

TOWN OF STANDISH

2006 COMPREHENSIVE PLAN UPDATE

TABLE OF CONTENTS

BOOK I INTRODUCTION I

EXECUTIVE SUMMARY	3
INTRODUCTION	5
Acknowledgements.....	5
Standish Comprehensive Plan Update Committee.....	6
Background.....	7
Purpose of the Comprehensive Plan Update.....	7
Comprehensive Plan Update Process.....	8
GLOSSARY OF KEY TERMS.....	9
2016 VISION FOR THE TOWN OF STANDISH	11
The Public Outreach Process	12
PUBLIC OPINION SURVEY	13
Part 1: Demographic Information	13
Part 2: Visioning.....	16
Part 3: Opinions on Existing Conditions.....	18
Part 4: Growth and Development Issues.....	19

BOOK II GOALS, POLICIES AND STRATEGIES 25

GROWTH MANAGEMENT PROGRAM	27
Planning and Land Use Regulation	27
State Growth Management Goals.....	28
Town Growth Management Goals, Policies and Implementation Strategies.....	29
FUTURE LAND USE PLAN	31
Description and Purpose.....	31
Goals, Policies, Implementation Strategies.....	34
Conservation Development Diagrams.....	45
FUTURE LAND USE PLAN	47
FUTURE LAND USE MAP	50
Zoning and Land Use Changes.....	52
Future Land Use and Current Zoning Map.....	53
GOALS, POLICIES AND IMPLEMENTATION STRATEGIES	69
Economic Development.....	69
Housing.....	75
Transportation System	78
Water Resources.....	82
Natural Resources	85
Historic, Archeological and Cultural Resources.....	89
Recreation and Scenic Resources.....	92
Public Facilities, Services and Administration.....	95
Fiscal Capacity and Investment Plan	98
Regional Coordination.....	100
Prioritization of Implementation Strategies	103
Strategy Implementation Chart.....	105

BOOK III SUPPORTING DOCUMENTATION I I I

INVENTORY AND ANALYSIS.....	113
<i>Population</i>	<i>113</i>
<i>Housing.....</i>	<i>121</i>
<i>Economy.....</i>	<i>133</i>
<i>Existing Land Use</i>	<i>143</i>
<i>Transportation</i>	<i>153</i>
<i>Water Resources.....</i>	<i>160</i>
<i>Natural Resources</i>	<i>166</i>
<i>Historic, Archeological and Cultural Resources.....</i>	<i>175</i>
<i>Recreation and Scenic Resources.....</i>	<i>183</i>
<i>Public Facilities and Services</i>	<i>185</i>
<i>Fiscal Capacity</i>	<i>188</i>

APPENDIX..... 201

<i>GROWTH MANAGEMENT PLAN LAND AREA ANALYSIS</i>	<i>202</i>
<i>PUBLIC-OPINION-SURVEY COMMENTS</i>	<i>203</i>
<i>SENIOR HOUSING AD HOC COMMITTEE REPORT AND RECOMMENDATION</i>	<i>209</i>

INDEX 215

TABLES	215
FIGURES.....	216
MAPS	216

STANDISH MAPS 217

Town of Standish

Comprehensive Plan Update

June 6, 2006

BOOK I

INTRODUCTION



EXECUTIVE SUMMARY

Overview: This Comprehensive Plan is an update of the Town's 1992 Plan. Since 1992 the community has experienced considerable growth and development, and has enacted a town-wide cap on the number of new residential building permits allowed per year. To date, residential development has remained within the cap, but growth has continued to occur primarily in outlying areas of the community along rural roads, and is increasingly extending into undeveloped backlands. The town utilizes a new construction growth cap, zoning and impact fees as tools for managing growth.

This document represents the written summary of the nearly two-year comprehensive planning project for Standish. It documents the major issues and concerns of the Town's residents; it provides some basic information about the Town; it sets forth the spirit of the community in a Statement of fundamental values; it suggests a set of community goals and it lays out a set of strategies to move the community forward on these goals.

The Process for Updating the Comprehensive Plan: The Comprehensive Plan Update Committee was appointed in late 2003 and work began in January 2004. Public input was a priority, leading to the following opportunities:

- Public Meetings and Presentations (4 meetings, 31 participants) – Sept. 2004
- Public Opinion Survey (719 surveys returned, 14.1% response rate) – May 2005
- Public Forum on Future Land Use Plan and Map (21 participants) – March 2006
- Public Forum on Goals, Policies and Implementation Strategies (4 participants) – March 2006
- Town Council Workshops (15 participants) – March and April 2006
- Final Public Hearing (10 participants) – May 2006
- Follow up Public Hearing (1 participant) – May 18, 2006
- Town Council Vote on Adoption (5 participants) – June 2006

The Most Significant Findings:

- Standish residents' strong desire for the protection of rural character, expressed in the 1992 and 2005 public opinion surveys, remains largely unchanged.
- The 1992 Plan did little to protect rural character. From 1999-2004, despite zoning changes adopted pursuant to the 1992 Plan, 73% of new development occurred in Rural Areas while only 27% occurred in Growth Areas. The Town's zoning policies have inadvertently promoted, not prevented, sprawl.
- From 1990 to 2000, Standish's population grew by 21% (from 7,678 to 9,285 people). By 2015, the population will increase to 11,215 people. Demand for new housing is projected to be 761 new units over the next ten years.
- The projected age distribution shows the population is aging. Demand is increasing for elderly housing and related services.
- The expansion of commercial development along Rte 25, coupled with regional growth patterns, has created conflict between local and through traffic, weakening village identity and causing loss of rural character.
- The Town retains legal control over its original range ways, providing opportunities for improved business development and more efficient traffic patterns across town.
- Standish residents indicate a strong desire for continued access to Sebago Lake; the general lack of public access to water in Standish, especially Sebago Lake, is a serious impediment to the development of a four-season tourism-based economy.
- Standish is increasingly a bedroom community. Four of five residents work outside the town with half the workforce traveling to Portland, South Portland and Westbrook. Since 1990, and consistent with national trends, retail jobs in Standish have doubled, service jobs have tripled, and manufacturing jobs have declined by over 50%. The 2005 town wide survey indicates that Standish residents are content with the changing makeup of the town's economy and are interested primarily in encouraging business development that supports local service needs.
- Standish is significantly impacted by, and has its share of responsibility for, regional issues, including water quality, regional growth patterns, transportation, traffic, public services and wildlife habitat.
- The presence of public water mains offers higher density development potential where they exist. However, public sewer is not commonly available in Standish and there is limited public support for it.
- Traffic increases mean a growing need for affordable alternative transportation, creating significant interest in providing passenger rail service on the 10th Mountain Division line.
- Growth and development will increase costs of waste disposal, road construction and maintenance, administrative staffing, and law enforcement, fire and rescue services.

EXECUTIVE SUMMARY

- The Town is in sound fiscal condition, with a low tax rate, low debt burden and a healthy fund balance, with retention of an affordable tax rate desired for the future.
- The Town shows substantial interest in preserving its cultural heritage while voicing some concerns over present historic district rules.

Significant Goals, Policies and Implementation Strategies: The Comprehensive Plan Update recommends the implementation of a growth management program that includes the coordinated use of a number of tools designed to guide growth including revising the Zoning Ordinance and Subdivision Regulations, creating an Open Space Plan including land acquisition and other protection techniques, and adhering to financial planning that is consistent with overall growth management goals.

Significant elements of the **growth management program** include:

- **Distribution of New Residential Development:** Direct 60% to 70% of new residential uses to Village and transition areas over the next ten years. Limit new residential uses in outlying rural areas to 30% or 40% of new growth, utilizing a rural-area growth cap.
- **Differential Growth Cap:** A lower annual new building permit limit, Low Growth and Critical Areas, will play a critical role in limiting development sprawl and protecting rural character.
- **Conservation Lands Map:** Establish and implement an Open Space Plan that includes a Conservation Lands Map, targeting resources that should be protected/integrated into new development. Require conservation subdivision development in rural areas.
- **Development Incentives:** Create powerful incentives for conservation subdivision design within Growth Areas. Include incentives for preservation of more open space, location on public water, affordable housing, and other public benefits.
- **Village Center Design Studies:** Complete professional studies that identify ways to make each center more livable and vital for its residents and the community as a whole. Examine options for integrating the Roadway Action Plan. Improve public facilities as needed.
- **Aquifer Protection:** Design ordinance standards to provide a high level of protection to existing and future public water supplies that draw on sand and gravel aquifers.

The **Future Land Use Plan** establishes four types of future land use areas that encourage projected growth in Growth and Transitional Areas, and discourage growth in Low Growth and Critical Areas. The Future Land Use Plan is shown on the Future Land Use Map and defines the following areas:

- **Growth and Transitional Areas:** The Plan provides allowance for increased density of development and specialized elderly housing standards. Also provided are strong incentives for conservation subdivisions, architectural design, and buffering. Access for new commercial development on Rte 25 within Growth and Transitional Areas will be subject to buffers, access management, and architectural design standards. Retail and service-oriented businesses, including nature-based tourism and recreation businesses will be encouraged. Historic preservation rules will be revisited.
- **Low Growth Areas:** Conservation subdivisions that preserve substantial open space will be required. New commercial development on highway corridors will be limited to businesses that help sustain the rural resource production economy or support nature-based tourism.
- **Critical Areas:** Sensitive natural resources will be protected from development by regulation. The majority of this land is already protected through State or Portland Water District ownership.

Creating an **Open Space Plan** is a high priority. The plan will include a Conservation Lands Map to guide future land development and increased public access to water bodies, including a Town Beach on Sebago Lake. The plan will be used to guide planning for recreation, public access, wildlife habitat and travel corridor protection, trails and scenic and historic resource protection, protection of agriculture and forestry, and to help limit development sprawl.

The **Transportation Plan, Public Services and Facilities, and the Capital Investment Plan** focus on providing adequate services and facilities to all of the community. The most significant initiatives include:

- Continue to require lots in new subdivisions along arterials to access new or existing side roads. □
- Enhance the Villages to encourage civic, cultural and business activity.
- Develop a master plan for future sidewalks and pedestrian ways and other public improvements in and between Village areas.
- Develop and implement a plan, seeking participation of other interested communities, for the resumption of passenger rail service between Standish and Portland to serve commuters and tourism.

INTRODUCTION

Acknowledgements

More than fifty citizens convened in the Council Chambers on a cold Thursday night in January 2004. All had been appointed by the Town Council to participate in a process to formulate a vision for the future of Standish. As each person introduced him or herself, we heard a mix of perspectives from lifelong residents, transplants, and some who grew up in town, left for a period of time and returned to Standish as their chosen place to live. People spoke passionately of changes – good and bad – they had seen in Standish and other towns and states.

Many knew exactly what they wanted. Others spoke clearly about what they did not want for Standish. Each displayed energy for participating in this planning process.

More than two years later, the Comprehensive Plan Update Committee successfully assimilated the data, suggestions, opinions and survey results to produce this document – a plan for the next ten years in Standish. There are many we recognize for their contributions and to whom we express our appreciation:

The Standish Town Council for its confidence in our ability to capture the vision of the citizens of Standish.

The citizens of Standish for completing the survey, attending public forums and other outreach sessions, following our progress on public-access television, and contacting us with their comments.

The Town of Standish staff for their support of our activities behind the scenes. Two people were especially dedicated in answering our questions and serving as valued resources: Town Manager Gordy Billington and Town Planner Bud Benson.

The Greater Portland Council of Governments, the support of its staff, and the consultants for our project. Dan Stewart, Natalya Harkins, David Willauer, Caroline Paras and Neal Allen gave us our momentum. Rick Seeley patiently listened to our ideas and artfully turned them into a well-written document. He worked day and night on our behalf – sometimes all night. We appreciate and admire his knowledge, patience, dedication and good humor.

Dave Perry, for hundreds of hours sitting in the control room so that our meetings were broadcast on public-access television.

Our committee leadership – Carol Billington and Peter Hall, who followed Paul Mosley. Each had a difficult assignment and masterfully guided us through the process.

INTRODUCTION

Standish Comprehensive Plan Update Committee		
• Jill Andrews	• George Bailey	• Robert Bauder
• Lu Bauer	• Brie Begiebing	• Bud Benson*
• Peter Biegel*	• Carol Billington ,Chair*	• Charles Blomgren
• Cynthia Borelli	• Bill Boyer	• Rick Brooks
• Debra Burnham	• Peter Clark	• Kurt Cochrun
• Jennifer Connors	• Mark Curtis	• Denise Dame
• Griselda Demassey	• David Drew III	• Eleanor Dudek
• Jess Dumbrocyco	• Gaston Favreau*	• Neil Folsom
• Mike Foster	• Jane Gentry	• Norman Gridley
• Peter Hall, Vice Chair*	• Janet Heggeman	• Nancy Hinds-Aldrich*
• Richard Jenkins	• Mark Juday	• Lynn MacDonald
• Theresa MacLearn	• Steven Martel	• Tom McDowell
• Jeff McKay	• Cathy Mclaughlin	• Paul Mosley, Chair 2004-
• Christina Morse	• Michael Myrick	• David Nelligan
• Wayne Newbegin*	• Paul Niehaus	• William Orr
• John Ranger	• Janice Raymond	• Alan Roper
• Alice Roper	• Donald Roy	• Richard Rudolph*
• Richard Sakker	• Judith Sanborn	• Philip Sleeper
• Karen Smith	• Louis Stack*	• Cynthia Stengel*
• Gene Stuart	• Edgar Therrien	• David Thomas
• Judy Tripp	• Cindy Vogeler	• Jerry Walker
• Peter Walker*	• Russ Wiggin	• Michele Winterberg
* denotes individuals serving through completion		
Student Interns		
Adam Piper, St Joseph's College, Spring 2005	Christina Argo, St Joseph's College, Spring	Steven Goldberg, St Joseph's College, Fall 2005
Tessa Grindle, St Joseph's College, Fall		

Table I: Comprehensive Plan Update Committee

INTRODUCTION

Standish Comprehensive Plan Update Committee

Background

Standish is a town in Cumberland County. It was settled in 1750 and incorporated on November 30, 1785 from Pearsontown Plantation. Named in honor of Captain Miles Standish, the military leader of the Plymouth Colony, the town has a very long shoreline on Sebago Lake in its southwest corner, including its Lower Bay. The Saco River defines its western boundary. As of July 1, 1998, Frye Island split from Standish and became a town on its own.

Standish is a very popular place to live due to its proximity to Portland, the largest city in Maine, making for easy access to work, major shopping, and cultural events. Both a recreational area and a suburb of Portland, the town is served by Maine Routes 11, 25, 25A, 35, 35A, 114 and 237. Although Standish is convenient to everything, it has been able to maintain some of its rural character.

Many civic organizations are active and well established in Standish and work with the community members to keep Standish a quality place to live.

Located on the shores of Sebago Lake, the second largest lake in Maine, makes Standish not only a nice residential town, but also a wonderful place to stay. A public launch area in Standish allows for boating access to Sebago Lake and many year-round recreational activities, including swimming, sailing, water skiing, fishing, and ice fishing. Standish is fortunate to have several other lakes within its bounds as well. The Saco River, a major river, runs through the town, providing even more recreational opportunities.

Other attractions of Standish are its large wooded tracts of land that allow for snowmobiling trails (connecting to the state trail system), cross country skiing, hiking and hunting. The state has two large game-management areas in the town. These recreational activities are not only popular with the residents but with the non-residents as well. Standish is only two hours from the Boston area so many of the seasonal property owners are from out of state. Many of these property owners come every weekend year round.

Purpose of the Comprehensive Plan Update

The Comprehensive Plan is a document required by the State of Maine's 1988 Comprehensive Planning and Land Use Regulation Act (amended 1992) in order to enact a zoning ordinance or rate of growth ordinance, or to impact fee ordinance. Its intention is to identify community values, local and regional concerns, community goals and Town objectives, and strategies for implementing the initiatives necessary to reach those goals. Specifically, seven topics must be included: Inventory and Analysis; Goals; Policies; Implementation Strategies; Future Land Use and Capital Investment Plan. Generally speaking, the Comprehensive Plan is a statement of what the residents of Standish would like to see in the future and how they intend to achieve town goals. When adopted by the Town Council and supported by town citizens, the Comprehensive Plan will serve as a broad policy guide for local officials and citizens to move towards a desired future, including improving municipal services and facilities and developing local land use regulations to plan for and manage future growth. It can also serve as a guide for voluntary actions by interested citizens and organizations to address current issues and work toward the Town Vision, described in the next chapter.

Comprehensive plans play two important legal roles in a town's ability to achieve its future vision. First, the courts in Maine have rendered decisions in recent years which effectively and consistently require that if land use regulations, including but not limited to subdivisions, land use, site plans, and impact fee ordinances, are to be legally defensible, they must have a 'rational basis' in public policy, intended to protect the public health, safety and general welfare. The courts have held that this rational basis must be clearly identifiable and based on the findings and policies of the local comprehensive plan. Ordinances which are not based on the policy contained in a town's comprehensive plan are often successfully challenged and overturned by the courts.

INTRODUCTION

Second, before 1988, towns and cities in Maine drafted and adopted comprehensive plans only if they chose to do so. Following the years of rapid growth and development in Maine during the mid-1980s, when many towns, especially in the southern and coastal regions of Maine, found themselves struggling to keep pace with the environmental, economic, and local governmental fiscal impacts of these years, the State Legislature approved, and the Governor signed, the Comprehensive Planning and Land Use Regulation Act of 1988, currently known as the Planning and Land Use Regulation Act (30-A M.R.S.A. § 4301 et seq.).

Although a comprehensive plan recommends certain actions, capital expenditures, and the adoption of ordinances, the plan's adoption alone is merely a public policy basis for the Town to consider and, as appropriate, carry out these actions through the normal town meeting process.

Comprehensive Plan Update Process

In order to develop the Plan, the town council established a Comprehensive Plan Update Committee, consisting of volunteers and public officials, which first met in January 2004. With technical assistance and coordination from the Greater Portland Council of Governments and a grant from the State Planning Office (SPO), the Committee was able to update the Plan with the help of Standish residents through public presentations and a public opinion survey. The Plan is in conformance with the Comprehensive Planning and Land Use Regulation Act (Title 30 M.R.S.A. Sec. 4301 et seq.).

The Comprehensive Plan process began with the review of the Town Ordinances, the Standish Comprehensive Plan of 1992 and Committee education. Specific assignments for plan development were made and regular work sessions were established and broadcast on local cable television. This effort was followed by the public opinion survey and public presentations at various locations within the town. The public opinion survey and its results are described in the next Chapter. Based on the public opinion survey and town inventory and analysis, the Committee outlined in the Vision Statement the most important priorities and goals for the town in the next 10 years. These goals were further reviewed in the Goals, Policies and Implementation Section of the Comprehensive Plan, which also focuses on the strategies, timeline, and responsible parties, necessary to achieve the goals.

The interim draft of the Comprehensive Plan Update was reviewed at the town-wide public meeting and submitted to Maine's State Planning Office (SPO) in March 2006. Results of the SPO reviews detailed the need for additional supporting information and editing. After revisions, the Town Council voted and approved the Plan on June 6, 2006. The Comprehensive Plan Update Process timeline can be found in the document attachments.

This Comprehensive Plan is presented to the Citizens of Standish for their review and approval. The committee welcomes all comments, questions and suggestions. Such suggestions are an integral part of the planning process, both now and after the plan's adoption, since a comprehensive plan is intended to be a "living document." By a "living" document, we mean that the plan should respond to changing conditions in the community. Changing conditions might include new technological breakthroughs which are not specifically mentioned in this plan. Such technological changes may be used as long as they are consistent with the basic goals and values. Such changes can and should be incorporated into the plan. The standard of judgment should always return to the basic goals and values of the community. It is these statements which capture the spirit of the Standish Community. Revisions to Town ordinances will be developed during the year following the adoption of the plan.

GLOSSARY OF KEY TERMS

Buffering -----	Required installation of features, including natural items such as trees and shrubs and specified spatial distances, designed to act as a partial or complete visual and noise barrier between a planned development and main roadway, or to otherwise lessen the visual or audio presence of development to those passing by.
Cluster Development -----	Similar to conservation development, but without a mechanism for permanent preservation of undeveloped areas. The focus is primarily on grouping lots near one another within principal tracts of land, not necessarily with same level of concern for first identifying and permanently preserving critical features, as in conservation development, below.
Conservation Development -----	Use of conservation subdivision techniques, primarily but not exclusively for residential development, in which large tracts of land are developed into separate developed lots only after first designating critical features and areas which shall be preserved; developed lots are then located relatively close together so as to allow for the conservation of such critical features.
Conservation Map -----	Graphic identification of areas and features within the Town which, whether due to historic, archeological, or other natural characteristics, are to be preserved from development.
Critical Areas -----	Areas designated within the Future Land Use Plan and Map, or within the Conservation Map, in which future development either cannot occur or is to be prevented from occurring.
Density Bonuses -----	Provision for greater than otherwise stipulated development density, above that permitted by conventional zoning, as measured by the inverse of minimum lot size, contingent on certain conditions being met by the developer.
Future Land Use Map -----	Graphic identification of the locations of Growth Areas, Transitional Areas, Low Growth Areas and Critical Areas. Boundaries as drawn on the Map are meant as guidelines only, and are not necessarily drawn in the context of actual plot lines.
Future Land Use Plan -----	Detailed written description of the locations and rationale for designation of Growth Areas, Transitional Areas, Low Growth Areas and Critical Areas, along with a discussion of the regulatory and incentive-based means planned to achieve the desired growth or lack thereof in each area.
Growth Areas -----	Areas designated within the Future Land Use Plan and Map in which expected future development is to be deliberately targeted.
Low Growth Areas -----	Areas designated within the Future Land Use Plan and Map in which expected future development is to be discouraged.

GLOSSARY OF KEY TERMS

Nature-Based Economy	A local economy in which economic or commercial activity is founded on activities immediately dependent on natural resources. This includes agriculture of all types, as well as agro-tourism, recreational activities involving the use of natural resources in a relatively undeveloped state, and similar endeavors.
Open Space Plan	Graphic and descriptive identification of existing tracts of undeveloped land intended to be preserved as such.
Open Space	Undeveloped land, including forested areas.
Rural Character	Qualities of a town associated with an agriculturally-based local economy, including relatively low levels of development density throughout the town, with the highest levels of density situated around self-servicing and self-reliant Village Centers, the relative absence of industrial activity; and very low levels of density outside of Village Centers.
Rural Growth Cap	Numeric limit on the number of building permits to be issued in any given period of time. The cap is based on the targeted maximum percentage of the expected total growth in Town to be allowed in Low Growth and Critical Areas. This will be compared from time to time to the actual performance of this measure over the life of the plan to date.
Transitional Areas	Areas designated within the Future Land Use Plan and Map in which expected future development is to be deliberately targeted, but in a somewhat less aggressive fashion than in Growth Areas. Generally found between Growth Areas and Low Growth Areas.

2016 VISION FOR THE TOWN OF STANDISH

WE THE PEOPLE of Standish, Maine, recognize that our community is a treasure of open spaces and natural beauty, and that independence, privacy and regard for our neighbors are values prized by our residents and visitors. In 2005, the residents of Standish were polled regarding their vision for the future of their town. The results showed a desire to retain the rural character and protect the natural environment of Standish. As responsible stewards of these precious resources, Standish townspeople have the resolve to take the needed and appropriate actions. To ensure these qualities are preserved and enhanced, we present the following vision for the future of our town.

