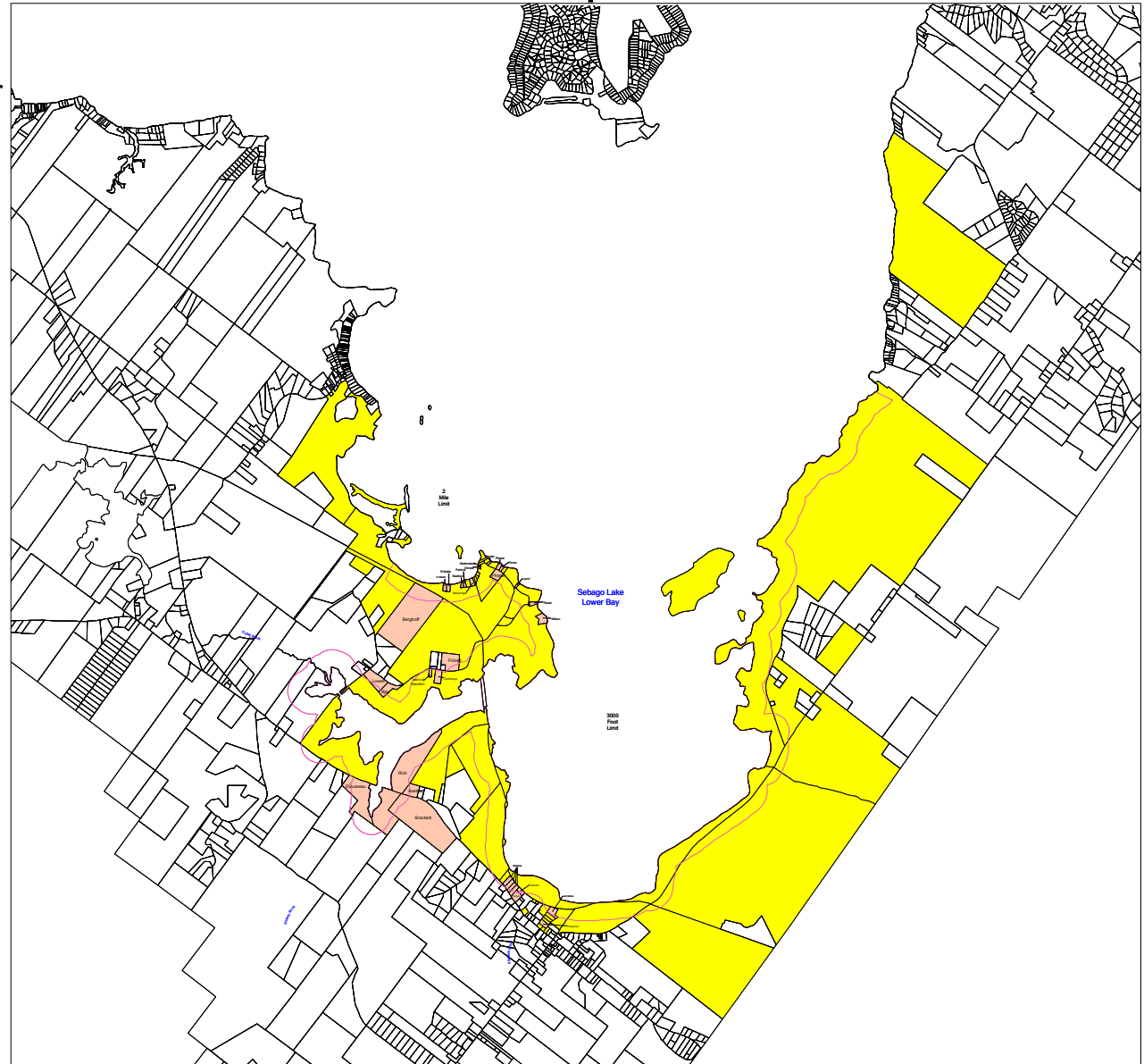
-  500 Ft. Lake Buffer
-  Stream
-  Railroad
-  Road
- Intake Protection Zones
 -  2 Mile Limit
 -  3000 Foot No-contact Zone
- Parcel Color Codes
 -  PWD Owned Land
 -  Level 1 Priority

Refer to Policy for
criteria used to set
priority levels.