In 2016, Standish has retained its exceptional natural beauty and healthy, diverse ecosystems. The town is defined by its proximity to Sebago Lake, the Saco River and its many other lakes and rivers. Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality. The natural features of the topography are preserved and the soils are uncontaminated. Native plants and animals thrive because their habitats are identified, appreciated, and protected.

WE have achieved this preservation while still enjoying a steadily growing population. Aggressive application of growth management techniques has assured that growth has taken place primarily within the village centers, creating a diverse mix of residential, light commercial, religious, municipal, and institutional land uses, as well as civic open spaces. Such managed growth has encouraged citizen interaction and a strong sense of community. Conversely, commercial and light industrial development has been accommodated in other growth designated areas. Many more Standish residents work in town, operating the businesses which have sprung up to serve the local citizenry. We are creating a business-friendly local economy that can provide many of the services our residents need and desire by welcoming appropriate new enterprises into the targeted village areas of Steep Falls, Standish Corners and Sebago Lake Village. Indeed, Standish has achieved its goal of providing pedestrian-friendly, compact village centers through the extensive development of sidewalks and pedestrian ways within the villages and linking Sebago Lake Village with Standish Corners. These community centers are also connected with the surrounding suburban neighborhoods through a multi-purpose trail system utilizing the old range roads.

RESIDENTS, visitors and commuters traveling within Standish utilize a combination of State arterials, town-owned collector roads and private ways where all types of traffic flow without conflict. Commuter rail service has been restored through Steep Falls and Sebago Lake Villages, facilitating the development of our four-season tourist industry. Major attractions include a town beach and marina on Sebago Lake. River and trail access and open lands have made Standish an attractive destination point for visitors from the greater Portland area and other places.

In 2016, Standish provides a place in which all people find a safe and comfortable home. The supply of affordable housing and elder care facilities are adequate to meet the needs of our population. Health care and emergency services are accessible and affordable and public services are improving to meet the changing face of our community. In our effort to keep life in Standish affordable, we aim to strike a balance between our public services and our ability to pay for them. Innovation and regional cooperation, including incentive programs and education, are controlling waste management costs. The quality of our roads continues to improve due to ongoing implementation of our road assessment and maintenance schedule. Municipal services are available and convenient to all citizens, assuring equal access and participation in local governance.

WE remain committed to excellence in education for all ages. Our libraries enjoy broad public support and house some of our most important historical archives, continuing to educate our people about our historic and prehistoric treasures. Arts and theatre flourish in this rich cultural environment. Recreational opportunities are enhanced through public/private partnerships, supporting facilities such as a community center and sports complex, to name a few. Our citizens appreciate the healthy and peaceful equilibrium of 'Enough' while resisting the pressures toward the infinite 'More'.

THE Standish Comprehensive Plan Update Committee offers its full support to ensure a future that reflects and promotes this vision.

2016 VISION FOR THE TOWN OF STANDISH

The Public Outreach Process

The Comprehensive Plan Update Committee set out to reach the entire community through a series of workshops and a community survey delivered to every household in Standish. In addition, each of the committee members served as an ambassador for the project and talked one on one with many Standish residents. Public cable was also used to cover strategic Comprehensive Plan Committee meetings.

Public Outreach Subcommittee

The public outreach subcommittee was formed with the goal to inform the public about the Comprehensive Plan Update process and collect public opinions about community by addressing:

- Individual Groups
- Public Village Forums (Larger Group Forums) – incorporate previous experience and input
- Survey Distribution (mail, internet, local publications)
- Incorporate the data into the Comprehensive Plan

The first public presentation was on September 29, 2004 at the Kiwanis Club. Other groups that received a presentation included Bonny Eagle High School, Pine Ridge Lot Owners Association, and members of two Standish church congregations. The presentation was based on the work done by GPCOG and the Comprehensive Plan Update Committee and included information about state requirements, the Comprehensive Plan Update process, a timeline, some key topics, and the Committee's work.

Public Opinion Survey

The design of the public opinion survey started with the review of the 1992 public opinion survey and its results. Each Subcommittee reviewed the survey and formulated questions pertaining to its study area topics. The Public Outreach Subcommittee was formed with the purpose of getting public input on survey questions and key topics. Based on this information, GPCOG developed a survey instrument in the spring of 2005. With the help of local media, including newspapers, radio and TV stations, and working at the 2005 voting polls, the Committee was able to raise public awareness about the importance of the survey for the town's future. Also, the process allowed the recruitment of new Committee members. From the feedback, a question about establishing and funding a town-wide newsletter was added to the public opinion survey. The survey was mailed out in May 2005 to all households in Standish. It was also available in electronic form on-line at the town website, and for pick up at the town office. The Public Outreach Subcommittee made four presentations of, and heard public comments on, the public opinion survey results in September 2005 at the Steep Falls Fire Barn, Saint Joseph's College, and Edna Libby and George E. Jack Schools.

Educational Workshops

Various speakers were invited to the Comprehensive Plan Update meetings, including: Linda Brooks, Standish Recreation Committee; Kym Dakin, New England Time Banks; Mitch Berkowitz, Town of Gray; Cindy Hopkins, Council Chair and the Senior Housing Ad-hoc Committee. Also, Committee members attended regional presentations and conferences related to the Comprehensive Plan Update process. One of the examples is Randall Arendt's presentation on Conservation Subdivision Design at the University of Southern Maine. As a result, the Committee held a number of public presentations exploring the concept of Green Subdivisions, including video broadcasting on the local TV channel.

PUBLIC OPINION SURVEY

The community survey was administered in the spring of 2005 and was mailed to every residence and property owner in the Town. There were 5,100 surveys mailed out to Standish households based on both taxpayer and voter databases. The total number of returned surveys included in the report is 719, which represents a 14.1% response rate. (In addition, the on-line survey generated 24 responses.); The sample size of 719 represents a 95% confidence level and a confidence interval of 3.5. This sample size produces a margin of sampling error of +/-3.5%.

The survey focused on trying to determine what was important to the residents about living in Standish. In particular, the survey focused on issues with the specific impacts of growth, rather than the amount of growth which has taken place.

Part I: Demographic Information

Question #1	Resident of Standish?	Yes: 648	No: 63
Question #2	Standish homeowner?		664
	Renter?		17
	Other?		20
Question #3	Live here year round?	Yes: 613	No 101
Question #4	How long have you lived in Standish?	Average of 21 Years	
Question #5	School aged children (K-12) in your home?	Yes: 149	No: 537

Table 2: Survey Demographics

The survey showed that 90% of respondents are Standish residents, with 84% living in Standish year round and 15%, or 101 persons, visiting Standish on a seasonal basis. Among the 719 residents who participated in the survey, 112 live and work in Standish (16%) and 599 (83%) work elsewhere. The survey also showed that 93% of respondents are homeowners, 2% are renters, and 2% are other. Finally, 21% of respondents have school aged children in their home, while 74% do not.

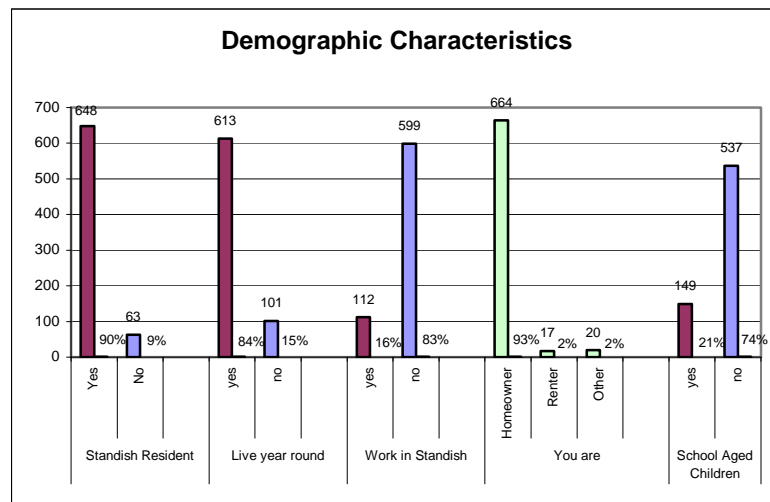


Figure 1: Survey Demographics

PUBLIC OPINION SURVEY

Part I, Question #5. Do you work in Standish? If not, where do you work?

Yes: 112 No: 599

Unemployed	7	Westbrook	25
At Home	8	Gorham	28
Saco/Biddeford	8	So Portland	28
Windham	11	Other Towns in Maine	53
Other State	21	Portland	101
Scarborough	22	Retired	137

Table 3: Place of Work

The majority of Standish residents working outside of the town commute to Portland (101). Almost one third of respondents are retired at the age of 55-74, which is consistent with the Census data.

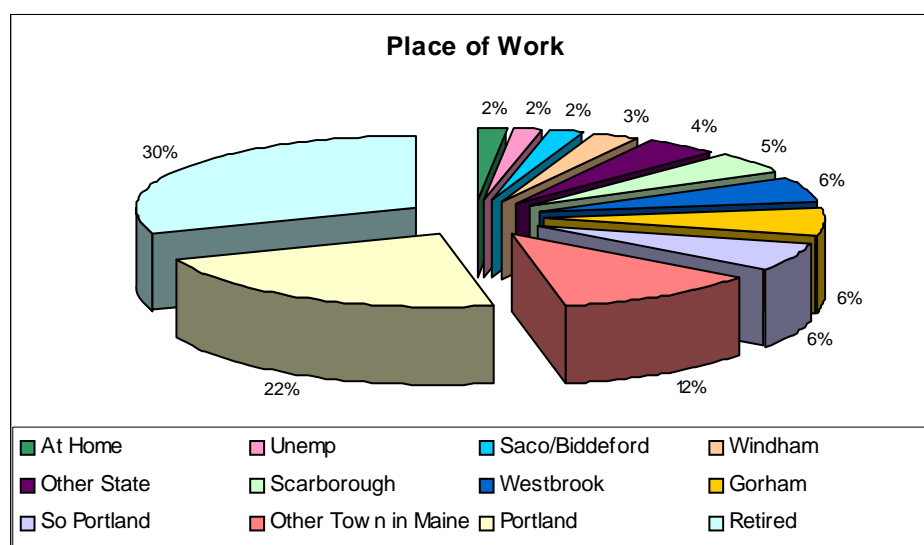


Figure 2: Where Standish Residents Work

Over 90% of respondents are homeowners; only 2% are renters. The majority of respondents indicated that they do not have school-aged children in their households.

Part I, Question #7. What is your age?

<19	3
20 - 34	74
35 - 54	275
55 - 64	178
65 - 74	106
>75	62

Table 4: Age of Respondents

Only 11% of the population is 34 years old and younger. Almost 40% of respondents indicated that they are in the 35-54 age group and almost half of the residents are 55 and older.

PUBLIC OPINION SURVEY

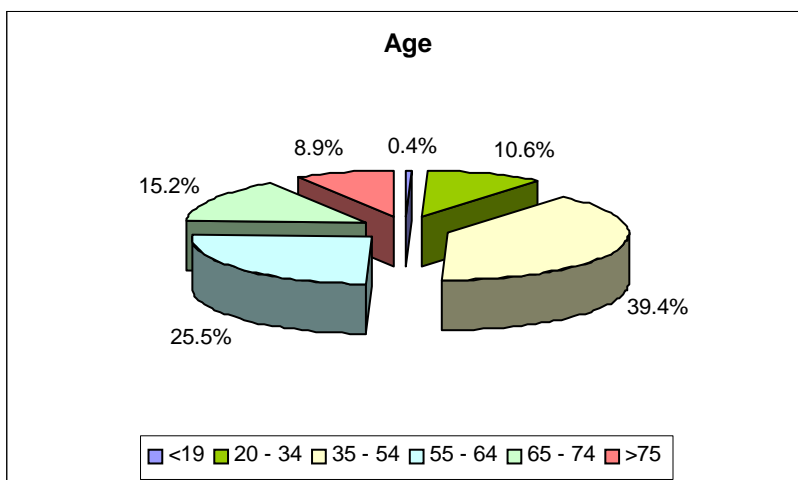


Figure 3: Age of Survey Respondents

Part I, Question #8. Please indicate your total annual household income (Optional)

<10K	8
10K - 25K	55
25K - 50K	161
50K - 75K	124
75K - 100K	73
>100K	56

Table 5: Annual Household Income

Consistent with the U.S. Census data, the survey showed that over 50% of residents, who answered the question about their household income, have annual household income of \$50,000 or more, which is higher than the County average of \$44,048 per household. Only 66.3% of respondents answered the question

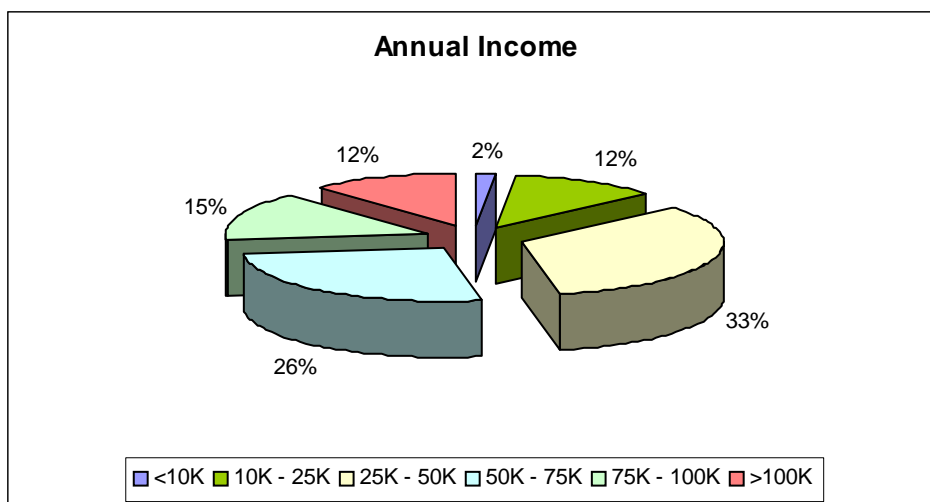


Figure 4: Annual Income of Respondents

PUBLIC OPINION SURVEY

Part 2: Visioning

Part 2, Question #1: The following choices were given to identify the future vision for Standish:

- Standish should be a full-service town where all work, shopping, service, housing, health care, and educational needs can be met.
- Standish should be a fairly diverse community with some commercial, job, and housing opportunities.
- Standish should focus on becoming a manufacturing-based community.
- Standish should focus on becoming a nature-based, tourist-oriented community with a variety of recreational opportunities.
- Standish should be a primarily residential community with few industries and limited commercial services.
- Standish is fine the way it is. Don't make any substantive changes.

Manufacture	11	2%
Nature based	91	13%
Residential	125	17%
No changes	153	21%
Full service	154	21%
Diverse	237	33%

Table 6: Vision for Standish

According to the survey, 33% of respondents envision Standish as a diverse community with a mix of commercial and residential development. Twenty percent are satisfied with the way Standish looks now and do not want any substantive changes.

Part 2, Question #2: Which of the following should be the town government's primary focus over the next 10 years? Please rank your top FIVE choices by placing 1, 2, 3, 4 or 5 to the left, starting with 1 as most important.

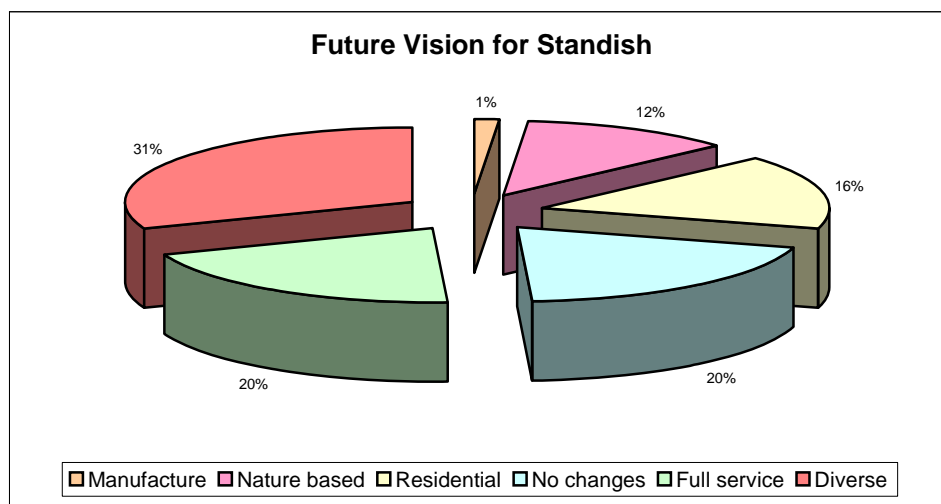


Figure 5: Vision for Standish

PUBLIC OPINION SURVEY

	1	2	3	4	5	Total # of Answers
Protect Nature	250	90	51	52	46	489
Attract Jobs	102	65	54	54	45	320
Gorham Bypass	87	61	71	45	64	328
Road maintenance	84	118	101	86	64	453
Water Access	56	92	69	53	62	332
Affordable Housing	41	35	42	36	28	182
Regional Collaboration	32	25	48	51	45	201
Public Infrastructure	27	28	35	39	49	178
Pedestrian Safety	26	41	64	41	39	211
Community Center	16	33	33	47	51	180
Public Transit	11	23	23	34	50	141
Old Range Roads	11	27	30	29	33	130
Cultural and Historic	7	54	78	66	42	247
Newsletter	4	13	7	11	34	69

Table 7: Vision for Town Government

Almost 35% of the respondents felt that the town government's primary focus over the next 10 years should be on protecting natural resources and open space. Other priority areas include the Gorham Bypass, road maintenance, new business and jobs, and water access.

Part 2, Question #3: Which, if any, of the following natural resources in Standish should the town take steps to protect over the next five to ten years? Please rank your top THREE choices by placing 1, 2, or 3 to the left, starting with 1 as most important.

	1	2	3
Groundwater	205	106	74
Surface Water	133	99	75
Forest	102	145	147
Open space	92	96	95
Farmland	57	78	82
Habitats	42	54	67
View Sites	32	38	73
Wetlands	24	7	13
Minerals	7	28	24

Table 8: Natural Resources for Protection

PUBLIC OPINION SURVEY

Part 3: Opinions on Existing Conditions

Part 3, Question #1: What are the THREE (3) important reasons you (or your family) choose to live in Standish? Please rank your top THREE choices by placing 1, 2, or 3 to the left, starting with 1 as most important.

	1	2	3	Total
Rural Character	126	146	120	392
Near Relatives	101	112	33	246
Low Tax Level	94	67	66	227
Lakes Region	91	48	62	201
Cost of Housing	86	63	35	184
Natural Environment	84	84	74	242
Near Job	51	25	29	105
Near Portland	37	89	114	240
Low crime	34	111	75	220
Schools	13	25	22	60
Town services	7	11	14	32

Table 9: Why Respondents Live in Standish

The most important reason for choosing Standish as a place of residence is the town's rural character (17.5%). Almost 55% of the respondents indicated that the rural character of Standish was important to them and placed this aspect as their first, second, or third choice. Other reasons for living in Standish include relatives, the low tax level, and location in the heart of the Lakes Region.

Part 3, Question #2: Are you satisfied with the following aspects of Standish? Check the column that best represents your opinion.

When asked about satisfaction with the services provided by the town, the majority of responses were placed in the satisfied column, with the exception of job opportunities and senior care in Standish. Generally, residents are satisfied with the natural environment, quality of life, rural character, fire and police services, and schools.

PUBLIC OPINION SURVEY

Level of satisfaction with the following aspects of Standish

Aspect	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Strongly Dissatisfied
Natural Environment	23.9%	59.9%	6.3%	5.0%	0.4%
Quality of life	23.4%	62.4%	4.3%	5.6%	0.6%
Rural Char.	22.9%	62.6%	4.5%	5.6%	0.6%
Town Services	22.7%	58.0%	7.8%	5.6%	2.1%
Fire, Police	18.4%	57.6%	13.1%	5.6%	1.8%
Waste Disposal	16.1%	51.2%	13.6%	10.7%	3.6%
Schools	10.3%	38.1%	28.1%	12.9%	5.3%
Recreation	8.6%	45.6%	17.1%	18.9%	4.9%
Cost of living	7.4%	46.5%	10.2%	24.6%	5.1%
Housing	5.4%	36.2%	38.9%	11.4%	2.4%
Cable TV	5.4%	31.8%	25.7%	22.8%	9.7%
Youth Programs	4.7%	32.0%	39.8%	13.8%	3.5%
Library	4.5%	27.3%	36.6%	18.9%	7.8%
Roads	3.2%	51.0%	6.5%	28.7%	6.0%
Rate of Development	3.2%	34.1%	19.1%	30.2%	7.2%
Communication	3.2%	32.8%	36.9%	15.6%	5.4%
Cultural and Historic Facilities	3.1%	39.2%	35.2%	13.9%	1.9%
Job Opportunities	1.5%	15.2%	43.7%	25.7%	7.9%
Senior Care	1.3%	13.8%	57.4%	16.3%	5.6%

Table 10: Satisfaction Measures

Part 4: Growth and Development Issues

Part 4, Question # 1: Which type of new housing neighborhoods would you prefer?

- Suburban-type housing neighborhoods with distinct areas of single-family, two-family, and multi-family development
- Traditional neighborhoods with a mix of single, two-, and multi-family development on smaller lots and narrower streets
- A mix of commercial and residential development

When asked about the type of new housing neighborhoods, Standish residents gave preference to the suburban-type housing neighborhoods (38%), followed by a preference for a mix of commercial and residential development (28%). Traditional neighborhood development was selected by 25% of respondents.

Part 4, Question # 2: The 2000 U.S. Census population of Standish is 9,285 persons. During the 1990s, Standish grew by 1,607 persons, twice as fast as Cumberland County. The State Planning Office forecasts that Standish will grow by 1,930 persons over the next 15 years and will be a home to 11,215 residents in 2015. Given our anticipated growth, what types of new development do you think we will need in Standish in the future? Please place a check mark in the appropriate cell.

PUBLIC OPINION SURVEY

Senior housing and single-family development are the most desirable housing types in Standish according to the survey results (68% and 66% respectively). Home occupation and duplexes have also gained town-wide support (46% and 36% respectively). Townhouses and commercial development could be allowed under the condition that tight standards are implemented.

Development Type	Yes	No	Yes, with tight standards	No opinion
Senior Housing	68%	8%	13%	5%
Single Family	66%	5%	18%	4%
Home Occupation	46%	8%	20%	15%
Duplexes	36%	28%	22%	5%
Townhouses	32%	33%	22%	4%
Commercial	32%	15%	42%	3%
Apartments	28%	32%	24%	6%
Industrial	19%	33%	34%	5%
Cluster Development	18%	38%	19%	11%
Mobile Homes	13%	53%	17%	5%

Table 11: New Development Desired

Part 4, Question #3: *Since the completion of Standish's Comprehensive Plan of 1992, 90% of all new development occurred in rural areas. Please check the statement that best represents your opinion.*

1. Development in the rural area is not an issue.
2. Let growth continue in the same pattern as it is.
3. Future development should be encouraged closer to the Village Centers

Overall, respondents felt that new development should be located closer to the Village Centers (50%) rather than in rural areas (44%).

Part 4, Question # 4: *What should the town policy be toward the following kinds of economic development?*

According to the questionnaire, the town government should promote and permit agricultural and forest management activities, encourage eating establishments, professional offices, retail stores, residential care facilities, and service providers among other services listed below. Industrial parks, manufacturing, and shopping centers are not favorable types of economic development in Standish and could be allowed with tight standards.

	Promote and permit	Permit with tight standards	Discourage	No opinion
Agriculture and Forestry	60%	16%	7%	9%
Eating Establishments	53%	31%	9%	3%
Professional Offices	52%	25%	12%	5%
Retail Stores	43%	30%	17%	4%
Residential Care Facilities	43%	34%	10%	7%
Service Providers	43%	29%	10%	9%
Campgrounds	38%	31%	18%	7%
Lodging	32%	37%	19%	5%
Commercial Recreation	29%	33%	22%	8%
Governmental Agencies	26%	21%	29%	16%
Manufacturing	24%	39%	26%	5%
Shopping Centers	21%	33%	36%	4%
Industrial Parks	17%	33%	39%	5%

Table 12: Town Policy toward Economic Development

PUBLIC OPINION SURVEY

Part 4, Question #5: In general, how would you rate the following features in the VILLAGE AREAS (Standish Corners, Steep Falls, Sebago Lake Village)? Please put a check mark in the appropriate box (excellent, good, fair, or poor) for the village areas that you are familiar with.

The information below summarizes public opinion on some of the features and conditions in the Standish Village areas, including Standish Corners, Steep Falls, and Sebago Lake Village.

Rating of Village Areas

	Standish Corners				Sebago Lake Village				Steep Falls			
	Excl	Good	Fair	Poor	Excl	Good	Fair	Poor	Excl	Good	Fair	Poor
Overall layout	3.6%	39.6%	33.1%	9.5%	1.3%	22.5%	30.5%	21.6%	1.9%	27.0%	22.1%	10.4%
Building Design	3.9%	46.6%	27.5%	6.0%	0.3%	16.3%	32.0%	25.9%	1.1%	20.7%	27.0%	11.8%
Signage	3.6%	42.7%	30.3%	7.1%	1.4%	24.9%	30.6%	16.4%	1.3%	22.5%	38.2%	9.9%
Sidewalks	1.5%	9.9%	17.7%	54.8%	0.6%	5.0%	15.2%	53.0%	0.8%	8.8%	17.9%	31.2%
Parking	2.2%	23.8%	24.2%	34.4%	0.6%	10.7%	25.9%	37.6%	1.4%	13.8%	27.0%	16.8%
Traffic Flow	2.1%	24.8%	38.1%	21.4%	1.0%	18.9%	32.7%	22.7%	2.8%	35.0%	17.0%	5.1%
Lighting	2.6%	38.8%	32.4%	10.2%	0.6%	20.7%	33.7%	18.9%	0.7%	19.9%	25.7%	12.2%
Landscaping	2.8%	31.2%	37.1%	13.4%	0.3%	9.7%	26.4%	37.4%	0.8%	17.4%	23.8%	17.4%
Neatness	4.5%	40.1%	33.0%	7.4%	0.6%	12.4%	29.8%	31.2%	1.3%	20.7%	24.8%	12.9%
Diversity of Uses	2.9%	32.8%	33.9%	12.1%	1.5%	16.0%	31.7%	21.1%	1.0%	27.5%	26.4%	16.1%

Table 13: Village Area Ratings

PUBLIC OPINION SURVEY

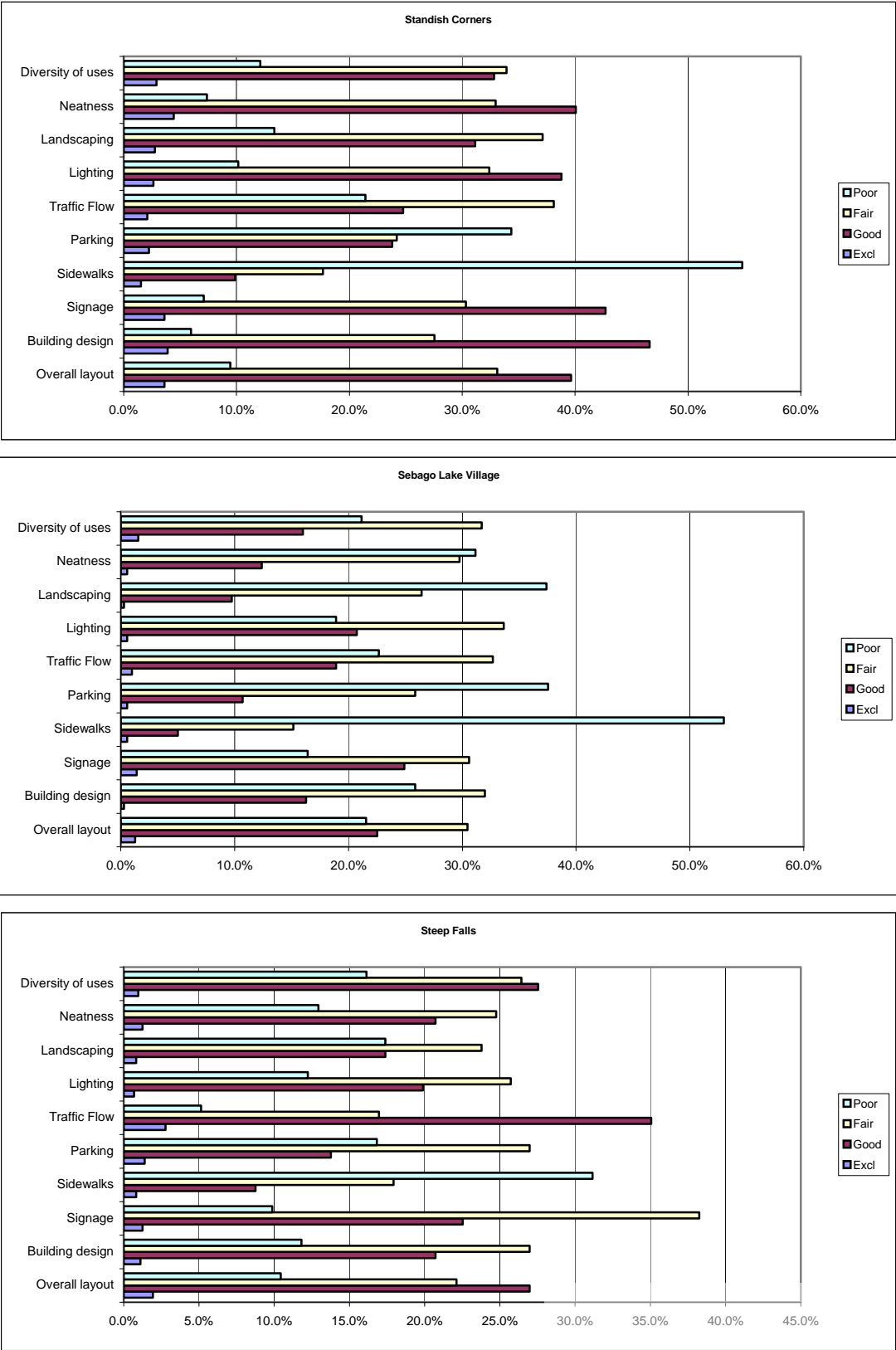


Figure 6: Rating Various Aspects of Standish's Three Villages

PUBLIC OPINION SURVEY

Part 4, Question #6: Should the town consider architectural design standards for new commercial development?

The majority of respondents supported architectural design standards for new commercial development (70%), 23% of the population felt that standards are not necessary.

Part 4, Question #7: At present, the only part of Standish designated as a historic area is Standish Village. Do you think that other areas throughout the town should be designated as historic areas?

Over 50% of respondents answered no to the idea that other areas in the town should be designated as historic areas, and 33% were in favor. Some of the suggested areas for the historic designation include York Corner, Steep Falls, Richville, Sebago Lake Village, Payne and Watchic Neighborhoods, areas along rivers, farmlands, and trails.

Part 4, Question #8: What new town services and/or facilities should be considered over the next ten years?

A town beach was identified by the majority of respondents (68%) as one of the services for consideration over the next 10 years. Village sidewalks and adult education programs were placed second and third in priority status with 66.5% and 53.8% support.

New Town Services for Consideration over the Next 10 Years

(i) Service	Yes	No	No Opinion
Town Beach	68.3%	14.9%	9.9%
Village Sidewalks	66.5%	17.7%	9.2%
Adult Education	53.8%	19.6%	19.2%
Sports Fields	49.7%	26.8%	15.4%
Other Recreational Facilities	49.4%	21.1%	20.0%
Community Center	48.4%	26.0%	17.2%
Public Water	44.6%	32.4%	14.6%
Garbage Pick Up	39.1%	42.8%	10.6%
Public Sewer	33.8%	42.8%	15.3%
Other	2.8%	2.1%	4.9%

Table 14: New Town Services Wanted

Part 4, Question #9: Currently, waste management costs for Standish are 13% of the town's annual budget and the cost is expected to rise by 5% each year at the current rate of growth. If Standish had to reduce these costs, which of these do you think would be an acceptable way(s) to achieve that goal? Check any that apply.

466	Incentive program to encourage recycling and proper waste management
316	Recycling education programs for residents
230	No changes to present system
185	Curbside trash pick-up
87	'Pay per bag' system
13	Other

PUBLIC OPINION SURVEY

Incentive programs to encourage recycling and proper waste management (36%) and a recycling education program (24%) represent the most favorable ways to reduce waste management costs in Standish.

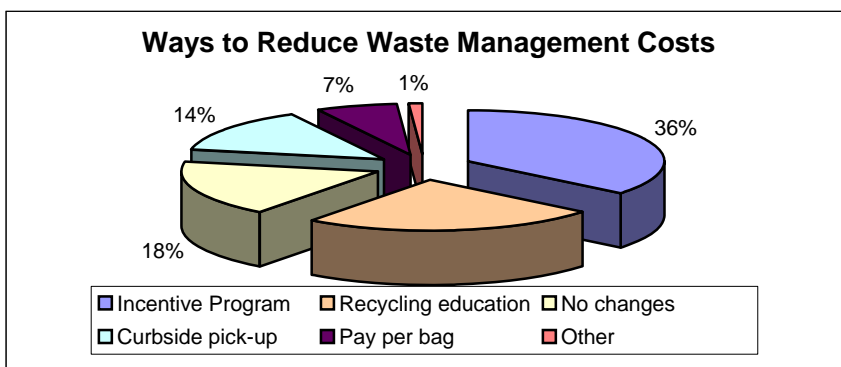


Figure 7: Waste Management

Part 4, Question # 10: Keeping Standish rural and protecting the town's natural resources was a high priority on our last comprehensive plan survey. Which of the following solutions would you support? Check any that apply.

Develop growth management tools.	304
Acquire areas that should be protected from development.	353
Increase lot sizes in rural areas to greater than the current 3-acre minimum and direct new development to the existing Village Centers.	191
Develop a 'Sebago Lake Compact' dedicated to the management and protection of Sebago Lake. This would be a partnership between lake users, including the Town of Standish, and other area towns, state agencies, sportsman groups, recreational clubs, area residents and business owners, Portland Water District, and others.	397
Expand multi-use trail linkages and wildlife corridors with other towns.	363

Table 15: Keeping Standish Rural

In order to keep Standish rural and to protect the town's natural resources, most of the respondents supported the ideas of developing a 'Sebago Lake Compact' (21%), expanding multi-use trails (19%), and acquiring areas that should be protected from development (19%). Other options were highly popular as well, with growth management tools gaining 16% of support, land trusts 15%, and increased lot sizes in rural areas 10%.

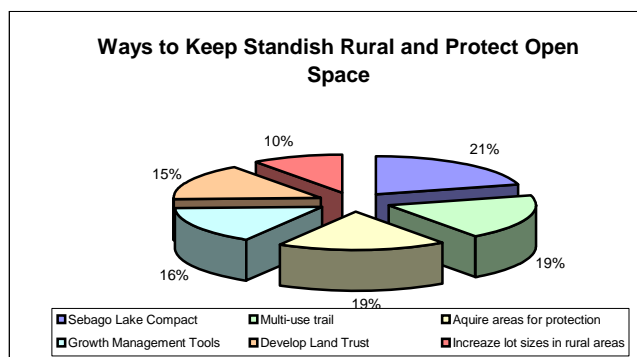


Figure 8: Keeping Standish Rural

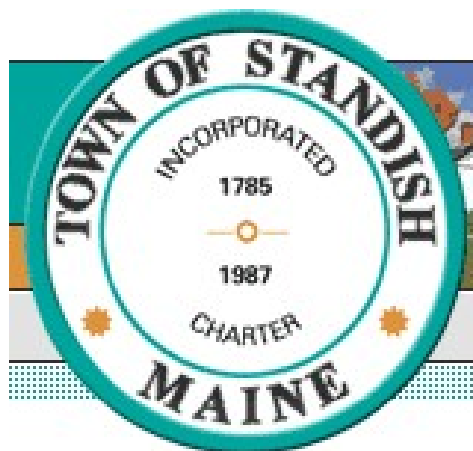
Town of Standish

Comprehensive Plan Update

June 6, 2006

BOOK II

GOALS, POLICIES AND STRATEGIES



GROWTH MANAGEMENT PROGRAM

STATE OF MAINE

Planning and Land Use Regulation Act

The Maine State Planning Office (SPO) provides the information, analysis, and guidance which decision makers need to make informed decisions about Maine's economy, resources, and governance.

In 1988, the Maine Legislature enacted a comprehensive Growth Management Act (30-A M.R.S.A. § 4301 et seq.). The act is also known as the Planning and Land Use Regulation Act. Each municipality or multi-municipal region may prepare a growth management program in accordance with the Act or may amend its existing comprehensive plan and existing land use ordinances to comply with the procedures, goals and guidelines established in the law. The type of information which must be included in a comprehensive plan, and the procedures which must be followed to prepare and adopt the plan and related ordinances, including public hearing requirements, are outlined in the law. If a municipality or multi-municipal region chooses to prepare a growth management program, the municipal officers of a municipality or a combination of municipalities shall designate and establish a 'local planning committee', which may include one or more municipal officials. The Office of Comprehensive Planning in the Maine Department of Economic and Community Development (OCP) is required by the law to provide municipalities with financial and technical assistance.

The Legislature declares that it is the purpose of this Act to:

1. Establish, in each municipality of the State, local comprehensive planning and land use management;
2. Encourage municipalities to identify the tools and resources to effectively plan for and manage future development within their jurisdictions with a maximum of local initiative and flexibility;
3. Encourage local land use ordinances, tools, and policies based on local comprehensive plans;
4. Incorporate regional considerations into local planning and decision making so as to ensure consideration of regional needs and the regional impact of development;
5. Provide for continued direct state regulation of development proposals that occur in areas of statewide concern, that directly impact natural resources of statewide significance or that by their scale or nature otherwise affect vital state interests;
6. Encourage the widest possible involvement by the citizens of each municipality in all aspects of the planning and implementation process in order to ensure that the plans developed by municipalities have had the benefit of citizen input; and
7. Encourage the development and implementation of multi-municipal growth management programs.

Title 30-A section 4352 requires all zoning ordinances to be pursuant to and consistent with a comprehensive plan adopted by the legislative body. "Zoning" is defined as a regulation which applies different requirements to different areas of a municipality. Until the adoption of the Growth Management Act, an ordinance such as a typical site plan review ordinance would not fit this definition and would not need to conform to a comprehensive plan. However, the **Growth Management Act establishes deadlines by which existing land use ordinances must either conform to a new comprehensive plan or become void.** Another important issue related to the adoption and enforcement of a zoning ordinance is the **statutory requirement that a map be prepared and adopted as part of the ordinance (30-A M.R.S.A. § 4352).** Failure to adopt a map will render the zoning ordinance unenforceable.

GROWTH MANAGEMENT PROGRAM

State Growth Management Goals

The Legislature established a set of state goals to provide overall direction and consistency to the planning and regulatory actions of all state and municipal agencies affecting natural resource management, land use and development (30-A M.R.S.A. §4312 subsection 3). The Legislature declares that, in order to promote and protect the health, safety and welfare of the citizens of the State, it is in the best interests of the State to achieve the following goals:

- A.** To encourage orderly growth and development in the appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl;
- B.** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
- C.** To promote an economic climate which increases job opportunities and overall economic well being;
- D.** To encourage and promote affordable, decent housing opportunities for all Maine citizens;
- E.** To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas;
- F.** To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas and unique natural areas;
- G.** To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public;
- H.** To safeguard the State's agricultural and forest resources from development which threatens those resources;
- I.** To preserve the State's historic and archeological resources; and
- J.** To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

GROWTH MANAGEMENT PROGRAM

Town Growth Management Goals, Policies and Implementation Strategies

“WE have achieved this preservation while still enjoying a steadily growing population. Aggressive application of growth management techniques has assured that growth has taken place primarily within the village centers... In 2005, the residents of Standish were polled regarding their vision for the future of their town. The results showed a desire to retain the rural character and protect the natural environment of Standish.” - VISION STATEMENT for 2016.

Overall Growth Management Goals

1. Implement a Growth Management Program Consistent with the Vision for the Town of Standish.
2. Ensure that the Growth Management Program is consistent with the other goals and implementation strategies of the plan, especially the following goal: Encourage most projected residential and most business development to take place within designated growth areas, supported by infrastructure and services, and protect rural land uses, scenic resources and character according to the Conservation Lands Map.

Policies

1. Ensure that land use regulations, open space and cultural resources protection, education programs, service and facility management included in the capital improvements program, transportation planning, regional coordination, and fiscal and taxation policies support the Growth Management Program.
2. Administer an implementation, revision and monitoring process to follow up on the Growth Management Program's effectiveness in meeting state growth management goals and the town vision.

Growth Management Implementation Strategies¹

The Policies will be implemented as follows:	Responsible Party	Timeframe
1. Establish a comprehensive advisory committee to monitor and evaluate progress in achieving Goals and Policies of the Comprehensive Plan.	Town Council	2007 and ongoing
2. Review, amend and create zoning that will achieve these growth management goals.	Town Council with assistance from the Planning Board	
3. Oversee implementation of the Growth Management Program so that most of the projected residential growth is accommodated in the designated Growth and Transitional Areas shown on the Future Land Use Map. Allow development to occur at a pace consistent with the following considerations: <ol style="list-style-type: none"> a. Limit 60% to 70% of new residential development to the designated Growth Areas and some future portion allocated to the Transitional Areas. b. Limit 30% to 40% of the new residential development to occur in the Low Growth Areas and Critical Areas. c. Provide incentives for affordable housing. d. Manage growth according to the infrastructure and service capacity, including schools and municipal facilities. e. Coordinate with neighboring communities in the region. f. Historic growth trends. 	Town Council with assistance from the Comprehensive Plan Advisory Committee and town administrative staff	

¹ Growth Management goals and strategies are also included in other strategy sections such as the Future Land Use Plan, where responsible parties and timeframes are indicated.

GROWTH MANAGEMENT PROGRAM

4. Amend the Zoning and Subdivision Ordinances to encourage development in the designated Growth Areas and, to a lesser degree, in the Transitional Areas, and to protect critical natural and water resources, open space, farming and timber harvesting as specified in this Comprehensive Plan.	Town Council with assistance from the Ordinance Committee	
5. Develop a Conservation Lands Map that depicts open space, critical natural areas, historic, cultural and other resources that are important to Standish residents. This map will be considered during the new development planning process to ensure that these areas are preserved and integrated in the overall site design.	Town Council, with assistance from a new Conservation Commission	
6. Ensure that Facilities and Services investments and Capital Investment Priorities are directed to the areas most suitable to residential growth and business development and are supported by the town's tax base.	Town Council	
7. Promote diversity of transportation options for Town residents , traffic safety, road maintenance and capacity, and connectivity between Village Centers.	Town Council	
8. Ensure regional cooperation with surrounding towns and regional coalitions , including the Lakes Region Coalition Route 113 Committee, Westbrook Housing Authority, Greater Portland Council of Governments, and Lakes Region Development Council.	Town Council	

FUTURE LAND USE PLAN

“...growth has taken place primarily within the village centers, creating a diverse mix of residential, light commercial, religious, municipal, and institutional land uses as well as civic open spaces. Such managed growth has encouraged citizen interaction and a strong sense of community. Conversely, commercial and light industrial development has been accommodated in other growth designated areas.” VISION STATEMENT for 2016

Description and Purpose

The Future Land Use Plan consists of two parts. One part is the Future Land Use Map. The Future Land Use Map shows the areas within Standish where the Town wants different types of future land uses to be located. The other part is the Future Land Use Plan which contains Goals, Policies and Implementation Strategies that document how the Town plans to achieve the Future Land Use Map.

Both the Future Land Use Plan and the Future Land Use Map are based on the Vision Statement and have been further guided in their development by the Survey results and issues identified, and sometimes mapped as well, in the inventory and analysis chapters of Book II.

The Future Land Use Map and the Future Land Use Plan provide the policy basis for the Town to continue to exercise local zoning, exclusive of shoreland zoning, which is state mandated. Each comprehensive plan, under State Planning Office rules, must designate Growth and Rural Areas. Future land use plans must encourage a majority of the new growth projected over the planning period to locate in designated Growth areas.

Comparison to 1992 Comprehensive Plan's Future Land Use Plan and Map

The 1992 Standish Comprehensive Plan's Future Land Use Plan included a Future Land Use Map that is quite similar to the Future Land Use Map that is included in this 2006 Comprehensive Plan. Fundamentally, that settlement pattern and allocation of land to residential, commercial, industrial, rural, institutional and other land uses, remains valid as a goal for Standish to achieve. This Future Land Use Plan does not propose major changes to existing zoning district boundaries or to the locations of designated growth and rural areas.

The changes contained in the 2006 Comprehensive Plan are needed primarily because the methods, i.e. implementation strategies for achieving the settlement pattern and, to a lesser extent, the allocation of land uses did not work effectively to protect Standish's rural character. Although the 1992 Comprehensive Plan called for encouraging projected growth to locate primarily in growth areas, and the Town implemented zoning changes intended to bring that result into effect, the opposite occurred. As shown on the map on the following page, about 27 % of new residential development in Standish 1999 through 2004 took place in growth areas, whereas about 73% took place in rural areas. The locations of building permits issued by the Town during this period, superimposed on the 1992 Comprehensive Plan's Future Land Use Plan shows a picture of just how extensively a majority of new residential development changed Standish's rural character for the years it documents. That does not include the several years during the 1990s when similar ordinance provisions were in effect, and the correspondingly similar changes to rural character not shown also took place.

The 2006 Future Land Use Plan does differ from the 1992 Future Land Use Map in some aspects. The 1992 Map was updated to reflect growth patterns actually realized over the past 15 years. The 2006 Future Land Use Map also reflects area types now recognized and required and recommended by the State Planning Office (SPO). The 2006 FLU Plan lays a new foundation for management of anticipated growth over the planning period.

These changes are designed to achieve the following goals:

- a. To reflect growth patterns actually realized since the 1992 Plan was adopted.