0 0.25 0.5 1 1.5 2 Miles



Stateplane Projection
NAD27 & NGVD29 Datums



RULES OF USE

Permitted Activities:

Dawn until Dusk

- ✓ Hunting
- ✓ Fishing
- ✓ Trapping
- ✓ Hiking/Walking on Designated Trails
- ✓ Mountain Biking on Designated Trails
- ✓ Horseback Riding on Designated Trails
- ✓ Cross-Country Skiing on Designated Trails
- ✓ Snowshoeing on Designated Trails
- ✓ Snowmobiling on Designated Trails
- ✓ Berry Picking
- ✓ Environmental Education (<25 people)

Prohibited Activities:

THE FOLLOWING ARE NOT PERMITTED ON PORTLAND WATER DISTRICT LAND

- NO All Terrain Vehicles
- NO Camping/Tenting
- NO Fires
- NO Night Access between Dusk and Dawn
- NO Possession of Alcohol
- NO Cutting or Defacing Trees or Vegetation
- NO Soil Disturbance
- NO Alteration of Streams
- NO Littering

Laws Protecting Sebago Lake:

- Trespassing is forbidden on posted lands and waters within the Lower Bay of Sebago Lake.
- Bodily Contact is forbidden within two miles of the Portland Water District intakes.
- Fines of \$500, \$1000, and \$2500 apply for each subsequent offence.

LD 1205 Sec. 1. P&SL 1913, c. 157, §1

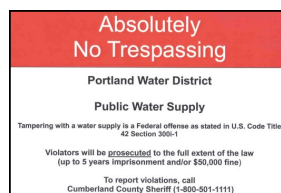
*See reverse map for restricted areas



Fill out a Land Access Permit at one of the Kiosks



Keep your copy of the permit with you at all times. Please observe the rules as posted.



Carry In-Carry Out.

Respectful use of PWD land will keep it accessible to the public.

A shared resource is a shared responsibility.

A partnership of:



Questions: call Portland Water District 774-5961 ext. 3323

Violations: call 774-5961 ext. 3350

FMI and to visit our blog, Sebago Reflections, go to:

www.pwd.org



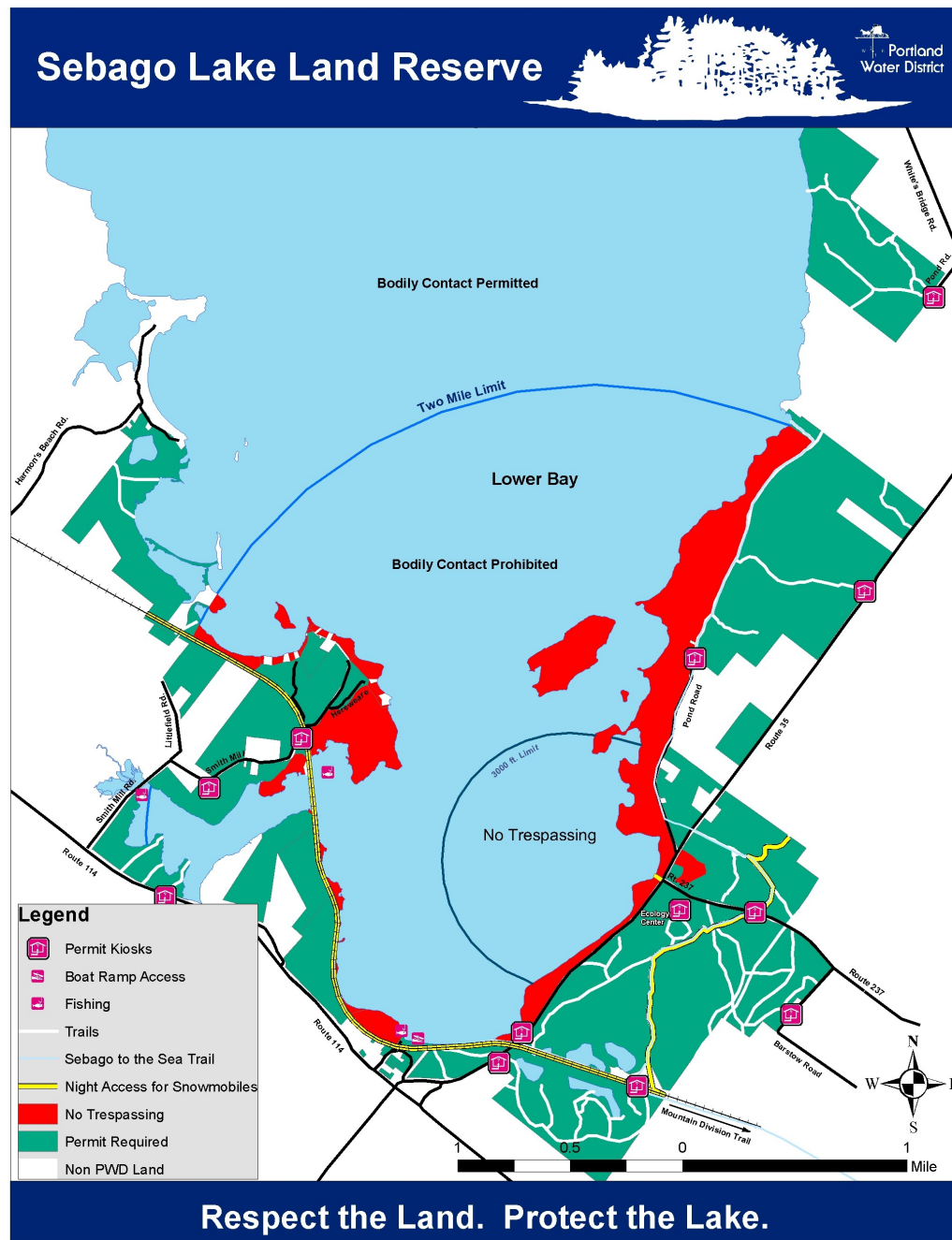
Sebago Lake Land Reserve

- 1700 acres near Sebago Lake
- Free for public use
- Self-service permitting at convenient visitor kiosks
- Enjoy hunting, hiking, fishing

This land was purchased by the customers of the District to protect their source of drinking water.

You are welcome to enjoy these lands as their guest. Please fill out a permit, observe the rules, and leave things as you found them.

Respect the land. Protect the lake.



E. Soils Report/Map



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



January 3, 2012

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrsc>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