FUTURE LAND USE PLAN

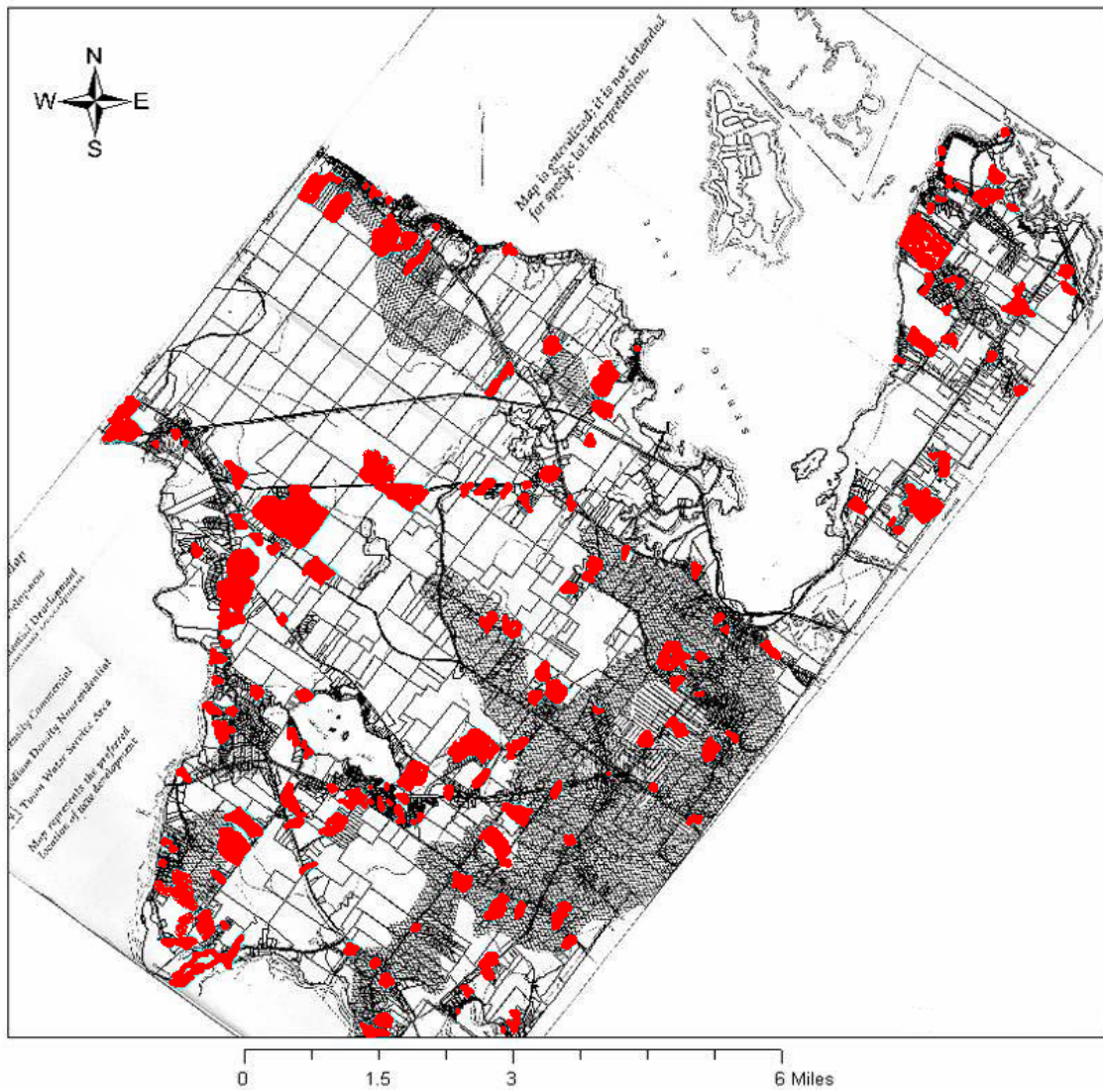
- b. To more effectively guide a majority of projected residential growth to designated growth and transitional areas.
- c. To more effectively preserve rural character by discouraging a majority of projected residential development and prohibiting nearly all commercial and industrial growth from locating in designated rural (low growth) areas and critical rural areas.
- d. To more successfully design the projected growth with creativity, utilizing higher density where soils and groundwater will allow it, and/or where public water availability will support it.
- e. To more successfully dedicate open space to protection and/or continued use in timber production or agriculture while still accommodating new residential and commercial development.
- f. To more effectively define village centers and improve their livability, historic character, pedestrian friendliness and safety, traffic conditions, and neighborhood stability, while allowing for continuing economic development.
- g. To more successfully protect the rural resource production economy that gives essential elements to the Town's rural character.
- h. To allocate space for and accommodate the density requirements of a range of elderly housing needs.
- i. To provide a more current foundation for existing zoning and for the zoning changes needed to achieve the more recent Vision Statement and survey preferences expressed in 2005, which have been incorporated into this Future Land Use Plan and into the goals, policies and implementation strategies of all the other sections of this Comprehensive Plan.

FUTURE LAND USE PLAN

Actual Growth Patterns (1999 – 2004)

Shown on the 1992 Comprehensive Plan's Future Land Use Map

<u>Map Areas</u>	<u>Map Colors</u>	<u>Growth Pattern Analysis, 1999 - 2004</u>
Growth Areas	Dark Areas	Where most growth was supposed to be located
Rural Areas	White Areas	Where most growth was to be discouraged
New Permits	Red Areas	Where residential growth actually happened



Maps I: Growth Patterns 1999 - 2004

FUTURE LAND USE PLAN

Goals, Policies, Implementation Strategies

Goals

1. Encourage orderly growth and development in appropriate areas of the community, while protecting rural character, to make efficient use of public services, and to prevent development sprawl. (Also a State Goal)
2. Safeguard agricultural and forest resources from development that threatens those resources. (Also a State Goal)
3. Establish a land use pattern and system of regulatory and non-regulatory measures that protect open space and the rural character of Standish.
4. Establish a land use pattern and system of land use regulation that protects the surface water and groundwater quality and quantity within all parts of Standish.
5. Establish a land use plan consistent with regional growth trends, where within the regional context Standish serves as a transitional area between the more suburban towns to the south and east and the more rural towns to the north and west of Standish.
6. Provide and ensure ongoing public access to Standish water bodies for recreational and economic development purposes. Establish a public beach on Sebago Lake.
7. Establish a land use pattern that defines specific sections for growth and low-growth areas in order to preserve open space, farmland and environmental resources while encouraging sustainable growth.
8. Promote a land use pattern that will assure cost effective and efficient delivery of public services, and maintain a safe and efficient transportation network.
9. Ensure that new development is compatible with the existing scale and rural character of Standish and does not negatively impact the site and/or surrounding areas.
10. Attain a goal of at least 60 to 70 percent of new residential uses to be located within designated Growth and Transitional Areas over the next ten years. Attain a goal of no more than 30 to 40 percent of new residential uses to be located in Rural and Critical Rural Areas over the next ten years.

Policies

- I. Utilize land use regulations as the primary tools for managing the location and character of future growth and development. The regulations shall be based on and reflect Growth Areas, Transitional Areas, Low Growth Areas and Critical Areas designed to direct growth to suitable locations within the community and to maintain open space and protect important natural and cultural resources. Growth areas shall be those areas most cost-effectively served by public services and facilities. The following policies establish the criteria for designation of Growth, Transitional, Low Growth and Critical Areas:
 - a. Establish **Growth Areas** for residential, and village scale commercial and light industrial development in areas that:
 - i. Are already developed, or are adjacent to developed areas where public services and facilities (including public water) can be most efficiently and cost-effectively provided;
 - ii. Are within proximity to state highways and are accessible to existing utilities;
 - iii. Are consistent with Growth Areas in neighboring communities;
 - iv. Generally do not include sand and gravel aquifers, areas with significant wildlife habitat, and other significant natural resources, such as large areas of forest and farmland, archaeologically sensitive areas, etc.

FUTURE LAND USE PLAN

- b. Establish **Transitional Areas** that are suitable for future residential development and/or commercial development:
 - i. Outside and adjacent to Growth Areas;
 - ii. Where new buffered commercial conservation subdivision development can occur within existing Business and Commercial Districts and Industrial Districts along portions of major highway corridors located within these areas;
 - iii. Where residential development will be encouraged to take the form of conservation subdivisions;
 - iv. Does not include sand and gravel aquifers.
- c. Establish **Low Growth Areas** to maintain natural resource integrity, while providing for very low density development, which are:
 - i. Existing and future public water supply recharge areas;
 - ii. High value plant and animal habitats;
 - iii. Large undeveloped habitat blocks;
 - iv. Farmland and forestland; and
 - v. Backland areas not included in Growth, Transitional or Critical Areas.
 - vi. Non-shoreland zone portions of islands.
- d. Establish **Critical Areas** to protect the most sensitive and important natural resource areas:
 - i. Areas now located in the Resource Protection, Stream Protection, and Wetland Districts.
 - ii. The State-owned wildlife management area in the northwestern part of Standish.
 - iii. A large tax-acquired parcel of Town-owned land located on the Boundary Road immediately adjacent to and south of the State-owned wildlife management area referred to above. This parcel remains undeveloped and consists of mostly wetland. It is not suitable for development and is adjacent to a large, unfragmented section of wildlife habitat that is also underlain by a sand and gravel aquifer.
 - iv. The area currently reserved by the Portland Water District for use as potential future well fields.
 - v. Extremely sensitive resources that are not now protected by ownership or zoning, but that should be protected from development, including:
 - Rare plant and animal habitats
 - Deer wintering areas
 - Steep slopes
2. Utilize zoning, site plan review and related subdivision regulation to control land use, development density, designs and impacts. Utilize design and performance standards that are specific, but flexible enough to give the administering authority adequate guidance, while allowing for creativity.
3. Provide regulatory incentives and greater flexibility for desirable development, such as:
 - a. Elderly housing
 - b. Affordable housing²
 - c. Development located near, and connecting to, existing public water mains
 - d. Conservation subdivisions that preserve dedicated open space
 - e. Commercial conservation subdivisions or mixed use developments
 - f. Commercial and light industrial development, consistent with the Economic Development section of this Comprehensive Plan.

² "Affordable housing" means decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the median income of the Portland Housing Market Area.

FUTURE LAND USE PLAN

4. Allow and encourage new business, commercial and industrial development within Growth and Transitional Areas and allow new businesses that involve or depend on rural resource production and/or nature-based tourism within the Low Growth Areas in the interest of meeting the various goals identified within the Economic Development section of the Goals, Policies and Implementation Strategies.
5. Consider whether to authorize contract zoning in Growth and/or Transitional Areas as a tool for business development.
6. Regulate land use to protect natural resources, including water quality, wetlands, floodplains, aquifers and habitat designated as significant or essential by the State or the Town, within all types of areas identified in Policy I, above.
7. Regulate new development to control stormwater quantity and quality as means of protecting water quality in all streams, rivers, lakes and wetlands in Standish. Coordinate with other towns in protecting water quality and guarding against cumulative increases in flood hazard within regional watersheds, including the Saco River and Sebago Lake.
8. Discourage development in Low Growth Areas and any developable portion of Critical Areas as defined in Policy I, a. – d., above, using the following techniques, such that only 30 – 40% of projected new development locates in Low Growth Areas and Critical Areas (combined):
 - a. Control the pace, timing, and location of development within Low Growth Areas and Critical Areas by limiting the number of residential building permits issued on a yearly basis (building cap) in these areas.
 - b. Annually monitor actual issuance of permits and annually update the growth projections to allow recalculation of building caps in the Low Growth and Critical Areas as needed.
 - c. Require conservation subdivisions, but with reduced or none of the density bonus options for conservation subdivisions in Growth and Transitional Areas³.
 - d. Ensure that land use regulations in Low Growth Areas do not inhibit continued, new or expanded rural resource based enterprises.
 - e. Limit commercial uses in Low Growth Areas to those dependent on or associated with marketing rural resources produced in Standish and elsewhere or support the development of a four-season tourist economy.
 - f. Exclude all other forms of commercial development from major highway corridors or any other portions of Low Growth or Critical Areas, but continue to allow home occupations, subject to Town regulation, wherever residential uses are allowed.
 - g. Continue to allow individual mobile homes and manufactured homes on individual lots, but do not allow additional mobile home parks in Low Growth Areas or Critical Areas.
 - h. Implement regulatory and non-regulatory policies and strategies for the protection of open space, scenic views, public access, farm and forest production and habitat protection contained in sections of this Comprehensive Plan that address these topics, as another way of discouraging development within Low Growth areas.
9. Encourage projected new development to locate within Growth Areas and, to a lesser extent, within Transitional Areas, such that 60 – 70% of new development locates within the Growth Areas and Transitional Areas (combined), using the following techniques:
 - a. Allow mobile home parks only within those portions of the Residential District that are within Transitional Areas.
 - b. Create special purpose elderly housing standards for use within Growth and Transitional areas.
 - c. Provide amenities such as sidewalks landscaping and benches within village centers to increase their pedestrian friendliness and safety, as well as their attractiveness as a place to live.

³See examples of Conservation Subdivisions in Figure 9, Pgs. 47-51

FUTURE LAND USE PLAN

- d. Increase opportunities for parking in village areas.
 - e. Create public village green space within village centers.
 - f. Allow higher densities within Growth Areas, with the highest for those new developments that connect to existing public water mains.
 - g. Give priority to sites within Growth or Transitional Areas when seeking to partner with private non-profit developers to create affordable housing.
 - h. Allow single family, two family and multifamily developments within Growth and Transitional Areas.
 - i. Allow and encourage mixed use development with limited, village scale commercial uses and residential development in village centers.
 - j. Continue to allow home occupations wherever any residential uses are allowed.
- 10. Protect and enhance residential neighborhoods, particularly those located in Growth Areas, through land use regulations that minimize any negative impacts from new non-residential uses.
 - 11. Strengthen the regulations the Planning Board uses to review subdivisions, mobile home parks, multifamily developments, commercial uses, industrial activities, and other uses with the potential for significant impacts on the community.
 - 12. Establish a land use regulatory system consistent with the goals and recommendations of the Open Space Plan. Include public access to all lakes and a beach on Sebago Lake in the Open Space Plan.
 - 13. Publish a map of targeted open space that will present opportunities for landowners and developers to work with the Town and a land trust to protect key parcels' open space, habitat and public access values.
 - 14. Ensure that new development does not overtax public services and facilities, including roads, or negatively impact the environment. Ensure that new development pays for any expansion or upgrade of public facilities and services necessitated by the development, particularly when the development is located outside designated Growth Areas.
 - 15. Provide adequate administration and enforcement, including maintenance of up-to-date land use and natural resource information and maps that are user-friendly and accessible to town officials, developers and the public.
 - 16. Ensure that local regulations are clear, straightforward and coordinated to facilitate administration, compliance, and enforcement. Ensure that applicants pay for the cost of administering permit applications and related expenses.
 - 17. Utilize non-regulatory approaches to growth management where possible, to promote desired land use patterns and the preservation of important critical natural resource areas and open space, in a manner that invites participation by developers, property owners and neighbors.
 - 18. Work with neighboring communities and the Greater Portland Council of Governments to address and coordinate growth and development in the region. Seek to maintain land use designations that are compatible with those of neighboring towns. Maintain a mutual protocol for the review of permits for land use activities with potential impacts on Standish and neighboring towns. This should include situations where state and federal review is required.
 - 19. Consider using a system of Transferable Development Rights to help implement the Future Land Use Plan and the Open Space Plan it calls for.

FUTURE LAND USE PLAN

Future Land Use Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Time-frame
1 Complete a detailed and comprehensive ordinance review , and, as necessary, update zoning, site plan and subdivision review performance and design standards to implement policies and strategies in this Future Land Use Plan and in other subject areas of this Comprehensive Plan.	Town Council and the Ordinance Review Committee	2008 through 2011
2 Amend, as necessary, zoning district boundaries shown on the Standish Zoning Map and permitted land uses to conform with the general pattern established on the Future Land Use Map and by the criteria in Policy no. 1, a-d., above.	Town Council and Ordinance Review Committee	2008 through 2011
3 Establish a system of incentives within Growth Areas to promote the development of elderly housing, affordable housing, developing on or near public water, conservation subdivisions, and commercial conservation subdivisions. Amend zoning and, as necessary, site plan and subdivision review standards to: <ul style="list-style-type: none"> a. Ensure that the system of incentives is strongest for Standish's highest priorities: preserving open space, protecting rural character, limiting extent and impacts of strip development, groundwater protection, elderly housing, and affordable housing. b. Ensure that the system of incentives is part of and coordinated with the overall set of strategies for encouraging projected growth to locate in Growth and Transitional Areas. c. Allow the system of incentives to be cumulative, where meeting more than one priority of this Comprehensive Plan is proposed, to the extent feasible within physical site limitations and the nature of the proposal and surrounding land uses. d. Coordinate retirement community ordinance standards with the new system of incentives. 	Town Council, with assistance from the Planning Board and Town planner	2007 through 2009
4. Consider whether Standish should adopt contract zoning (also called contract rezoning, conditional zoning or conditional rezoning) as one option for facilitating business development within some or all of the Growth and/or Transitional Areas shown the Future Land Use Map. Consistent with State Law, make sure that any proposed contract zoning that may emerge from this evaluation shall require that the proposed development will: <ul style="list-style-type: none"> a Be consistent with this comprehensive plan and ordinances based on this comprehensive plan. b Be used only to establish rezoned areas that are consistent with the existing and permitted uses within the original zones. <p>Furthermore, and also consistent with State Law, any proposed contract zoning ordinance, and any contract rezoning agreements adopted pursuant to it, must be written so as to</p>	The Town Council with assistance from the Ordinance Committee and the Planning Board	Complete by 2010

FUTURE LAND USE PLAN

<p>limit their application to individual proposals so that:</p> <ul style="list-style-type: none"> c They only include conditions and restrictions that relate to the physical development or operation of the property. d The public process for considering the project meets or exceeds the public notice and hearing requirements for contract rezoning required by State law. <p>Over and above the requirements of State Law, any proposed contract zoning ordinance, and any contract rezoning agreements adopted pursuant to it, shall be written so as to:</p> <ul style="list-style-type: none"> e Provide clear, explicit and narrowly defined criteria for what kinds of business development projects will be eligible for consideration under the proposed contract zoning process. f Clearly establish what threshold benefits, over and above those that would normally accrue to the community if the property was developed using zoning in place prior to any contract rezoning, must be part of the development proposal before any party may apply for a contract rezoning agreement. <p>Require submission of a written analysis of those threshold benefits and how they would help implement the comprehensive plan and be consistent with the purpose of the zoning already in effect to a greater degree than if the property were to be developed under that zoning, and how both meet or exceed the threshold benefit requirements referred to above, as part of all contract rezoning applications.</p>		
<p>5. Continue to use zoning, shoreland zoning, site plan review, and subdivision ordinance standards to regulate land use impacts on water quality, wetlands, floodplains, aquifers, scenic views and wildlife habitat designated as significant or essential by the Town or State. In addition, they shall:</p> <ul style="list-style-type: none"> a Create and adopt an aquifer protection overlay district to protect the recharge areas of sand and gravel aquifers. b Update the floodplain management ordinance as needed to comply with state and federal standards and to keep federal flood insurance in effect within Standish. c Add reference to updated wildlife habitat information, including but not limited to the ‘Beginning with Habitat’ program data to the Town’s definition of unbuildable land for net residential density calculations. d Sketch Plans. Change the subdivision review process to include a sketch plan preliminary review process. e Require subdivisions adjacent to arterials within Transitional Areas to be conservation subdivisions, and require site plans adjacent to Transitional Area arterials to have buffers. 	<p>Town Council, with assistance from the Ordinance Review Committee</p>	<p>2007 through 2016</p>

FUTURE LAND USE PLAN

<p>6. Amend the subdivision and site plan review ordinances to apply lake phosphorus controls, stormwater management, and erosion and sedimentation controls as more fully described in the Water Resources, through land use regulations. Coordinate the design of these standards with the Portland Water District and other communities through the Water Quality Task Force. Also coordinate with the Saco River Corridor Commission within the Saco River watershed portions of Standish.</p>	<p>Town Council with assistance from the Ordinance Review Committee</p>	<p>2010 through 2011</p>
<p>7. Limit and discourage most of the development projected over the planning period from locating within Low Growth Areas or Critical Areas. Propose amendments to zoning and, as necessary, site plan review and subdivision ordinances to achieve this.</p> <ul style="list-style-type: none"> a. Within the Low Growth Areas and Critical Areas, establish a limit on the number of building permits for new residential development that can be issued in any one year. Make the annual limit proportional to the goal of limiting the total growth within these two areas to 30% to 40% of the total projected new units in Standish for the planning period. Consider granting limited waivers to the growth cap for gifts to blood relatives and long time residents planning to relocate. Investigate the legality and desirability of granting waivers for desired development designs and amenities that will benefit the Town. b. Protect rural resource production uses. Amend the zoning ordinance's permitted uses for districts located in Low Growth Areas to ensure that rural resource production uses are regulated only as needed for environmental protection and are otherwise permitted uses, as are commercial uses that support and depend on these rural resource production uses (agriculture, timber harvesting). Continue to regulate gravel extraction. c. Continue to allow home occupations and tradesmen, but evaluate to exclude most commercial uses from Low Growth and Critical Areas. Amend the zoning ordinance's permitted and special exception uses to exclude some other commercial uses from the Low Growth Areas and Critical Areas, while continuing to allow home occupations and tradesmen under the current set of regulations. Allow only commercial uses that depend on agriculture, tourism, forestry or sand and gravel extraction, and that depend on a Low Growth area location and help support and sustain these activities and the rural character of Standish. d. Require conservation subdivisions in Low Growth Areas and Critical Areas. Amend the zoning to require that new and expanded subdivisions must be conservation subdivisions, unless the developer can prove to the Board of Appeals that a conventional subdivision design better serves to implement this Comprehensive Plan. e. Prohibit new mobile home parks in Low Growth and Critical Areas. Continue present zoning standards with 	<p>Town Council with assistance from the Ordinance Review Committee</p>	<p>2007 through 2008</p>

FUTURE LAND USE PLAN

<p>respect to mobile homes and mobile home parks, but prohibit new mobile home parks within Low Growth Areas and Critical Areas.</p>		
<p>8. Encourage Development in Growth and Transitional Areas. Propose amendments to zoning and, as necessary, to site plan review and subdivision ordinances so as to encourage location of projected development over the planning period to locate within Growth and Transitional Areas, and especially within Growth Areas.</p> <ul style="list-style-type: none"> a. Allow and encourage elderly housing. Create special purpose density and performance standards within one or more Growth Areas to allow for and encourage elderly housing development of various types from within the full spectrum of elderly housing and elder care facilities. Allow elderly housing developments within walking distance of village centers and commercial uses. b. Allow for higher residential densities within Growth Area zoning districts. Base the density to be allowed on a district minimum lot size that can be modified to allow for higher densities based on: <ul style="list-style-type: none"> i. local soils' capacity to support a higher density on a particular site, if supported by site-specific field studies; ii. a hydrogeologic assessment to be required at the discretion of the Planning Board; iii. the availability of public water lines to serve the proposed development; and iv. the system of incentives described in Strategy 3, above. c. Expand the range of housing types allowed in Growth and Transitional Areas. Amend zoning so as to include single family, two family and multi-family residential uses, as well as mixed, village scale residential and commercial uses within Growth Areas. Allow mobile homes on individual lots in all areas except shoreland zoning and in village centers. d. In accordance with state law, continue to allow new mobile home parks and expansions to existing mobile home parks within those portions of the Residential District that lie within Transitional Areas that currently allow mobile home parks. 	<p>Town Council with assistance from the Ordinance Review Committee</p>	
<p>9. Conduct village design studies for the three existing villages around which Growth Areas are designated on the Future Land Use Map. Coordinate these with the Town's efforts to make village centers and Growth Areas more livable, to extend the tourist season, encourage small business development in Growth Areas, encourage health service related businesses, and the development of architectural design standards. Retain professional planning and design consultants to work with the Town and the public. Appoint Village Advisory Committees for each village to oversee and advise the consultants in completing and making use of the design studies.</p>	<p>Town Council, with assistance from a professional design consultant</p>	<p>2007 through 2010</p>

FUTURE LAND USE PLAN

<p>Such studies shall examine:</p> <ol style="list-style-type: none"> Visual preferences for village architectural designs and related design standards. Sidewalks, pedestrian access and safety. Needs and opportunities for an improved network of sidewalks and pedestrian access ways, as well as street improvements needed to enhance pedestrian safety, and create a sidewalk and pedestrian ways plan for each village area. Public Green Space. Opportunities for public green space within village centers; Parking. Needs and opportunities for more parking within village centers, and a plan for integrating parking and pedestrian access. Landscaping and Benches. Needs and opportunities for improved landscaping and benches. Roadway Action Plan. Whether to integrate the Roadway Action Plan into the overall design of Standish Village and, if so, whether to use the existing roadway plan section of the Standish Code to help implement it. Integrity of Neighborhoods. Identification and protection of existing residential neighborhoods. Commercial Design Guidelines. For Rtes 25 and 35, outside the village center, consistent with other strategies in this plan, creation of design guidelines on site design, access management, clustering and buffering to help guide the development of ordinance standards on these and other commercial design issues. Historic Districts. Evaluation and update of the Historic District standards, procedures and boundaries in Standish Village and if whether other historic districts may be warranted in any of the three villages. Local/Regional Farmers' Markets. Identify and assess the feasibility of possible locations for a local and/or regional farmers' market. 		
<p>10. Improve standards protecting neighborhoods. Proposed ordinance changes shall enhance zoning, site plan and subdivision review standards that require the use of landscaping, buffers and setbacks as well as access management and other means to limit impacts of new development on existing neighborhoods. Also:</p> <ol style="list-style-type: none"> Update the zoning ordinance in order to limit commercial and housing developments that chip away at sensitive lands including farms. Establish a requirement that the Planning Board comment on subdivisions and other developments early in the permitting process (preliminary or earlier review phase) to ensure that the "open space" conservation design concepts and mapped features on the Conservation Lands Map are integrated into the overall design. Implement conservation subdivision standards that allow for and encourage protection of forest and agricultural land as 	<p>Town Council with assistance from the Ordinance Review Committee</p>	<p>2007</p>

FUTURE LAND USE PLAN

<p>part of the dedicated open space plan associated with the proposed development and minimize impervious surfaces.</p>		
<p>11. Create a Map of Conservation Lands. In conjunction with and as part of the Open Space Plan, create a Map of Conservation Lands that includes existing conservation lands, trails, trail corridors and points of public access to such lands and to water. The Map of Conservation Lands will also show desirable conservation lands, trail corridors, and public access points, the conservation of which would help implement the Open Space Plan. The land use regulatory system will provide incentives for private developers to participate in this implementation. Retain a professional consultant to develop the Map of Conservation Lands.</p>	<p>Town Council, with assistance from an Open Space Planning Committee, a professional consultant and ample solicitation of landowner and public participation</p>	
<p>12. Road impact fees and other possible impact fees. Continue to apply road impact fees. Monitor and document capital costs associated with meeting other service needs. Adopt additional impact fees as needed to offset that portion of new capital costs associated with each new development, such as sidewalk linkage between Standish Village and Sebago Lake Village. Direct staff to explore using the location of development within Growth, Transitional, Low Growth Areas or Critical Areas as one factor in the formula used to calculate impact fees, and reduce impact fees for location in Growth or Transitional Areas.</p>	<p>Town Staff, Town Council, Town Manager</p>	
<p>13. GIS computer mapping system. The Town shall continue to invest in creation of a GIS computer mapping system and utilize its map and analysis products to enhance public and private land use decision-making, and public awareness of land use decision-making issues. Ensure that the Map of Conservation Lands, zoning and other maps are continually updated to reflect current conditions using this system.</p>		
<p>14. Make ordinance standards clear and make application and permitting fees sufficient for the cost of review. Include clarification of current ordinance standards as well as new ones in the general ordinance review of and proposed amendments to zoning, site plan and subdivision standards. Also include an update of ordinance fees as necessary to ensure that applicants pay for the costs of administering permit and approval applications and related expenses. Re-examine fees for adequacy for this purpose every three years, and adjust the fee schedule and increase efficiency as needed.</p>	<p>Town Council, with assistance from the Ordinance Review Committee</p>	
<p>15. Reinforce Future Land Use Patterns with non-regulatory programs to support rural character. Coordinate the efforts of the Conservation Commission, the Farmland Committee, the Land Trust Committee and others working to help landowners protect open space and rural land uses so that they help to reinforce the Future Land Use Map's land use pattern.</p>	<p>Town Council, with assistance from administrative staff</p>	
<p>16. Coordinate Future Land Use with Neighboring Towns. Seek to coordinate with surrounding towns on future land use allocation and regulation issues, i.e., zoning, with surrounding</p>	<p>Town Council, with assistance from the Ordinance</p>	

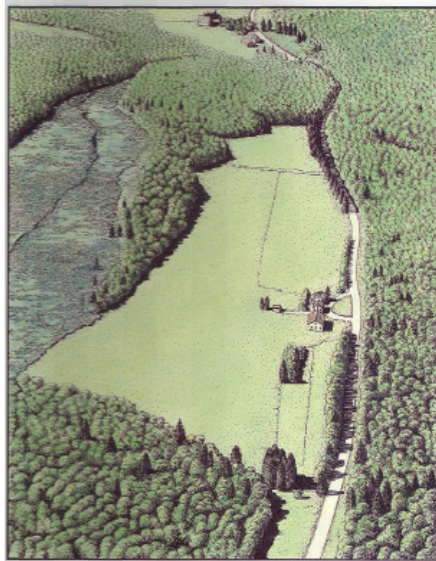
FUTURE LAND USE PLAN

<p>communities. Water quality, open space planning, transportation, farm and forest resource support and location of the four types of future land use area and related zoning district boundaries and allowed uses.</p> <p>a. Regional Planning Efforts. The Town Council shall ensure that the Town participates in any regional corridor coalitions or other regional planning efforts for areas that include Standish that may be coordinated by the Greater Portland Council of Governments or Southern Maine Regional Planning Commission, or Saco River Corridor Commission, and other appropriate similar entities.</p> <p>b. Coordinate non-regulatory rural character programs. In carrying out their work on Open Space Planning, support of agriculture, forestry, tourism, land trust creation, water resource protection, and land use ordinance amendment, the Conservation Commission and Ordinance Review Committee shall contact their counterparts or members in neighboring municipalities to seek out ways to coordinate with them to mutual advantage.</p>	<p>Committee, the Conservation Commission, and various ad hoc committees such as Farmland, Land Trust, and Water Quality</p>	
<p>17. In the event that a public water line is extended from Standish Village to serve the Poland Spring bottling facility in Hollis, consider whether to designate the area around the Middle School and the High School as a Growth and/or Transitional Area.</p>	<p>Town Council with assistance from Comprehensive Plan Advisory Committee</p>	<p>2008 through 2010</p>
<p>18. Consider commissioning a study to determine whether there is a role for a system of Transferable Development Rights in implementing this Future Land Use Plan or the proposed Open Space Plan which is to be developed as part of it.</p>	<p>Town Council with assistance from the Planning Board</p>	<p>2010</p>
<p>19. - 22. See Table that begins after the Future Land Use and Current Zoning Map, in the section below, for detailed Growth, Transitional, Low Growth, and Critical Area descriptions and zoning changes.</p>		

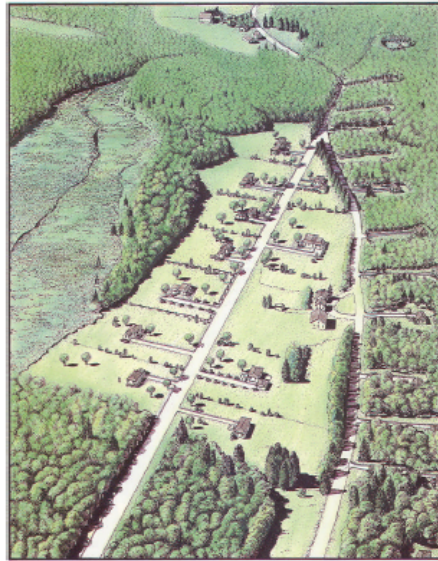
Conservation Development Diagrams

FUTURE LAND USE PLAN

Residential Development Conventional Method

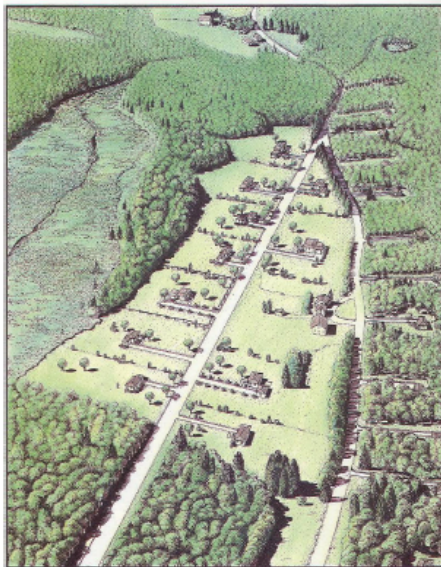


Aerial View of Site C Before Development

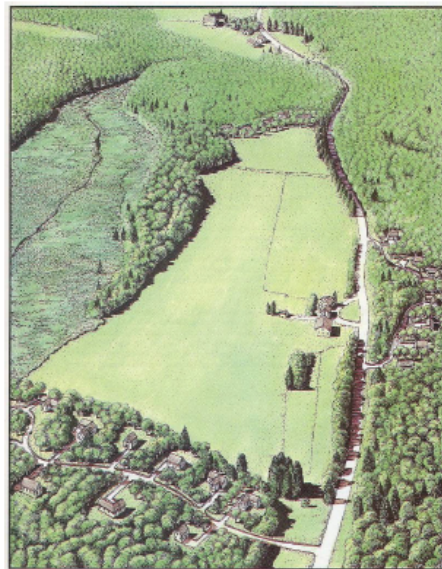


Aerial View of Site C After Conventional Development

Residential Development Creative Solution



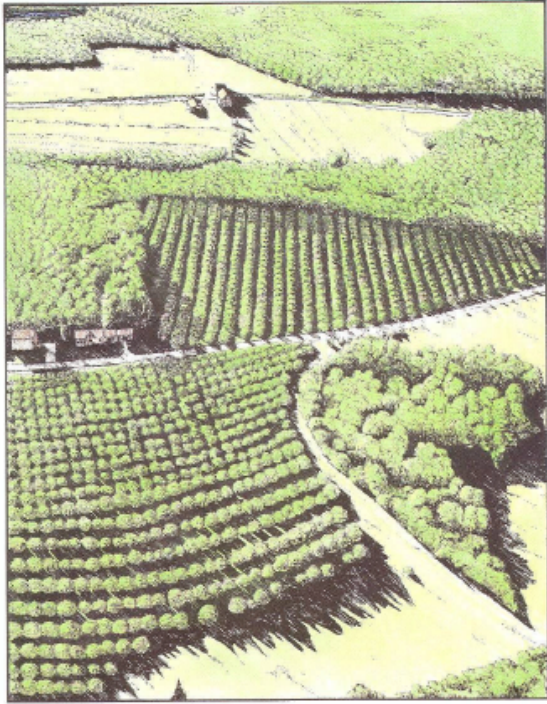
Aerial View of Site C After Conventional Development



Aerial View of Site C After Creative Development

FUTURE LAND USE PLAN

Residential Development Conventional Method



Aerial View of Site F Before Development



Aerial View of Site F After Conventional Development

Residential Development Creative Solution #1



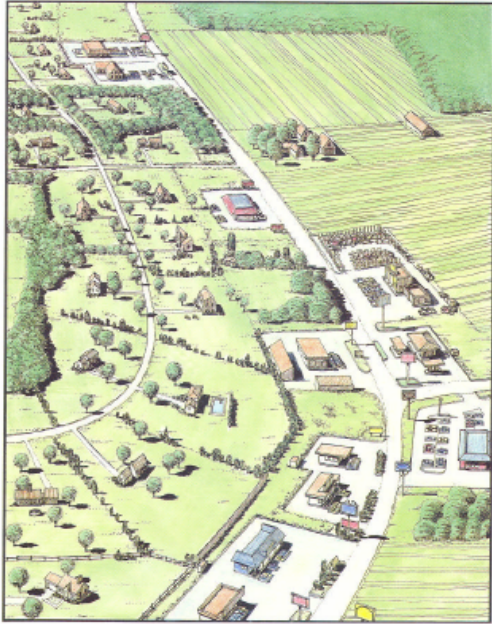
Aerial View of Site F After Conventional Development



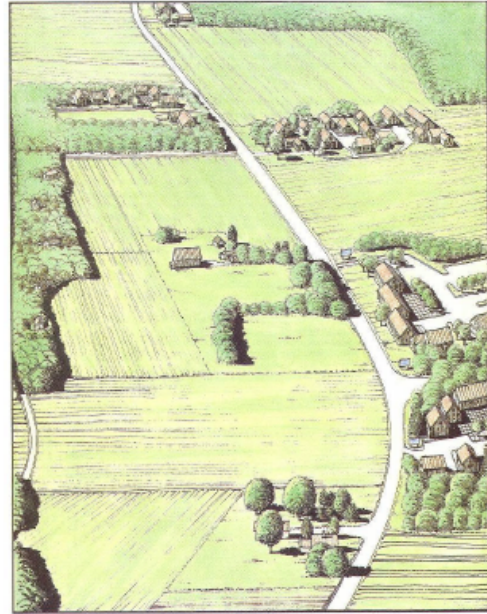
Aerial View of Site F After Creative Development

FUTURE LAND USE PLAN

MixedDevelopment CreativeSolution



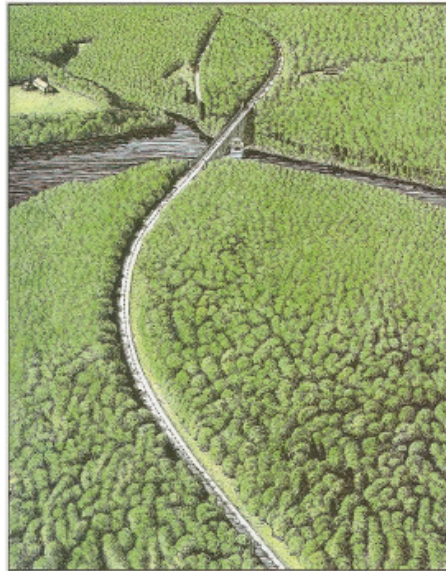
Aerial View of Site B After Conventional Development



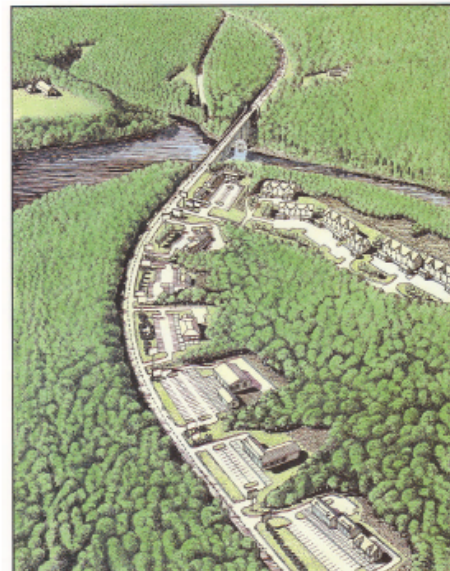
Aerial View of Site B After Creative Development

FUTURE LAND USE PLAN

CommercialDevelopment ConventionalMethod

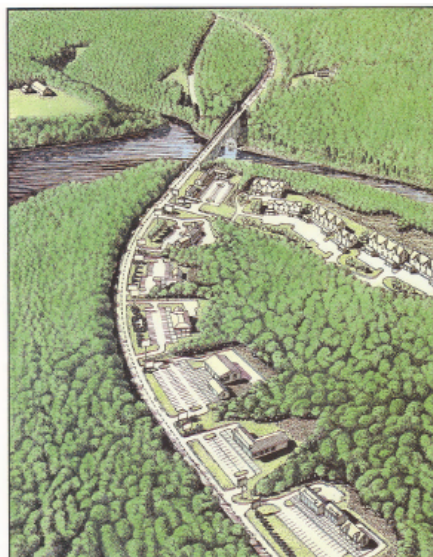


Aerial View of Site H Before Development

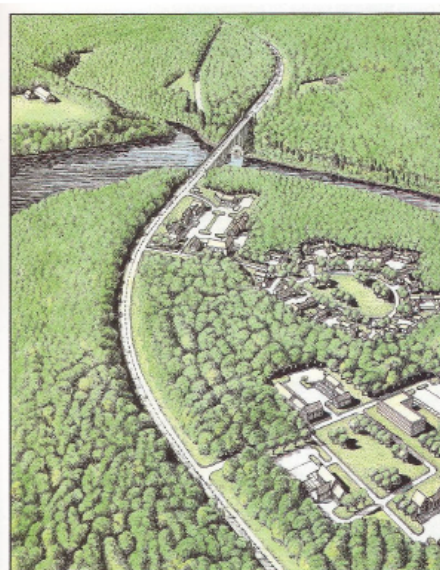


Aerial View of Site H After Conventional Development

CommercialDevelopment CreativeSolution



Aerial View of Site H After Conventional Development



Aerial View of Site H After Creative Development

Figure 9: Conservation Diagrams

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.

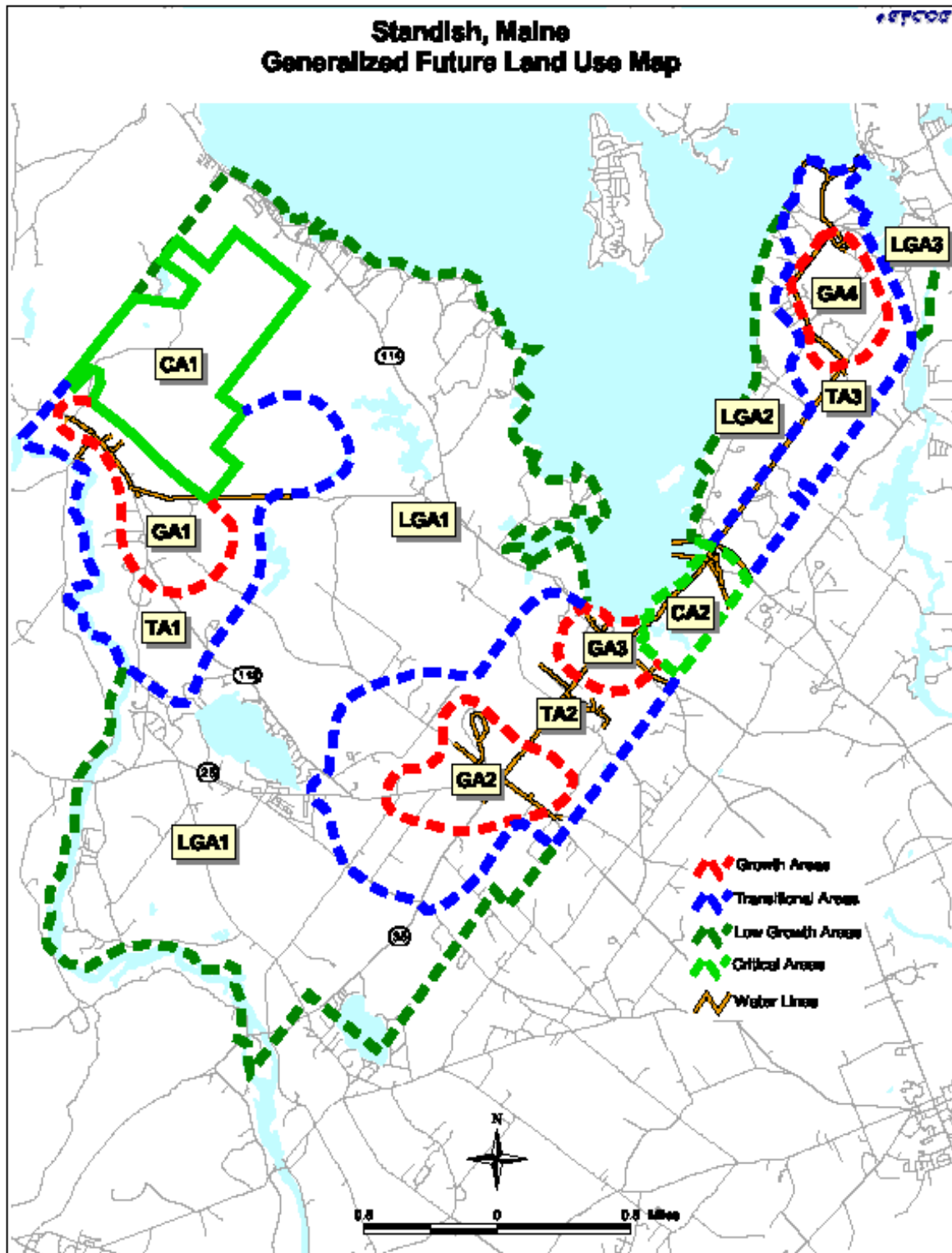
Future Land Use Areas provide general guidance for zoning boundaries

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

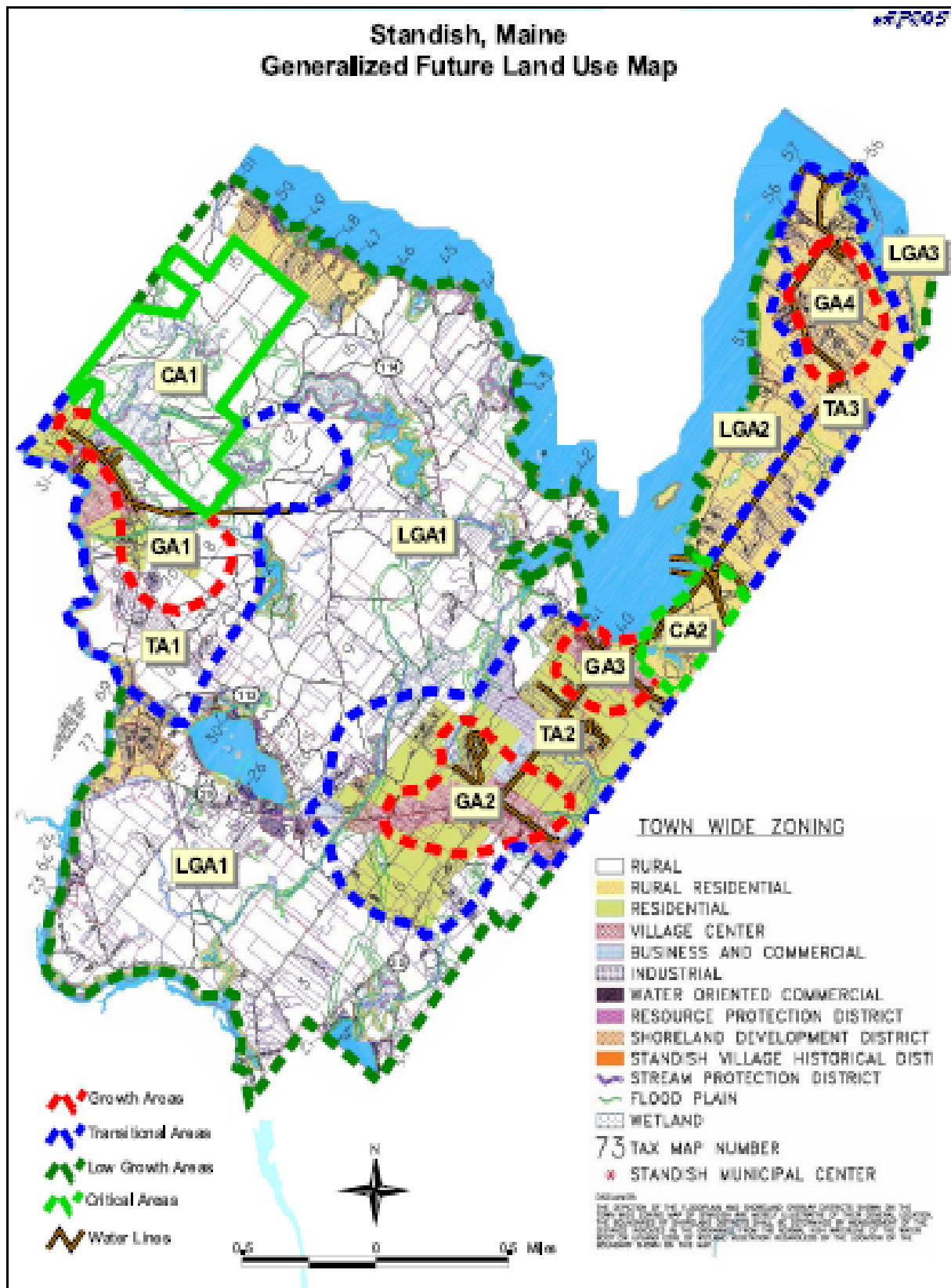
There are four designated growth areas. These are organized around existing centers of development, including Steep Falls (GA1), Standish Corners (GA2), Sebago Lake Village (GA3) and the Standish Neck area (GA4).