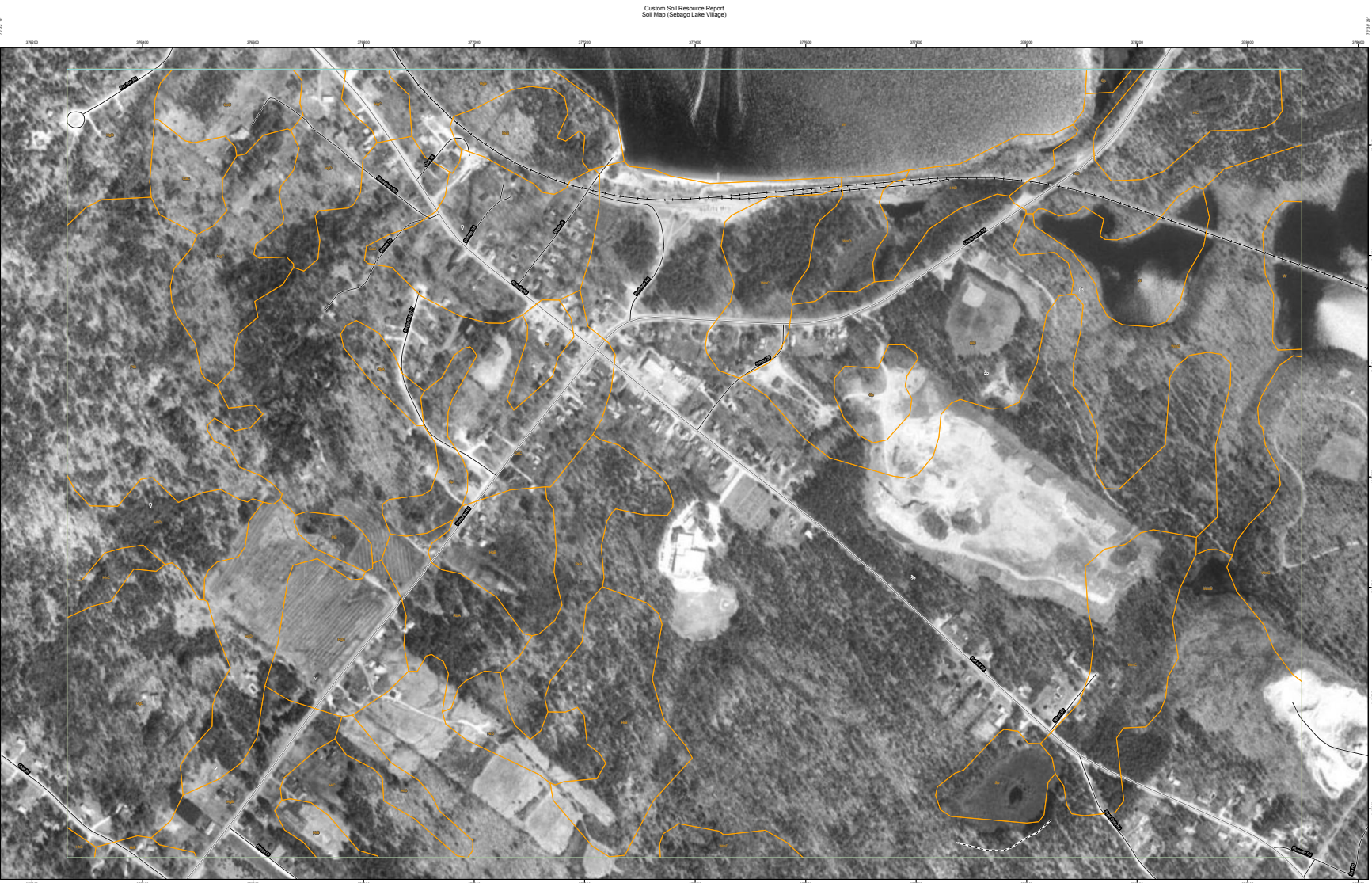
Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.





































While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



Map Unit Legend (Sebago Lake Village)

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Units</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p> <p> Spoil Area</p> <p> Stony Spot</p>		<p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p>Special Line Features</p> <p> Gully</p> <p> Short Steep Slope</p> <p> Other</p> <p>Political Features</p> <p> Cities</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p>
		<p>Map Scale: 1:3,120 if printed on D size (22" x 34") sheet.</p> <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for accurate map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: UTM Zone 19N NAD83</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Cumberland County and Part of Oxford County, Maine Survey Area Data: Version 7, Jan 8, 2009</p> <p>Date(s) aerial images were photographed: Data not available.</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Canaan sandy loam, 8 to 15 percent slopes	25.2	3.2%
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes	66.5	8.4%
Gp	Gravel pits	4.3	0.5%
HgB	Hermon sandy loam, 3 to 8 percent slopes	29.8	3.8%
HgC	Hermon sandy loam, 8 to 15 percent slopes	56.9	7.2%
HgD	Hermon sandy loam, 15 to 25 percent slopes	32.5	4.1%
HhB	Hermon very stony sandy loam, 3 to 8 percent slopes	0.5	0.1%
HhC	Hermon very stony sandy loam, 8 to 15 percent slopes	2.5	0.3%
HhD	Hermon very stony sandy loam, 15 to 35 percent slopes	18.7	2.4%
HIB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	35.6	4.5%
HIC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	11.2	1.4%
HID	Hinckley gravelly sandy loam, 15 to 25 percent slopes	12.6	1.6%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	21.0	2.7%
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	23.0	2.9%
HrD	Hollis fine sandy loam, 15 to 25 percent slopes	10.7	1.4%
PkB	Peru fine sandy loam, 0 to 8 percent slopes	20.5	2.6%
PIB	Peru very stony fine sandy loam, 0 to 8 percent slopes	34.8	4.4%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	12.9	1.6%
Sp	Sebago mucky peat	15.0	1.9%
W	Water	51.4	6.5%
WmB	Windsor loamy sand, 0 to 8 percent slopes	220.2	28.0%
WmC	Windsor loamy sand, 8 to 15 percent slopes	39.6	5.0%
WmD	Windsor loamy sand, 15 to 30 percent slopes	42.0	5.3%
Totals for Area of Interest		787.5	100.0%