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. GAI. Steep Falls	
Description	Changes to Land Use Ordinance
<p><i>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.</i></p> <p><i>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.</i></p> <p><i>Accessory rental apartments will be allowed and existing family apartments will also be usable for this new purpose.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>A stronger emphasis will be placed on making the new development and the village pedestrian friendly.</i></p>	<p style="text-align: center;">Zoning Districts</p> <p><u>Zoning Boundaries in GAI:</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 style="text-align: center;">Allowed Uses</p> <p><u>Village Center Zone in GAI:</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 GAI:</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 style="text-align: center;">Development Density</p> <p><u>Village Center Zone in GAI:</u></p> <ul style="list-style-type: none"> • Retain present minimum lot sizes or 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 GAI:</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.

FUTURE LAND USE MAP

	<p style="text-align: center;">Other Standards</p> <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	
<p style="text-align: center;">Description</p> <p><i>The village center will become more pedestrian friendly, and include mixed small scale commercial and residential uses as well as additional opportunities for parking.</i></p> <p><i>The addition of village center green space and improved landscaping are also proposed for these areas, with specific locations yet to be determined.</i></p> <p><i>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.</i></p> <p><i>Accessory apartments, presently limited to use by family members, will be allowed for rental by non-family members as well.</i></p> <p><i>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.</i></p>	<p style="text-align: center;">Changes to Land Use Ordinance</p> <p style="text-align: center;">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 style="text-align: center;">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

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

Description

In 2002, the Town Council received the "2002 Plan for Sebago Lake Village" prepared by the Public Safety Committee and the Safe Communities Coalition, with technical assistance from GPCOG. Section 3 of the 2002 plan report includes a Vision Statement that could help to serve as guidance for future land use changes in the area. In conjunction with intersection improvements needed to increase safety and freedom of

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

FUTURE LAND USE MAP

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.

FUTURE LAND USE MAP

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 style="text-align: center;">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 style="text-align: center;">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

FUTURE LAND USE MAP

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. TAI. Surrounding Steep Falls Village	
Description	Changes to Land Use Ordinance
<i>This Transitional Area extends east and south from the Steep Falls Village Growth Area (GAI). 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 align="center">Zoning Districts</p> <p><u>Zoning Boundaries in TAI:</u></p> <ul style="list-style-type: none"> Change Rural Zone to Residential Zone <p align="center">Allowed Uses</p> <p><u>Residential Zone in TAI:</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 TAI:</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 TAI:</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

FUTURE LAND USE MAP

	<p style="text-align: center;">Development Density</p> <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. <p style="text-align: center;">Other Standards</p> <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	
<p>Description</p> <p><i>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.</i></p>	<p style="text-align: center;">Changes to Land Use Ordinance</p> <p style="text-align: center;">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 style="text-align: center;">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

FUTURE LAND USE MAP

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.

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.

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.

NOTE: The Vision Statement calls for connecting Standish Village and Sebago Lake Village with sidewalks and pedestrian trails.

- Allow family apartments as rental accessory apartments
- Allow very limited neighborhood scale commercial
- Continue to allow home occupations and tradesmen

Business and Commercial Zone in TA2:

- 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

Industrial Zone in TA2:

- Remain flexible regarding changes pending outcome of Standish Village and Sebago Lake Village Design Studies

Development Density

Residential Zone in TA2:

- 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

Business and Commercial Zone in TA2:

- 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.

Village Center Zone in TA2:

- 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

New Design or Performance Standards in TA2:

- 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

FUTURE LAND USE MAP

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.

- 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

Description	Changes to Land Use Ordinance
<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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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.

FUTURE LAND USE MAP

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	
Description	Changes to Land Use Ordinance
<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 align="center">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 align="center">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 align="center">Allowed Uses</p> <p><u>Rural Zone in LGA1:</u></p>

FUTURE LAND USE MAP

residential uses in new subdivisions will be prohibited, and preservation of a substantial buffer along wooded portions of the highway corridor between the highway right of way and the new subdivision development will be required.

- 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

Development Density

Rural Zone in LGA1:

- 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

Other Standards

New Design or Performance Standards in LGA1:

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

21b. LGA2. Rural Eastern Shore Area

Description

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.

Changes to Land Use Ordinance

Rate of Growth Ordinance

Rate of Growth in LGA2:

- 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.

Zoning Districts

Zoning Boundaries in LGA2:

- None – Retain Rural Residential Zone

Allowed Uses

Rural Zone in LGA2:

- 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.

FUTURE LAND USE MAP

- Allow family apartments as rental accessory apartments.

Development Density

Rural Residential Zone in LGA2:

- 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.

Other Standards

New Design or Performance Standards in LGA2:

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

21c. LGA3. Rural Presumpscot River and Canal Area

Description

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.

Changes to Land Use Ordinance

Rate of Growth Ordinance

Rate of Growth in LGA3:

- 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.

Zoning Districts

Zoning Boundaries in LGA3:

- None – Retain Rural Residential Zone

Allowed Uses

Rural Zone in LGA3:

- Shorten the list of non-residential uses allowed
- Continue to allow home occupations and tradesmen

Rural Zone in LGA3:

- 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

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
	<u>Rate of Growth in CA1:</u> <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
	<u>Zoning Boundaries in CA1:</u> <ul style="list-style-type: none"> • Change Rural Zone to a new Rural Resource Management Zone
	Allowed Uses
	<u>Rural Resource Management Zone in CA1:</u> <ul style="list-style-type: none"> • Allow only single family residential and resource management uses from the Rural Zone • Continue to allow home occupations

FUTURE LAND USE MAP

<p>precludes development, so the current zoning need not be changed.</p>	<p style="text-align: center;">Development Density</p> <p><u>Rural Resource Management Zone in CA1:</u></p> <ul style="list-style-type: none"> 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 unfeasible 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. <p style="text-align: center;">Other Standards</p> <p><u>New Design or Performance Standards in CA1:</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
19b. CA2. Otter Ponds Area	
<p style="text-align: center;">Description</p> <p>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.</p> <p>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</p>	<p style="text-align: center;">Changes to Land Use Ordinance</p> <p style="text-align: center;">Rate of Growth Ordinance</p> <p><u>Rate of Growth in CA2:</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 CA2's share of this new residential development as a proportion of the total its share of land area within the LGAs and CAs. <p style="text-align: center;">Zoning Districts</p> <p><u>Zoning Boundaries in CA2:</u></p> <ul style="list-style-type: none"> Change Rural Residential Zone to Rural Resource Management Zone <p style="text-align: center;">Allowed Uses</p> <p><u>Rural Resource Management Zone in CA2:</u></p> <ul style="list-style-type: none"> Allow only residential and resource management uses from the Rural Zone Continue to allow home occupations <p style="text-align: center;">Development Density</p> <p><u>Rural Resource Management Zone in CA2:</u></p> <ul style="list-style-type: none"> 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

FUTURE LAND USE MAP

sufficient to provide the balance of protection needed for its potential future use as a well field.

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.

Other Standards

New Design or Performance Standards in CA2:

- 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.

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

ECONOMIC DEVELOPMENT

“Many more Standish residents work in town, operating the businesses which have sprung up to serve the local citizenry. We are creating a business-friendly local economy that can provide many of the services our residents need and desire by welcoming appropriate new enterprises into the targeted village areas of Steep Falls, Standish Corners and Sebago Lake Village. Commuter rail service has been restored through Steep Falls and Sebago Lake Villages, facilitating the development of our four-season tourist industry.” – VISION STATEMENT for 2016.

Goals

1. **Encourage development of small businesses**, particularly those of a retail or professional service nature, targeting them towards Growth Areas that contain the three village areas.
2. **Encourage establishment of healthcare and related business activities**, including assisted living centers and similar facilities, within the Town of Standish, for the benefit of all residents, particularly the elderly and those less able to travel.
3. **Create jobs for Standish residents.**
4. **Promote Standish’s unique attractions** as they relate to nature-based businesses, tourism and year-round recreational activities.
5. **Promote an economic climate, which increases job opportunities** and overall economic well being. (Also a State Goal)

Policies

1. **Town zoning requirements shall reflect the desire to attract small businesses**, with the objective of targeting the development of such business towards village areas.
2. **Explore economic incentives to encourage development of such business in village areas.**
3. **Improve the appearance and availability of parking, and walkability in the three village areas;** recognize them as desirable locations for additional village-scale business and commercial development subject to public water, soil and groundwater limitations.
4. **Recognize nature-based activities, such as farming and forestry, as important to the rural character** of Standish and support these industries in the effort to promote local products and services.
5. **Encourage the development of new recreational businesses** in four-season markets.
6. **Encourage new commercial development, consistent with Town ordinances**, and ensure that it does not overly burden public services and infrastructure, or natural resources.
7. **Actively seek likely candidates for the development of small businesses**, and work with them to bring about such business development. Town actions may include support for service development.
8. **Work with the Greater Portland Council of Governments, the Southern Maine Economic Development District, the Lakes Regional Development Council** and neighboring municipalities to develop and implement regional economic development strategies.
9. **Buffer new businesses to help protect rural character.**

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Economic Development Implementation Strategies

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
<p>I. Amend ordinances as necessary to allow for appropriate commercial activities, including tourism-based, forestry and agricultural uses:</p> <ol style="list-style-type: none"> Allow a variety of commercial activities within the Village Center and allow more limited commercial development within the Growth Areas. Give the Planning Board and the Board of Appeals more tools to ameliorate the impacts of drive-up windows and drive-throughs on traffic and the community. Prohibit “big box” retail development by limiting individual uses and/or tenant space in a structure to a maximum square footage of gross leasable floor area. Allow different maximum square footages for villages and for other locations, based on the results of the village design studies called for in the Future Land Use Plan. Limit each new or expanded commercial development to a maximum of 30,000 - 60,000 sq. feet of gross leasable floor area. Allow home occupations on conforming lots throughout town with respect to the neighborhood character. Allow and encourage natural resource-based industries and activities, such as farming and forestry, throughout town, in coordination with Open Space and farmland and forest protection strategies in the Natural Resource section of this Plan. Allow activities such as cross-country skiing and ice-fishing in the winter and various water sports in the summer and related businesses. Ensure that adequate and suitable land is available for business development, consistent with the Future Land Use Plan and Map. 	Town Council, with assistance from the Ordinance Committee, the Economic Development Committee and the Planning Board	2007 through 2008
<p>Create incentives for businesses that support the development of a four season tourism-based economy in Standish. Consult with the Town Attorney as to legal restrictions, if any, on such strategies. The Town Council’s Economic Development Committee and the Finance Committee shall devise a menu of available incentives.</p>	Town Council, with input from the Ordinance Committee and the Planning Board	2008 through 2010
<p>2. Continue to require and enhance requirements that commercial activities meet site design and performance standards of zoning, site plan ordinances in respect to ground and surface water quality, natural environment, traffic safety, parking, nuisances, and impacts on public services and infrastructure. The Committee shall use strategies from other sections of this Plan as guidance, including, but not limited to:</p> <ol style="list-style-type: none"> Water Resources Natural Resources Transportation Recreation and Scenic Resources Village Design Study Recommendations The Future Land Use Plan and Map 	Town Council, with assistance from the Ordinance Committee and the Planning Board	2008 through 2010

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>3. Propose ordinance amendments that will establish architectural design standards. Ensure that the architectural elements that define Standish's rural character in existing buildings and centers are maintained and complemented, not detracted from, by the architectural design of new business development.</p> <p>a. Amend the site plan review ordinance to include architectural design standards</p>	<p>Town Council, with assistance from the Ordinance Committee, the Planning Board, the Economic Development Committee, the Historical Society, the Historic District Commission and the public</p>	<p>2008 through 2009</p>
<p>5. Seek grant money for village center improvements.</p> <p>a. Investigate opportunities to improve villages' appearance, including connected sidewalks and paths, lighting, underground utilities, architectural design guidelines, landscaping, parking, water, etc., through State planning grants and capital improvement grants.</p>	<p>Town Council, with assistance from the Economic Development Committee and input from the public</p>	<p>2009 through 2016</p>
<p>6. Expand the membership of the Economic Development Committee. Seek out existing and potential business owners who support town economic development goals to help implement policies and strategies in this section, via networking opportunities and other avenues. The expanded Committee shall:</p> <p>a. Actively participate in public relations activities to publicize the Town's existing built and natural attractions, utilizing the World Wide Web for posting information about local businesses and activities, providing educational materials, a community bulletin board, a community wide newsletter, signage, and other means.</p> <p>b. Encourage the formation of local business groups and local business activities that attract visitors and promote Standish identity.</p> <p>c. Create a visitors' center for local access to tourism-based and other local businesses and amenities. Once passenger rail service is established, create a kiosk for this same purpose at the railway station.</p> <p>d. Follow regional economic development issues and activities by actively participating in the Greater Portland Council of Governments and the Southern Maine Economic Development District.</p> <p>e. Work with Maine's Department of Economic and Community Development (DECD) and other regional and state entities to obtain the financing needed to establish a fund to support economic development goals, and to take necessary steps to administer the fund thereafter.</p> <p>f. Monitor local and regional economic trends and initiatives that could impact economic development opportunities in Standish, including new business location, freight and passenger transportation projects and infrastructure investments.</p>	<p>Town Council</p>	<p>2007 through 2016</p>
<p>7. Appoint a Passenger Rail Committee to develop plans for passenger rail service so as to support both tourism and commuting. Coordinate with towns and</p>	<p>Town Council</p>	<p>2008 through 2016</p>

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>businesses along the 10th Mountain Division line to evaluate and implement its use for both purposes in Standish and between Portland and Conway NH, with stops in Sebago Lake Village and Steep Falls.</p> <ol style="list-style-type: none"> Review and update information in the GPCOG study of the market for freight service on the 10th Mountain Division line. Invite communities all along the line to join in this effort, and seek funding and technical assistance as a group from the Maine DOT and regional agencies involved in economic development and transportation planning agencies in both states. Look for potential coordination between the Rte 113 Corridor Scenic By-Way project, the expanding 10th Mountain Division Trail and the re-establishment of passenger rail service. From the outset, coordinate with Guilford Transportation, which still owns part of the 10th Mountain Division, and is a key player in this planning process. 		
<p>8. Commission a professional market analysis for Standish to determine the market for a wide range of commercial enterprises with impacts acceptable in Standish. The Town Council shall determine the scope of the analysis after getting recommendations from the Comprehensive Plan Implementation Committee, the Economic Development Committee, the Passenger Rail Committee, and Standish representatives from the Rte 113 Scenic By-Way project, the 10th Mountain Division Trail projects, and from all three villages.</p>	Town Council	2008
<p>9. Direct the Economic Development Committee, the Ordinance Committee and the Planning Board to jointly examine the Town's zoning, site plan and subdivision ordinances to check their 'business-friendliness' on such issues as:</p> <ol style="list-style-type: none"> Review time Market Analysis results Availability of suitable land in the Future Land Use Plan for the types of businesses that the Town wishes to attract. Suitability of lot dimensional requirements, off-street parking requirements, and available undeveloped land lot dimensions with respect to businesses the Town wishes to attract. Integration of potential recommendations for ordinance improvements in business-friendliness with other ordinance changes called for in this Plan. 	Town Council	2008 through 2010
<p>10. Following completion of the Market Analysis, and the Village Design Studies and related land use ordinance changes, determine whether, and if so, how, to utilize the new downtown tax increment financing amendments to Maine's Tax Increment Financing (TIF) Law, which allows communities to apply TIFs to a designated area into which it would like to attract small businesses.</p> <ol style="list-style-type: none"> Invite the State's TIF Director to address the Town Council to allow an opportunity to learn more about the program and its potential if applied to Standish. Consider the potential use of TIF downtown district designation in conjunction with municipal bonding to finance either public improvements to attract businesses or establish a micro-loan fund which could serve to attract the Town's preferred types of business development to the Town's preferred location(s). 	Town Council	2009

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>11. Ensure that the Town continues to participate in the 10th Mountain Division Trail project and the Rte 113 Corridor Scenic By-Way project.</p> <ul style="list-style-type: none"> a. Develop the concept of Standish and Two Trails as a 'gateway' to the future Rte 113 Scenic By-Way, and the economic opportunity such a designation might help provide for nature-based, tourism-related businesses in the area. b. Look for potential linkages between the Rte 113 Corridor Scenic By-Way project, the expanding 10th Mountain Division Trail and the re-establishment of passenger rail service. 	Town Council	2007 through 2008
<p>12. Designate the Town Manager and the Town Planner as economic development contact persons on the Town staff.</p> <ul style="list-style-type: none"> a. Time shall be made available in their schedules sufficient to acquaint them with the available state and federal economic development programs and contact persons, and to work with potential applicants for assistance under these programs on an annual or semi-annual basis. b. The Town Planner will continue to staff the Planning Board for development review. 	Town Council	2007
<p>13. The general lack of public access to water in Standish, especially Sebago Lake, creates a serious impediment to the development of a four-season tourism-based economy.</p> <ul style="list-style-type: none"> a. The Open Space Plan called for in the Recreation and Scenic Resources section shall lay strong emphasis on identifying prospects for future public access points including creation of a process for further research to identify and resolve potential existing rights of public access that may exist. 	Town Council	2009 through 2013
<p>14. Assign the Economic Development Committee to publicize the availability of the trail and open space system to help strengthen the development of a four season tourist economy and/or ecotourism opportunities.</p>	Town Council	2011 through 2016
<p>15. Consider whether Standish should adopt contract zoning (also called contract rezoning, conditional zoning or conditional rezoning) as one option for facilitating business development within some or all of the Growth and/or Transitional Areas shown in the Future Land Use Map.</p> <p>Consistent with State Law, make sure that any proposed contract zoning that may emerge from this evaluation shall require that proposed development will:</p> <ul style="list-style-type: none"> a. Be consistent with this Comprehensive Plan and ordinances based on this Comprehensive Plan. b. Be used only to establish rezoned areas that are consistent with the existing and permitted uses within the original zones. <p>Furthermore, and also consistent with State Law, any proposed contract zoning ordinance, and any contract rezoning agreements adopted pursuant to it, must be written so as to limit their application to individual proposals so that they only include conditions and restrictions that relate to the physical development or operation of the property.</p> <ul style="list-style-type: none"> c. The public process for considering the project meets or exceeds the public notice and hearing requirements for contract rezoning required by State law. 		2010

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Over and above the requirements of State Law, any proposed contract zoning ordinance, and any contract rezoning agreements adopted pursuant to it, shall be written so as to:

- d. Provide clear, explicit and narrowly defined criteria for what kinds of business development projects will be eligible for consideration under the proposed contract zoning process.
- e. Clearly establish what threshold benefits must be part of the development proposal before any party may apply for a contract rezoning agreement. These benefits should be over and above those that would normally accrue to the community if the property was developed using zoning in place prior to any contract rezoning.

Require submission of a written analysis of those threshold benefits and how they would help implement the Comprehensive Plan and be consistent with the purpose of the zoning already in effect to a greater degree than if the property were to be developed under that zoning, and how both meet or exceed the threshold benefit requirements referred to above, as part of all contract rezoning applications.

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

HOUSING

“Standish provides a place in which all people find a safe and comfortable home. The supply of affordable housing and elder care facilities are adequate to meet the needs of our population.” – VISION STATEMENT for 2016

Goals

1. **To encourage development of housing opportunities for elderly residents**, within close proximity to shopping and medical service facilities.
2. **To encourage development of affordable, decent housing opportunities for all** Maine citizens. (Also at State Goal)

Policies

1. **Allow a diversity of housing types within Standish** to provide for the needs of current and future residents, and increase residential densities in the Village Center Districts and new Growth Areas where municipal services are accessible.
2. **Create specialized Retirement Community/Elderly Housing** to facilitate the development of a full range of elderly housing and eldercare options.
3. **Strive to achieve that 10% - 20% of new housing units will be affordable** housing units.
4. **Maintain and improve existing housing opportunities involving mobile homes.**
5. **Maintain opportunities for families to provide housing and support for family members** within an existing or expanded home.
6. **Monitor regional housing trends and participate in regional efforts** to promote diversified and affordable housing.

Housing Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Timeframe
1. Appoint an Affordable Housing Committee to work with Town staff, the Ordinance Committee, the Planning Board and the Town Council on implementation of the full range of strategies contained in this section.	Town Council	
2. Direct the Ordinance Committee, the Planning Board and the Affordable Housing Committee to propose amendments to Standish’s ordinances, as follows:	Town Council	
a. Allow higher density in the designated growth areas if access to public water and/or soil and groundwater limitations will allow it.		2008 – 2010
b. Expand the range of housing types allowable in at least some of the districts to include housing types that are not now allowed.		2009 – 2011
c. Continue to allow mobile home parks in those portions of the Residential District, within designated Growth and Transitional Areas designated on the Future Land Use Map, where mobile home parks are already a permitted use, in order to meet the requirements of 30-A MRSA Section 4358.		2007-2016
d. Remove site plan review requirement for new individual mobile homes on individual lots. However, continue to disallow mobile homes in the Village Center District.		2010
e. Create specialized retirement community and elderly housing standards to facilitate the development of affordable elderly housing, whether for independent living, assisted living, congregate care, or nursing home care.		2009 – 2011
		2009

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>f. Allow accessory apartments for non-family members, in all districts where residential use is allowed, subject to performance standards and site plan review.</p> <p>g. Continue to allow home occupations in all zoning districts where residential uses are allowed.</p>		2007 - 2016
<p>3. Review the current cluster development ordinance for needed amendments to establish:</p> <p>a. Density bonus for developments that integrate the conservation subdivision design concept, even though public water may not be available, provided that ground water and soil limitations on the site are respected.</p> <p>b. That allowable density is to be determined by soil suitability for septic systems as set forth in the Maine State Plumbing Code, as reflected in on-site evaluations.</p> <p>c. Permission to use newer septic system designs recently accepted by the Maine Plumbing Code for innovations at the subdivision level to allow for higher densities short of those that would require a public sewer.</p>	Town Council with assistance from the Ordinance Committee, the Planning Board and the Affordable Housing Committee	2007 through 2008 2008 through 2010
<p>4. Direct Town staff to develop a procedure for using proceeds from the sale of tax-acquired property toward housing development cost reduction passed on as lower sale prices or rents under agreement with a partnering non-profit housing development corporation.</p>	Town Council	2010
<p>5. Direct Town staff to seek out a CDBG planning grant or other grant funds to plan for the creation of affordable housing development opportunities to be implemented by private non-profit organizations.</p>	Town Council, with help from such ad hoc committees as the Affordable Housing Committee	2007 through 2010
<p>6. Direct the Ordinance Committee, Planning Board and Affordable Housing Committee to develop proposed amendments to the land use ordinances so that for subdivisions over 10 lots, they will provide incentives for developers to make at least 20% of new houses or rental units affordable, and to mix these units into the subdivision among market rate units.</p> <p>a. These proposed incentives will be coordinated with the system of incentives to be prepared for encouraging growth in designated Growth Areas and creation of conservation subdivisions, location of development on public water, and other public goals spelled out in the Future Land Use Plan.</p>	Town Council and related committees	2007 through 2008
<p>7. Direct the Ordinance Committee, Planning Board and Affordable Housing Committee to propose land use ordinance amendments to allow a density bonus on properties whose owners or developers propose to develop affordable housing units, provided that public water, soil and groundwater limitations on the site are respected.</p>	Town Council and related committees	2007 through 2008
<p>8. Direct the Ordinance Committee with assistance from the Planning Board, to a propose land use ordinance amendments to change the required roadway cross-section in subdivisions so as to decrease pavement requirements, reduce impervious surfaces that are detrimental to the environment and decrease costs to the developers.</p>	Town Council	2009
<p>9. Create a system of incentives that give density bonuses in new</p>	Town Council, with	2007 through

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

subdivisions according to the following priorities:	assistance from the Ordinance Committee and the Planning Board	2008
10. The use of conservation subdivisions that dedicate open space that includes affordable housing units to be part of the development and extends and utilizes public water infrastructure.	Town Council, Ordinance Committee, Planning Board	2007 and ongoing
11. Direct town staff to monitor housing growth and affordability through review of building permits, property transfer, and housing cost to determine local and regional trends.	Town Council	2007 through 2016
12. Explore other affordable housing options and participate in regional efforts, including the Greater Portland Council of Governments and Westbrook Housing Authority.	Town Council and related committees	

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

TRANSPORTATION SYSTEM

“Standish has achieved its goal of providing pedestrian-friendly, compact village centers through the extensive development of sidewalks and pedestrian ways within the villages and linking Sebago Lake Village with Standish Corners. These community centers are also connected with the surrounding suburban neighborhoods through a multi-purpose trail system utilizing the old range roads...Residents, visitors and commuters traveling within Standish utilize a combination of State arterials, town-owned collector roads and private ways where all types of traffic flow without conflict. Commuter rail service has been restored through Steep Falls and Sebago Lake Villages, facilitating the development of our four-season tourist industry.” – VISION STATEMENT for 2016

Goals

1. **To maintain and improve an efficient and safe transportation system in Standish** consistent with the regional systems and the Future Land Use Plan.
2. **To accommodate existing and develop future modes of transportation, including freight, passenger, pedestrian, and bike services and facilities** throughout the community to meet a full spectrum of transportation needs.
3. **To plan for, finance and develop an efficient system of public facilities and services** to accommodate anticipated growth and economic development. (Also a State Goal)

Policies

1. **Expand the range of transportation options for going to and from Standish** for commuters and visitors.
2. **Continue to maintain and improve Town roads and other Town-owned transportation and pedestrian facilities** within Standish through the prioritizing and financing of maintenance and capital improvements.
3. **Plan for potential new roads so that the investment is targeted to the designated Growth Areas** and discourages new development in Low Growth and Critical Areas.
4. **The Town shall continue to take an active role in the maintenance of State roads and the planning of highway improvement projects.**
5. **Continue to study the utilization of Range Road rights of way in the Standish Village area to expand the network of roads and pedestrian facilities** serving the Village and undeveloped land near the Village.
6. **Seek relief from traffic congestion and improve the pedestrian-friendliness and safety** of Sebago Lake, Standish, and Steep Falls Villages.
7. **Maintain highway capacity, safety and efficiency** by complying with the Maine DOT Access Management rules and standards. **Develop a plan for access management on Routes 114, 35, 25, 113,** and any other road that has high traffic volumes.
8. **Enhance and preserve the gateway appearance on major roads entering Standish** to promote town identity.
9. **Work with regional organizations and neighboring municipalities on establishing passenger rail service** connecting Portland with Sebago Lake Village, Steep Falls Village and beyond.
10. **Support regional transportation efforts, including planning for new regional transportation facilities and passenger commute options.** Seek opportunities to participate in regional transportation projects and programs and shared delivery of services and purchases.

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Transportation Implementation Strategies

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
<p>1. Develop plans for passenger rail service so as to support both tourism and commuting. Coordinate with towns and businesses along the 10th Mountain Division line to evaluate and implement its use for both purposes in Standish and between Portland and Conway, NH, with stops in Sebago Lake Village and Steep Falls.</p> <p>a. Review and update information in the GPCOG study of the market for freight service on the 10th Mountain Division line.</p> <p>b. Invite communities all along the line to join in this effort, and seek funding and technical assistance as a group from the Maine DOT and regional agencies involved in economic development and transportation planning agencies in both states.</p> <p>c. Look for potential coordination between the Rte 113 Corridor Scenic By-Way project, the expanding 10th Mountain Division Trail and the re-establishment of passenger rail service.</p> <p>d. From the outset, coordinate with Guilford Transportation, which still owns part of the 10th Mountain Division, and is a key player in this planning process.</p>	Town Council, with help from a new ad hoc committee such as a Passenger Rail Committee	2008 through 2016
2. Direct the Town Manager and Director of Public Works to continue to schedule, budget and carry out major maintenance and other capital improvements using the current capital improvement programming process.	Town Council	Annually, as part of the Town's CIP
3. Require the Director of Public Works to provide an annual report to the Town Council on all State road action plans within or affecting Standish.	Town Council	2007 through 2016
4. Continue to study implementation of the Range Road Action Plan and the use of range ways as practicable to provide for pedestrian and bicycle facilities.	Town Council	2007 through 2016
5. Review and evaluate all options for regional and local scale bypasses around Standish Village and Sebago Lake Village.	Town Council	2007
<p>6. Develop a sidewalk/pathway plan that will:</p> <p>a. Connect the village of Standish Corner to Sebago Lake with pedestrian improvements (sidewalks or walking paths), to be built in conjunction with State Road improvements.</p> <p>b. Add sidewalks so that they extend from the Saco River bridge along Rte 11 to Rte 113, and south on Rte 113 to the elementary school on the Boundary Road.</p> <p>c. Establish impact fees for sidewalk development.</p> <p>d. Take into consideration the needs identified in the Village Design studies.</p>	Town Council	2007 through 2009
7. Require the Director of Public Works and the Town Capital Improvement Committee to work with Maine DOT to rework the intersection of Oak Hill Road with Rte 25 in Standish Village , taking into consideration the recommendations of the Standish Village Design Study.	Town Council	2009 through 2010
8. Direct the Ordinance Committee, with assistance from the Planning Board and the Director of Public Works, to prepare clarified roadway definitions, design and construction standards for Standish's land use ordinances.	Town Council	2008 through 2010

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

9. Work with Maine DOT to maintain traffic speeds below posted speed limits in Growth Areas and Transitional Areas, especially on roads in the high density and pedestrian areas, taking into consideration the recommendations of the Village Design Studies.	Town Council	2007 through 2016
10. Appoint Standish representation to serve on regional corridor coalitions relevant to Standish that may be organized by GPCOG, Maine DOT, and/or the Southern Maine Regional Planning Commission.	Town Council	As needed, 2007 through 2016
11. Amend the land use ordinances as needed to apply access management standards to new development along arterial highways. See diagram on the following page for examples of strategies to be studied and developed.	Town Council with assistance from the Ordinance Committee and the Planning Board	2007 through 2009

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

ACCESS MANAGEMENT PRINCIPLES ILLUSTRATED

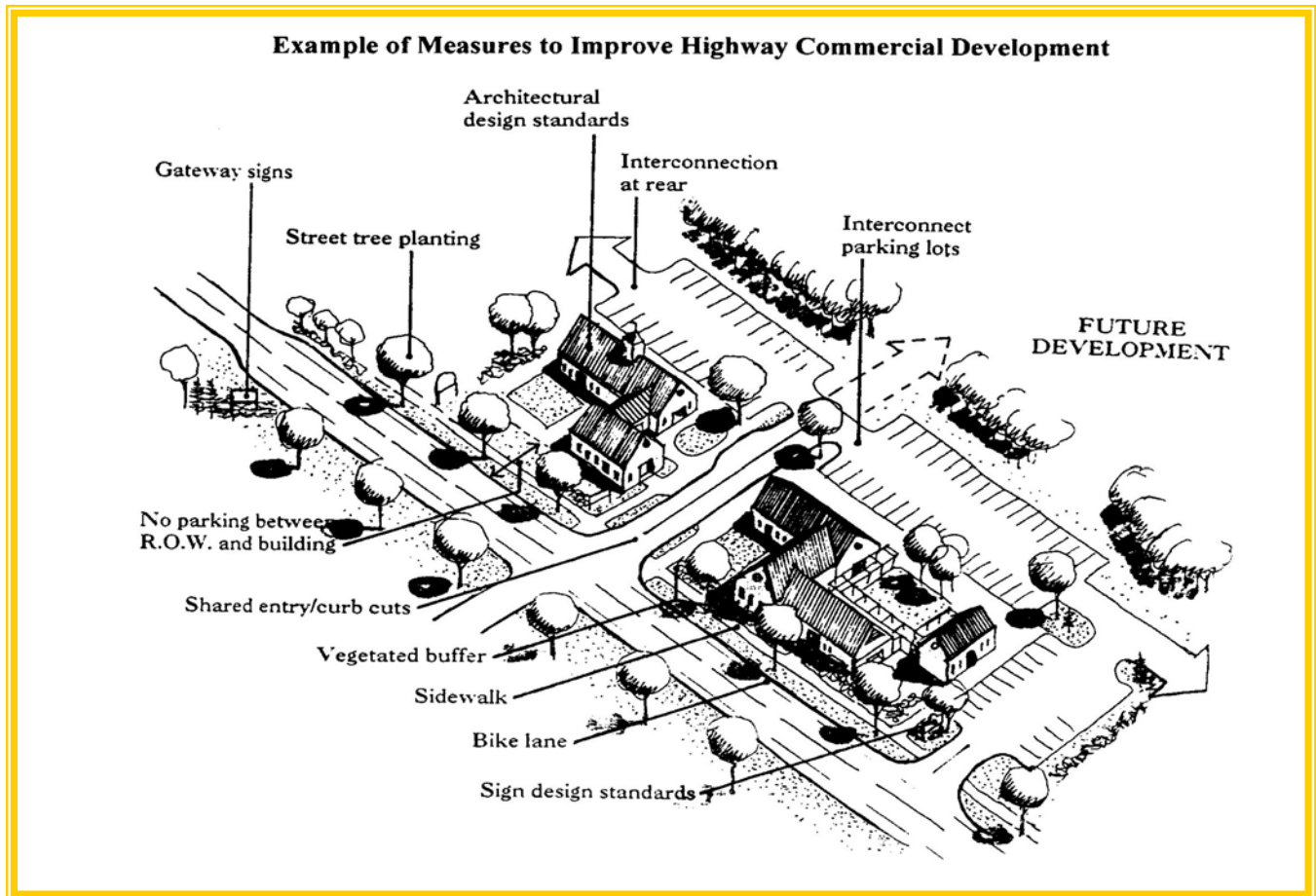


Figure 10: Access Management Diagram

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

WATER RESOURCES

“In 2016, Standish has retained its exceptional natural beauty and healthy, diverse ecosystems. The town is defined by its proximity to Sebago Lake, the Saco River and its many other lakes and rivers. Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality.” – VISION STATEMENT for 2016

Goals

1. **To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.** (also a State Goal)

Policies

1. **Continue to regulate land uses in order to prevent the deterioration of water quality** in lakes, ponds, streams, rivers, wetlands, groundwater and gravel aquifers.
2. **Maintain, at a minimum, the protections for shoreland areas that are required by the State** and expand local shoreland zoning beyond these protections as needed to improve water quality protection.
3. **Actively educate the boating and land using public** concerning their ability to help protect and manage water quality.
4. **Actively monitor and manage potential adverse impacts of boating** on water quality in surface waters.
5. **Develop and apply improved protection measures for wetlands.**
6. **Ensure adequate aquifer and drinking water protection** from potential contamination by developing a comprehensive ordinance which addresses, among other issues, the storage of chemicals, petroleum products, and other special wastes near aquifers and drinking water sources.
7. **Continue to require that all land use activities have adequate wastewater treatment systems, minimize stormwater runoff and non-point source pollution, and utilize best management practices.**
8. **Recognize the regional scope and shared responsibility for water quality protection in the Sebago Lake watershed by working with neighboring towns and the Portland Water District to create and provide ongoing support for a Sebago Watershed Sebago Lake Compact (SLC).**

Water Resources Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Timeframe
<ol style="list-style-type: none"> 1. Work with surrounding towns and the Portland Water District (PWD) to create a regional Sebago Lake Compact (SLC) that will: <ol style="list-style-type: none"> a. Work to ensure shared water resources are protected. b. Serve in an ongoing advisory and educational role in the development and implementation of local as well as regional water quality protection measures within this Comprehensive Plan. 	Town Council	2008 through 2016
<ol style="list-style-type: none"> 2. Continue working with the PWD to review and inspect all development within the Sebago Lake watershed. 	Town Council, Planning Board, Code Enforcement Officer (CEO)	2007 through 2016

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

3. Direct the Code Enforcement Officer and the Planning Board to continue to require the use of Best Management Practices to control non-point source pollution from new development, including soil erosion and vegetation buffer standards for new construction sites.		2007 through 2016
4. Work with Sappi, the Sebago Lake Compact (SLC) and the Portland Water District to manage the water level of Sebago Lake to prevent and minimize flooding and soil erosion.	Town Council	2007 through 2016
5. Monitor the results of water quality testing of Sebago Lake, the Saco River, and other bodies of water currently being tested by the Portland Water District, State, or regional entities. a. They shall develop a means of reporting this information annually to Standish residents.	Town Council, Planning Board, and Conservation Commission	2008 through 2016
6. Continue to recognize the regional scope and shared responsibility for water quality protection and related purposes of the Saco River Corridor Commission by continuing to participate as an active member of the Commission.	Town Council	2007 through 2016
7. Oversee the development of a proposed Phosphorus Ordinance for all lake watersheds most at risk by the Planning Board with input from the Sebago Lake Compact in order to ensure that runoff and soil erosion is minimized in all lake watersheds in Standish , and particularly in areas of steep slopes and adjacent to water bodies. a. Ensure that new development does not adversely affect water quality in Standish , by requiring use of the best available land use planning techniques, including, where needed, intensity controls and performance standards.	Town Council, with assistance from the Ordinance Committee	2010 through 2011
8. Direct the Ordinance Committee to oversee development of proposed amendments to shoreland zoning and/or zoning ordinance(s) with assistance from the Planning Board and with input from the Sebago Lake Compact (SLC), as needed based on the following revisions: a. Change zoning to locate higher intensity development away from surface water bodies and aquifers. b. Take advantage of the water quality protection potential of the Conservation Lands Map. c. Review the zoning ordinances recommended by the Saco River Corridor Act of 1979 and the Maine DEP for all rivers, brooks, and ponds. d. Evaluate the impact of clear cutting in flood plain areas and revise land development codes where necessary to prevent erosion, sedimentation, and the loss of top soil. e. Review the most current practices for preserving shoreland areas in their indigenous state. f. Ensure that the groundwater quality is protected by incorporating limitations to nitrate concentrations in groundwater from development into land use ordinances.	Town Council	2010 through 2011
9. Educate local officials and the public on State and Federal Laws governing water quality and on water resource conservation using the available educational materials.	Town Council, Planning Board, Conservation Commission and Sebago Lake Compact (SLC)	2008 through 2016

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

10. Recruit volunteers, or hire Courtesy Boat Inspectors, to inspect boats for invasive aquatic plants at all public boat launches in Standish and to monitor surface water bodies for invasive aquatic plants annually. Standish should participate in a regional effort.	Town Council, with assistance from the Sebago Lake Compact	2007
11. The Town's land use ordinances shall continue to allow the Planning Board to require hydrogeologic impact analysis of applicants for subdivision and site plan review when appropriate based on conditions of the site and/or the proposed use. a. Identify appropriate interlocal coordination measures for shared aquifer protection where Standish aquifers cross town lines.	Town Council	2007 through 2016
12. Retain a professional hydrogeologic consultant to work with the Conservation Commission to identify aquifer recharge areas and drinking water well source protection areas. Among other resources: a. Review the Saint Joseph's College groundwater monitoring reports used to evaluate the capacity of the land in the vicinity to continue to absorb septic waste without significant damage to water quality. b. Contact the Portland Water District to request copies of whatever studies of aquifers in Standish may be available and applicable. c. Prevent contamination of soils by enforcing existing ordinances pertaining to the operation and closing of sand and gravel pits.	Town Council	By 2009
13. Establish, where needed, appropriate development limitations in the form of proposed aquifer protection ordinance standards, over these documented areas. a. Evaluate existing regulations on groundwater conditions, soil permeability and other drainage characteristics related to new construction or the designing of any septic system. b. Actively invite neighboring towns to coordinate aquifer protection standards.	Town Council with help from the Ordinance Committee and the Planning Board	2010 through 2011
14. Continue to regulate sand and gravel extraction, and to prepare ordinance amendments that will: a. Continue to require that reclamation materials not contain any elements that might degrade ground water. b. Continue to require notification of the PWD for all applications for sand and gravel extractions and/or reclamation within the Sebago Lake Watershed.	Town Council, with help from the Ordinance Committee, the Planning Board and the Conservation Commission,	2010
15. Direct the Town Manager to evaluate regional solutions to wastewater and septage disposal areas by contacting surrounding towns to learn their present solutions or lack thereof to these issues, and by exploring options for mutually beneficial cooperation.	Town Council	2009
16. Direct the Conservation Commission to evaluate whether there are gaps between state and local standards for protection of wetlands, streams and best management practices, and report back to the Council with its findings and recommendations.	Town Council	2009

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

NATURAL RESOURCES

“Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality. The natural features of the topography are preserved and the soils are uncontaminated. Native plants and animals thrive because their habitats are identified, appreciated, and protected.” – VISION STATEMENT FOR 2016

Goals:

1. **To protect critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas and unique natural areas.** (Also a State Goal)
2. **To safeguard agricultural and forest resources from development** which threatens those resources. (Also a State Goal)
3. **To identify, conserve and protect open space and critical natural habitat** and recognize their role in the local and regional economies.
4. **To preserve open space, farmland and forest resources to maintain the rural character of the community** for future residents of Standish.

Policies

1. **Explore, research and develop incentives and creative policies to encourage the preservation of open space, scenic vistas, critical natural resources, agricultural and forest land by landowners.**
2. **Establish a flexible and effective land-preservation program that utilizes a variety of funding sources and approaches,** including working cooperatively with neighboring municipalities, local land trusts and other groups and organizations.
3. **Design and implement procedures to establish a land trust** to guarantee forest and open space land for future generations to enjoy.
4. **Work with others, such as State, regional and local governments, private groups, and existing land trusts to establish guidelines for regional forest and land preservation.**
5. **Encourage and help support small farms by providing an area for summer/fall farmers' markets.** Develop strategies that communicate and **promote organic farming** practices such as those occurring at Rippling Waters.
6. **Ensure that local land use regulation supports and does not hamper agricultural and forestland's continued or expanded use** for agriculture or timber production.
7. **Recognize and protect the economic value of farmland and forest not just for their contribution to economy, but also for their role as a part and protector of scenic views** important to the local and regional tourism economy, and for their importance to the community at large as a key element of rural character.
8. **Direct development to areas with suitable soils, slopes and drainage,** and discourage development on floodplains, steep slopes, and highly erodible soils and wetlands.
9. **Encourage the concept of “open space” conservation zoning by Randall Arendt in all land use activities,** through consideration of existing landscape, scenic views, topographic features, and natural and cultural resources in the design process as established by the Conservation Lands Map.
10. **Conserve significant natural areas, including: large blocks of wildlife habitat, deer wintering areas, habitat for threatened and rare species, wildlife travel corridors and**

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

shoreland areas, waterfowl and wading bird habitat, and other important plant, animal and fisheries habitat.

- 11. Encourage taxation policies that are equitable and support land preservation,** particularly for critical natural resources, open space, forestry and farming.