Map Unit Descriptions (Sebago Lake Village)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Custom Soil Resource Report

Cumberland County and Part of Oxford County, Maine

CaC—Canaan sandy loam, 8 to 15 percent slopes

Map Unit Composition

Canaan and similar soils: 85 percent

Description of Canaan

Setting

Landform: Hills

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Crest, nose slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 10 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.9 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 2 inches: Moderately decomposed plant material

2 to 6 inches: Sandy loam

6 to 19 inches: Sandy loam

19 to 23 inches: Bedrock

CeC—Canaan very rocky sandy loam, 8 to 20 percent slopes

Map Unit Composition

Canaan and similar soils: 85 percent

Description of Canaan

Setting

Landform: Hills

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Nose slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 8 to 20 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 10 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.9 inches)

Interpretive groups

Land capability (nonirrigated): 6s

Typical profile

0 to 2 inches: Moderately decomposed plant material

2 to 6 inches: Sandy loam

6 to 17 inches: Sandy loam

17 to 21 inches: Bedrock

Gp—Gravel pits

Map Unit Composition

Gravel pits: 92 percent

Description of Gravel Pits

Interpretive groups

Land capability (nonirrigated): 8s

Typical profile

0 to 6 inches: Extremely gravelly sand

6 to 60 inches: Extremely gravelly sand

HgB—Hermon sandy loam, 3 to 8 percent slopes

Map Unit Setting

Elevation: 10 to 2,800 feet

Mean annual precipitation: 34 to 48 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 85 percent

Description of Hermon

Setting

Landform: Till plains

Custom Soil Resource Report

Landform position (two-dimensional): Foothlope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability (nonirrigated): 2s

Typical profile

0 to 7 inches: Sandy loam
7 to 21 inches: Gravelly sandy loam
21 to 65 inches: Gravelly loamy sand

HgC—Hermon sandy loam, 8 to 15 percent slopes**Map Unit Setting**

Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 87 percent

Description of Hermon**Setting**

Landform: Moraines
Landform position (two-dimensional): Foothlope, backslope
Landform position (three-dimensional): Nose slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability (nonirrigated): 3e

Typical profile

0 to 7 inches: Sandy loam
7 to 21 inches: Gravelly sandy loam
21 to 65 inches: Gravelly loamy sand

HgD—Hermon sandy loam, 15 to 25 percent slopes**Map Unit Setting**

Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 85 percent

Description of Hermon**Setting**

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 7 inches: Sandy loam

Custom Soil Resource Report

7 to 21 inches: Gravelly sandy loam
21 to 65 inches: Gravelly loamy sand

HhB—Hermon very stony sandy loam, 3 to 8 percent slopes

Map Unit Setting

Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 85 percent

Description of Hermon

Setting

Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability (nonirrigated): 6s

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 4 inches: Sandy loam
4 to 16 inches: Gravelly sandy loam
16 to 22 inches: Gravelly coarse sand
22 to 65 inches: Gravelly loamy sand

Custom Soil Resource Report

HhC—Hermon very stony sandy loam, 8 to 15 percent slopes

Map Unit Setting

Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 85 percent

Description of Hermon

Setting

Landform: Moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Nose slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability (nonirrigated): 6s

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 4 inches: Sandy loam
4 to 16 inches: Gravelly sandy loam
16 to 22 inches: Gravelly coarse sand
22 to 65 inches: Gravelly loamy sand

Custom Soil Resource Report

HhD—Hermon very stony sandy loam, 15 to 35 percent slopes**Map Unit Setting**

Elevation: 10 to 2,800 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 100 to 160 days

Map Unit Composition

Hermon and similar soils: 85 percent

Description of Hermon**Setting**

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy-skeletal supraglacial meltout till derived from granite and gneiss

Properties and qualities

Slope: 15 to 30 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability (nonirrigated): 6s

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 4 inches: Sandy loam
4 to 16 inches: Gravelly sandy loam
16 to 22 inches: Gravelly coarse sand
22 to 65 inches: Gravelly loamy sand

Custom Soil Resource Report

HIB—Hinckley gravelly sandy loam, 3 to 8 percent slopes**Map Unit Setting**

Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days

Map Unit Composition

Hinckley and similar soils: 85 percent

Description of Hinckley**Setting**

Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Land capability (nonirrigated): 3s

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 8 inches: Gravelly sandy loam
8 to 11 inches: Gravelly sandy loam
11 to 25 inches: Gravelly loamy sand
25 to 65 inches: Very gravelly sand

HIC—Hinckley gravelly sandy loam, 8 to 15 percent slopes**Map Unit Setting**

Elevation: 10 to 2,000 feet

Custom Soil Resource Report

Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days

Map Unit Composition

Hinckley and similar soils: 85 percent

Description of Hinckley

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 8 inches: Gravelly sandy loam
8 to 11 inches: Gravelly sandy loam
11 to 25 inches: Gravelly loamy sand
25 to 65 inches: Very gravelly sand

HID—Hinckley gravelly sandy loam, 15 to 25 percent slopes

Map Unit Setting

Elevation: 10 to 2,000 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days

Map Unit Composition

Hinckley and similar soils: 85 percent

Custom Soil Resource Report

Description of Hinckley

Setting

Landform: Eskers
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy-skeletal glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Land capability (nonirrigated): 6e

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 8 inches: Gravelly sandy loam
8 to 11 inches: Gravelly sandy loam
11 to 25 inches: Gravelly loamy sand
25 to 65 inches: Very gravelly sand

HrB—Hollis fine sandy loam, 3 to 8 percent slopes

Map Unit Composition

Hollis and similar soils: 85 percent

Description of Hollis

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluvial, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.2 inches)

Interpretive groups

Land capability (nonirrigated): 3e

Typical profile

0 to 6 inches: Fine sandy loam
6 to 18 inches: Fine sandy loam
18 to 22 inches: Bedrock

HrC—Hollis fine sandy loam, 8 to 15 percent slopes**Map Unit Composition**

Hollis and similar soils: 85 percent

Description of Hollis**Setting**

Landform: Hills
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Nose slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.2 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 6 inches: Fine sandy loam
6 to 18 inches: Fine sandy loam
18 to 22 inches: Bedrock

Custom Soil Resource Report

HrD—Hollis fine sandy loam, 15 to 25 percent slopes**Map Unit Composition**

Hollis and similar soils: 85 percent

Description of Hollis**Setting**

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.2 inches)

Interpretive groups

Land capability (nonirrigated): 6e

Typical profile

0 to 6 inches: Fine sandy loam
6 to 18 inches: Fine sandy loam
18 to 22 inches: Bedrock

PkB—Peru fine sandy loam, 0 to 8 percent slopes**Map Unit Composition**

Peru and similar soils: 85 percent

Description of Peru**Setting**

Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from mica schist and/or coarse-loamy lodgment till derived from granite

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 18 to 26 inches to dense material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Land capability (nonirrigated): 2e

Typical profile

0 to 6 inches: Fine sandy loam
6 to 18 inches: Fine sandy loam
18 to 65 inches: Fine sandy loam

PIB—Peru very stony fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Peru and similar soils: 86 percent

Description of Peru

Setting

Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from mica schist and/or coarse-loamy lodgment till derived from granite

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 18 to 26 inches to dense material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.5 inches)

Interpretive groups

Land capability (nonirrigated): 6s

Typical profile

0 to 2 inches: Highly decomposed plant material
2 to 8 inches: Fine sandy loam
8 to 20 inches: Fine sandy loam

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20 to 65 inches: Fine sandy loam

RbA—Ridgebury fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

Elevation: 10 to 2,500 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days

Map Unit Composition

Ridgebury and similar soils: 85 percent

Description of Ridgebury

Setting

Landform: Till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from mica schist

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 20 inches to dense material
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 6 inches: Fine sandy loam
6 to 18 inches: Fine sandy loam
18 to 65 inches: Fine sandy loam

Sp—Sebago mucky peat

Map Unit Setting

Elevation: 10 to 2,100 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days

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Map Unit Composition*Sebago and similar soils: 85 percent***Description of Sebago****Setting**

Landform: Bogs
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Organic material

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water capacity: Very high (about 18.0 inches)

Interpretive groups*Land capability (nonirrigated): 8w***Typical profile**

0 to 36 inches: Mucky peat
36 to 65 inches: Mucky peat

W—Water**Map Unit Composition***Water: 100 percent***Description of Water****Setting***Landform:* Lakes**WmB—Windsor loamy sand, 0 to 8 percent slopes****Map Unit Setting**

Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days

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Map Unit Composition*Windsor and similar soils: 85 percent***Description of Windsor****Setting**

Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.3 inches)

Interpretive groups*Land capability (nonirrigated): 3s***Typical profile**

0 to 6 inches: Loamy sand
6 to 26 inches: Loamy sand
26 to 65 inches: Gravelly sand

WmC—Windsor loamy sand, 8 to 15 percent slopes**Map Unit Setting**

Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days

Map Unit Composition*Windsor and similar soils: 85 percent***Description of Windsor****Setting**

Landform: Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

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Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.3 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 6 inches: Loamy sand
6 to 26 inches: Loamy sand
26 to 65 inches: Gravelly sand

WmD—Windsor loamy sand, 15 to 30 percent slopes

Map Unit Setting

Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days

Map Unit Composition

Windsor and similar soils: 85 percent

Description of Windsor

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.3 inches)

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Interpretive groups

Land capability (nonirrigated): 6e

Typical profile

0 to 6 inches: Loamy sand
6 to 26 inches: Loamy sand
26 to 65 inches: Gravelly sand

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F. School Street Sidewalk Petition

PETITION OBJECTING TO A SIDEWALK ON

SCHOOL STREET INCLUDED IN THE

SEBAGO LAKE VILLAGE MASTER PLAN

We the undersigned residents of School Street strongly object to the proposed sidewalk on School Street included in the Sebago Lake Village Master Plan (Page 8). We believe it would create a safety hazard to encourage through-pedestrian traffic along this narrow and winding street and more particularly when the sidewalk would meet Route 35. This corner is one of the most dangerous corners in town and routing pedestrians to it would only make a bad situation worse. Further, we believe adding a sidewalk would detract from the rural character and peace and quiet of the neighborhood.

DATE	SIGNATURE	STREET ADDRESS	PRINTED NAME
1-6-13	Ed Lane	15 School St	ED LANE
1-6-13	A. B. Lane	15 School St	Amy B. Lane
1-6-13	Robert Stack	12 School St.	Robert B. Stack
1-6-13	Rick Laney	26 Fort Hill Rd.	Rick Laney
1-6-13	Kim Hagar	30 Fort Hill Rd.	Kim Hagar
1-6-13	Maureen Quinlan-Zugad	8 School St	Maureen Quinlan-Zugad
1-6-13	Jesse A. Harman	8 School St	Jesse A. Harman
1-6-13	Tyler Harman	8 School St	Tyler Harman
1-6-13	Louis Tucci	30 Fort Hill Rd.	Louis Tucci
1-6-13	Marie Erskine	7 School Street	Marie Erskine
1-6-13	George Erskine	7 School St	George Erskine
1-8-13	Mary Eckstein	5 School St.	Mary V. Eckstein
1-8-13	Thomas Eckstein	5 School St.	Thomas Eckstein
1-8-13	Barbara Sawyer	4 School St.	Barbara Sawyer
1-22-13	Barbara Secord	6 School St.	Barbara Secord