Natural Resources Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Timeframe
<p>1. Provide public education on protection of natural resources, open space, farmland, and forestland, with an emphasis on “open space” conservation zoning concept as follows:</p> <ul style="list-style-type: none"> a. Distribute a package of strategies on good forestry practices and land management to protect wildlife and promote recreational opportunities to forest land owners. b. Work with the Portland Water District to educate landowners within the water supply aquifers. c. Support educational programs at schools and other educational institutions that focus on the preservation of natural resources. d. Explore the “open space” conservation design concept through a series of workshops for residents and development professionals. Distribute resource materials on the subject to Standish residents. e. Provide ongoing training for municipal officials (e.g., Code Enforcement Officer, Public Works Director, Planning Board, Zoning Board of Appeals) on soil and water conservation, best management practices, wildlife management and other natural resource issues. f. Utilize and explore educational and training funds available through the federal, state, and regional governments and non-profit entities. g. Serve as a resource for citizens seeking information about options available to preserve their land, possibly adding links to the Town’s website. 	Town Council, with assistance from the Conservation Commission and the Town Planner	2007
<p>2. Develop proposed amendments to the zoning, site plan and subdivision ordinances as needed to achieve the purposes listed below:</p> <ul style="list-style-type: none"> a. Limit commercial and housing developments that chip away at sensitive lands including farms. b. Convert the Town’s cluster subdivision standards to conservation subdivision standards. c. Ensure that the Town’s conservation subdivision standards allow for and encourage protection of agricultural land as part of the dedicated open space associated with conservation subdivisions. d. Ensure that forestry uses and businesses that depend on and support local and regional forest production, such as sawmills and small wood products industries, remain allowed in rural areas, and in appropriate locations within designated growth or transitional areas. e. Identify open space, scenic vistas, critical natural habitats through State of ME Inland Fish & Game, ME Preservation, and the Standish Historical Society for inclusion on Conservation Lands Map for consideration in the development approval process. f. Require that the Planning Board will comment on proposed 	Town Council, with assistance from the Ordinance Committee and the Planning Board	2008
		2007

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>subdivisions and other developments early in the permitting process (pre-application phase).</p> <p>g. Ensure that “open space” conservation design concepts and mapped features on the Conservation Map are integrated in the overall design.</p>		
<p>3. Direct the Conservation Commission to promote farming initiatives as follows:</p> <p>a. Promote organic farming practices.</p> <p>b. Together with the Economic Development Committee, work with interested citizens and area farmers to find one or more appropriate locations for a farmers’ market.</p> <p>c. Work with one or more land trusts, including the one to be created as a part of implementing this Comprehensive Plan, and with regional forestry and agricultural support organizations, to prepare and promote a package of taxation and estate planning strategies for agricultural land owners who want to retain their land in farming, forest, recreation and timber production uses.</p> <p>d. Work with interested citizens, including owners of forest land, and existing regional soil conservation, land management and forestry organizations and agencies, including the Cumberland County Soil and Water Conservation District and the Portland Water District, to develop and assemble a package of best management practices for forestry.</p> <p>e. Use the Town web site as a tool for keeping the public informed of its progress and the availability of its products, and other forms of active outreach to land owners.</p>	Town Council	<p>2009 through 2016</p> <p>2009</p> <p>2009 through 2010</p>
<p>4. Continue to enforce the minimum requirements of the State Shoreland Zoning Act and:</p> <p>a. Continue to require the Saco River Corridor Commission’s setback for structures within the Saco River corridor.</p> <p>b. Require adequate building setbacks and vegetative buffers along all streams, rivers and wetlands.</p>	Town Council	2007 through 2016
<p>5. Seek to work with Sappi, the Sebago Lake Compact (SLC) and the Portland Water District to manage the water level of Sebago Lake so as to prevent and minimize flooding and soil erosion.</p>	Town Council	
<p>6. In accordance with the Open Space Plan, identify parcels within Standish which should be preserved. The process shall initiate discussions with the property owners of these parcels to determine whether they are interested in identifying voluntary strategies to preserve their land.</p> <p>a. Where the potential exists to coordinate to protect large habitat blocks that cross town lines, work with the property owners and/or the neighboring towns to coordinate protection of these areas.</p>	Town Council	Ongoing
<p>7. Develop an index of area flora and fauna which will be used to design a protection program for endangered and regionally unique flora and fauna.</p> <p>a. Include interlocal habitat beyond town boundaries where these are relevant to the protection of threatened, endangered, or regionally unique species, or the effective function of habitat for more common wildlife species, such as but not limited to wetlands and stream corridors that cross town lines.</p>	Town Council, with help from the Conservation Commission and citizen volunteers	2010
<p>8. Facilitate the establishment of a local or regional Land Trust and explore various funding mechanisms to acquire and</p>	Town Council, with help from	2009 through 2016

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>maintain land and conservation easements.</p> <ol style="list-style-type: none"> Identify local land and resource protection groups with interests in Standish. Include representatives from these groups in pertinent discussions (e.g., Friends of the Presumpscot River, Friends of Sebago Lake, etc.). Integrate this process with the Open Space Planning process called for in the Recreation and Scenic Resources section. 	<p>the Comprehensive Plan Advisory Committee, citizen volunteers, and a professional consultant</p>	
<p>9. As part of the Open Space Planning and Conservation Land Mapping process, identify corridors or 'greenbelts' that can be used to link large open-space areas to facilitate movement of wildlife and recreation activities such as hiking, skiing and snowmobiling.</p> <ol style="list-style-type: none"> Work with adjoining towns where possible to extend these corridors across municipal boundaries. 	<p>Town Council</p>	<p>2010 through 2011</p>
<p>10. Work with neighboring municipalities on acquisition and protection of contiguous tracts of land and critical natural habitats.</p> <ol style="list-style-type: none"> Coordinate with state, regional and local governments, agencies and private groups to identify, map and prioritize for preservation significant critical areas. 	<p>Town Council, with help from such committees as the Land Trust and the Conservation Commission</p>	<p>2009 through 2016</p>

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

HISTORIC, ARCHEOLOGICAL AND CULTURAL RESOURCES

“Our libraries enjoy broad public support and house some of our most important historical archives, continuing to educate our people about our historic and prehistoric treasures. Arts and theatre flourish in this rich cultural environment.” – VISION STATEMENT for 2016

Goals

1. **To preserve the State's historic and archeological resources.** (Also a State Goal)
2. **To identify, protect, and preserve scenic and historic areas and buildings in the Town.**
3. **To support a wide range of historic and cultural resources.**
4. **To recognize and appreciate our rich local heritage.**

Policies

1. **Identify, protect, preserve, and add to the Town's inventory of historic and cultural resources.** Inventory these resources with professional assistance guiding volunteers.
2. **Implement various strategies including education, land use regulations, and land protection and acquisition** to ensure preservation of historic and cultural resources.
3. **Support the Standish Historical Society** in its effort to preserve the cultural and historic heritage of the town.
4. **Continue to support the libraries in Steep Falls and Richville to the greatest extent possible,** and explore ways to enhance existing services.
5. **Place historic and cultural resources on the Conservation Lands Map** and require their consideration in planning for residential and commercial subdivisions and other types of development.
6. **Maintain records of historic and cultural resources at the Town Hall and other publicly accessible locations,** and recognize the regional significance of these resources and their importance for tourism and education.
7. **Develop an incentive-based method of encouraging protection of the historic character** of qualified historic structures.

Historic, Archeological and Cultural Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Timeframe
1. Provide public education on preservation of historic and archeological resources. The public education will focus on: a. Advantages and disadvantages that historic preservation of individual structures and historic districts offer to property owners and the community as a whole. b. Options for historic preservation that respect both private property rights and historic preservation goals. c. Pictures of historic structures in Standish and nearby communities that have been lost to demolition or remodeling. d. Pictures of historic structures that have been successfully adaptively reused while retaining their historic value and character.	Town Council, with assistance from the Historic Preservation Commission and the Standish Historical Society	
2. Provide education and training to the Code Enforcement Officer, Planning Board, and Zoning Board of Appeals on preservation of historic and archaeological resources, including procedures for nominations of buildings or sites to the National Register of Historic Places.	Town Council, with assistance from the Historic Preservation Commission and	Annually

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

	the Standish Historical Society	
<p>3. Identify, survey, and assess historic and cultural resources in the town, including historic neighborhoods and buildings.</p> <p>a. With professional assistance, the Commission and volunteers shall evaluate and update or replace the 1992 Comprehensive Plan Historic Resource Inventory.</p> <p>b. With professional assistance, the Commission shall determine what information is needed to gather the consistent and comparable objective facts needed to help determine the range of historic preservation options available.</p> <p>c. When the inventory is complete, the Commission will use it to evaluate and possibly work with the Ordinance Committee to propose updates to Standish's Historic District Ordinance procedures and standards.</p>	Town Council, with assistance from the Historic Preservation Commission and the Standish Historical Society	2008
<p>4. Seek funding from the Maine Historic Preservation Commission, Maine State Archives and other sources to complete the inventory of significant archaeological and historic resources.</p>	Town Council	2007
<p>5. Promote and expand the Town's existing historical and cultural resources inventory, e.g., "School House Theater", "Old Red Church & Museum", libraries, Village Green/Park Concept, historic Cumberland & Oxford Canal area.</p> <p>a. Develop a voluntary identification placard program to identify and promote awareness of historic structures in Standish.</p>	Town Council, with assistance from the Historic Preservation Commission, the Standish Historical Society, and interested citizens	Ongoing
<p>6. Ensure that significant historical and archeological resources are added to the Conservation Lands Map.</p>	Town Council	2008 through 2009
<p>7. Amend the land use ordinances as necessary to:</p> <p>a. Require consideration of significant historic and archaeological resources for subdivisions and other types of development according to the Conservation Lands Map.</p> <p>b. Require that for subdivisions and other developments, if they are located in proximity to mapped archaeological sensitive areas, they must notify the Maine Historic Preservation Commission and the Standish Historic Preservation Commission of their development plans to allow them to comment on the development early in the permitting process.</p>	Town Council, with assistance from the Ordinance Committee and the Historic Preservation Commission	2009
<p>8. Support either additional historic districts in other villages or historic overlays for individual structures, if warranted by the historic resources inventory, and, in Villages, if called for by any of the Village Design Studies.</p>	Town Council	2008 through 2010
<p>9. Develop a "Village Green/Park" concept for each of the three (3) distinct villages, if feasible, with input from design professionals, the Historic Preservation Commission and the community during the Village Design Studies.</p>	Town Council	2007 through 2010
<p>10. Support the Historic Preservation Commission and</p>	Town Council	

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Standish Historical Society as active Town resources for Standish history, development, and restoration/preservation of the town's historic buildings.	and Planning Board	
11. Ensure that new development does not adversely affect the historical and scenic areas in Standish by using the best available land use planning techniques including, where needed, U.S. Dept. of Interior standards.	Town Council and Planning Board	By 2008
12. Seek outside funding for the preservation of archival resources.	Town Council	2008 through 2010
13. Seek to partner with the Standish Historical Society, and/or the local libraries, to explore additional services such as: a. Storage of and public access to historical archives b. Mobile library services. c. The effective use of any community center in service of historic and cultural education and awareness.	Town Council	2008 through 2016
14. Appoint the Historic Preservation Commission and/or the Standish Historical Society to work with neighboring towns to coordinate measures to protect shared historic sites such as remnants of the Cumberland and Oxford Canals.	Town Council	2007 through 2016
15. Enact ordinances to require application of erosion control measures and vegetative buffers along the Cumberland and Oxford Canal areas.	Town Council with assistance from the Ordinance Committee and Planning Board	2010

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

RECREATION AND SCENIC RESOURCES

“Recreational opportunities are enhanced through public/private partnerships, supporting facilities such as a community center and sports complex, to name a few. Major attractions include a town beach and marina on Sebago Lake...river and trail access and open lands have made Standish an attractive destination point for visitors from the greater Portland area and other places.” – VISION STATEMENT for 2016

Goals:

1. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters. (Also a State Goal)
2. Provide and protect plenty of opportunities for outdoor recreation and public access to surface waters for Standish residents.
3. Preserve open space that benefits residents for scenic, ecological, agricultural, historic, archaeological, recreational and economic purposes.
4. Continue to provide and enhance indoor recreational programs and activities.

Policies:

1. Create and adopt an Open Space Plan for Standish that will serve as a framework to help the Town achieve the Comprehensive Plan goals for Recreation and Scenic Resources, Natural Resources, Water Resources, Agriculture and Forestry, Historic, Archeological and Cultural Resources, Economic Development, and the Future Land Use Plan.
2. Continue ongoing efforts to establish a town park and points of public access to Sebago Lake, to preserve and enhance recreational areas, a trail system, open space and scenic resources through an integrated approach that links open space planning, land use regulations, and economic development strategies.
3. Develop beaches on Sebago Lake within the Town of Standish while protecting water quality for the region's water supply.
4. At such time as the 1913 State law establishing the no-bodily-contact zone is amended to allow bodily contact, establish a Town Beach and park at the end of Northeast Road.⁴
5. In the meantime, work with the Portland Water District to develop a Town Beach on Sebago Lake outside the 2-mile no-bodily-contact zone and within Standish.
6. Provide an outdoor recreational program that encourages active, healthy lifestyles, attracts visitors, and accommodates all age and social groups.
7. Identify and preserve high value scenic resources essential to the town character and integrate plans for protecting these into the Open Space Plan. Require consideration for open space, high value scenic resources, natural habitats, and recreational areas in all new developments as depicted on the Conservation Lands Map.
8. Coordinate the Open Space Plan whenever possible with the implementation of policies to achieve the goals of protecting water quality, critical natural habitats, and scenic resources.
9. Work with neighboring communities and other organizations to preserve open space, recreational amenities, scenic resources and preservation of natural habitat.

⁴In its initial submission of the Plan to the State Planning Office (SPO), the Town included the following policy: “Develop a beach at the end of Northeast Road while protecting water quality for the region's water supply.” The SPO determined this policy to be inconsistent with state law. In response, the Town revised Policy 2 and added Policies 3 and 4. These changes were made to comply with State Law while continuing to reflect the Town's Vision for the future development of Sebago Lake Village as gathered from the Comprehensive Plan's 2005 public opinion survey. Corresponding changes were made to Implementation Strategy 3, below.

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

10. Where possible, provide for recreational areas which are accessible to all citizens, including the elderly and those with disabilities.

Recreation and Scenic Resource Implementation Strategies

The Policies will be implemented as follows:	Responsible Party	Time-frame
<p>1. Appoint an Open Space Planning Committee to include representation from boards and committees such as the Conservation Commission, Recreation Committee, Planning Board, Farmland Committee, and Comprehensive Plan Committee, individual and institutional landowners, recreational clubs, the snowmobile club, land trusts and other interested citizens, possibly issuing invitations to regional landowners and the school district to participate as well.</p> <p>a. When the Open Space Planning Committee has completed its representative planning process, including plenty of opportunities for public participation, and prepared an Open Space Plan, it shall be submitted to the Town Council for a vote on adoption as an amendment to this Comprehensive Plan to be integrated into the Future Land Use Plan.</p> <p>b. During the open space planning process, the Committee shall utilize newly available aerial photos, beginning With Habitat maps, the Town's new computerized mapping capability, the Comprehensive Plan's future land use map and plan, its resource maps, and other local knowledge to complete a detailed inventory of existing recreational, open space, public access points, and locations where more such facilities are needed.</p> <p>c. Opportunities for cost effective coordination of measures to meet open space protection goals with those needed to achieve the future land use plan, water quality protection, critical natural habitat protection and scenic resource protection goals shall be reflected on the Conservation Lands Map.</p>	Town Council	2008 through 2009
<p>2. Propose amendments to the Zoning and Subdivision Ordinances as needed to achieve the following:</p> <p>a. Require that, if possible, new development shall provide land or a fee in lieu of land for adequate recreational facilities and open space linked to existing or planned facilities as identified in the Open Space Plan.</p> <p>b. Require that developers consider scenic, cultural and natural resources in development design according to the Conservation Lands Map.</p> <p>c. Provide an opportunity for the Conservation Commission and Recreation Committee to review developments with recreational or open space components.</p>	Town Council, with assistance from the Ordinance Committee and the Planning Board	2007 through 2016 2008 2008
<p>3. The open space planning process shall inventory, maintain and increase the opportunities for public access to lakes, ponds, the Saco River and selected streams.</p> <p>a. Seek the professional advice of a qualified consultant regarding whether and if so, how, it is <i>technically</i> feasible to protect the State's largest public water supply, while allowing bodily contact in Lower Bay.</p> <p>i. Direct the consultant to perform research to find examples, if any, of instances where lake-source public water utilities have been able to co-exist safely and affordably with neighboring bodily contact with the water source at a comparable distance from the public water intake to the location of bodily contact.</p> <p>ii. Enter into discussions with the Portland Water District to determine the conditions criteria needed to support an amendment to the 1913 State</p>	Town Council, with assistance from the town manager, the town attorney, and other professional assistance	By 2008

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>Law establishing the no-bodily contact zone.</p> <p>iii. Work with the Portland Water District, the EPA (administrators of the PWD's Safe Drinking Water Act permit), the Sebago Lake Compact, the Maine Drinking Water Program, and the region's legislators, considering advice from the Town's consultant, to create a mutually acceptable amendment to the 1913 Law.</p> <p>b. To implement Policy 4 above, retain professional assistance to conduct research and undertake to work with the Portland Water District to find a mutually acceptable approach to locate beaches and parks on Sebago Lake for Town residents outside the no-bodily-contact zone and within Standish while simultaneously continuing to protect the water supply intake.</p>		
<p>4. Work with interested property owners to establish recreational guidelines for open space use within the town.</p>	<p>Town Council and Open Space Planning and Recreation Committees</p>	<p>2011 through 2016</p>
<p>5. Work with interested property owners to implement a system of trails connecting open spaces and woodlands—areas to be used for hiking, mountain cycling, cross-country skiing, horseback riding, etc.</p> <p>a. Take advantage of potential linkages of land and trails with the present and future phases of the Mountain Division Trail.</p> <p>b. Seek to coordinate with and connect to publicly accessible trails in neighboring municipalities.</p> <p>c. Increase and develop a system of walking and cycling trails where motorized vehicles are prohibited.</p> <p>d. Seek and encourage opportunities to open trails for year-round use.</p> <p>e. Ensure that appropriate signage is posted and maintained.</p>	<p>Town Council, with assistance from the Open Space Planning Committee</p>	<p>2008 through 2016</p>
<p>6. Publicize the availability of the trail and open space system to help strengthen the development of a four season tourist economy and/or ecotourism opportunities.</p>	<p>Town Council plus Economic Development Committee</p>	<p>2008 through 2016</p>
<p>7. Periodically review socio-economic and demographic data to identify future recreational and open space needs.</p>	<p>Town Council and Comprehensive Plan Advisory Committee</p>	<p>2012 and 2016</p>
<p>8. Identify facility and program needs, priorities, opportunities for regional cooperation and potential funding sources.</p>	<p>Town Council and the Open Space Planning Committee</p>	<p>2011 through 2016</p>
<p>9. Utilize a variety of funding sources for recreation and open space programs, including user fees, grants, donations, impact fees, general funds, etc.</p> <p>a. Include necessary improvements to recreational facilities in the capital improvements program.</p>	<p>Town Council</p>	<p>2008 through 2016</p>
<p>10. Recognize that the general lack of public access to water in Standish, especially Sebago Lake and the Saco River, is a serious impediment to the development of a four-season tourism-based economy.</p> <p>a. The Open Space Plan called for in the Recreation and Scenic Resources section shall lay strong emphasis on identifying prospects for future public access points including creation of a process for further research to identify and resolve potential existing rights of public access that may exist.</p>	<p>Town Council and related committees</p>	<p>2008 through 2009</p>

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

PUBLIC FACILITIES, SERVICES AND ADMINISTRATION

“Health care and emergency services are accessible and affordable and public services are improving to meet the changing face of our community...Innovation and regional cooperation, including incentive programs and education, are controlling waste management costs. The quality of our roads continues to improve due to ongoing implementation of our road assessment and maintenance schedule. Municipal services are available and convenient to all citizens, assuring equal access and participation in local governance.” - VISION STATEMENT for 2016

Goals:

1. **Plan for, finance and develop an efficient system of public facilities and services** to accommodate anticipated growth and economic development. (Also a State Goal)
2. **Promote and protect the availability of outdoor recreation opportunities** for all Maine citizens, including access to surface waters.
3. **Make waste management in Standish as cost effective as possible, while still retaining the Town transfer station.**

Policies:

6. **Continually assess and review the provision of municipal services and facilities** to address future needs of the town.
7. **Ensure that the Ten Year Capital Improvements Plan maximizes efficiencies, utilizes a variety of funding mechanisms,** and prudently uses taxpayers' money.
8. **Maintain and improve, when needed, the Town's public buildings, facilities and equipment, including parks, recreational areas, other publicly owned land, and administrative and safety equipment.**
9. **Increase the amount and percentage of waste to be recycled.** Institute incentives to encourage recyclables and reduce the volume of solid waste, thus minimizing the cost of waste disposal.
5. **Continue to study waste disposal facilities and programs to evaluate the true costs** to the community and the environment.
6. **Continue to provide high quality rescue, law enforcement and fire services** consistent with the growing needs of the community.
7. **Explore and utilize regional approaches** in the shared delivery of services, shared capital equipment purchasing, and mutual aid agreements with other municipalities to enhance service levels and coverage.
8. **Continue to work with MSAD 6 to provide high quality educational programs and participate in the school budgeting process.**
9. **Continue dissemination of information about public services and investments and encourage public participation** and feedback in this process.
10. **Appoint a Comprehensive Plan Advisory Committee to assist the Town Council in the implementation** of the Comprehensive Plan.
11. **Keep the Town of Standish municipal government on the cutting edge of information and communications technology.**
12. **Continue to support the libraries in Steep Falls and Richville to the greatest extent possible** and explore ways to enhance existing services through regional coordination with the region's neighboring towns and institutions of higher learning.

Public Services, Facilities and Administration Implementation Strategies:

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
1. Annually monitor and report on progress towards implementation of this Comprehensive Plan. a. Appoint a Comprehensive Plan Advisory Committee to assist and advise the Council concerning implementation of the Comprehensive Plan. b. Monitor the comprehensive plan implementation by citizens, committees, boards and officials assigned to carry out the implementation strategies listed in the plan. c. Adopt an ordinance to establish a framework for reporting progress on the Comprehensive Plan implementation to the public on a regular basis. d. Establish a public process to reevaluate Comprehensive Plan implementation priorities and to prepare a schedule of activities called for during the coming year. e. Regional coordination activities and needs will be spelled out in the Council's report and proposed schedule, as part of the annual reevaluation.	Town Council	Within 3 months after Plan adoption through 2016 Annually
2. Ensure that Administration and Public Offices: a. Evaluate and increase administrative staffing as needed to ensure implementation of Future Land Use Plan and other strategies proposed in this plan, and to meet future town needs. b. Continue to budget and invest in technology and education to support administrative staff. c. Seek State or federal grant assistance for construction of public facilities as needed. d. Study how to change Town Hall hours to accommodate the needs of town residents.	Town Council	2008 through 2016
3. Develop a program of incentives to encourage recycling. a. Consider requiring a deposit on recyclables before depositing household waste among the options when it develops its program of incentives. b. Set up a new "Universal Waste" collection program in order to comply with the new Universal Waste Collection law in effect on Jan. 1, 2006.	Town Council, with assistance from the Recycling Committee	2007 through 2010
4. Coordinate on construction of private and public infrastructure, including roads, pedestrian ways, recreational facilities, etc., to provide maximum efficiency and prudent use of taxpayers' money.	Town Council, Budget Committee, Town Manager, and Public Works Director	2011 through 2016
5. Continue to work with MSAD 6 officials to provide high quality public education through the most cost effective means and ensure appropriate public participation in the MSAD budgeting process.	Town Council	2007 through 2016
6. Coordinate with the Portland Water District in efforts to	Town Council	2007

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>protect public water supplies, such as the use of environmentally friendly alternative ice removal on roads, public safety notifications of accidents and no spray agreements in sensitive areas.</p> <p>a. Notify PWD about any future land use initiatives, including development and infrastructure improvements, in close proximity to critical water supplies.</p> <p>b. Coordinate on the construction of wells, installation of water lines, etc., to provide maximum efficiency.</p>		through 2016
<p>7. Utilize a variety of communication methods to get public input on town affairs and provide the public with the most updated information through the use of the town website, local media resources, and signage at town gateways and other appropriate locations. Invest in and support state-of-the-art communication technologies and services.</p>	Town Council, Budget Committee, Town Manager, and Public Works Department	2007 through 2016
<p>8. Integrate principles of regionalism in planning for new public facilities and services.</p> <p>a. Continue to explore regional delivery of fire and rescue services, shared Capital Equipment purchasing and training.</p>	Town Council, with assistance from GPCOG or other regional organizations	2007 through 2016
<p>9. Continue to investigate options for local police coverage through a regional intergovernmental agreement.</p>	Town Council, with help from the Town Manager	2007 through 2010
<p>10. Enable public officials to ensure that the Town maintains up-to-date communications technology.</p>	Town Council, with help from the Town Manager	2007 through 2016
<p>11. Expand the role of the Planning Board to include participation in the development of proposed Town plans and ordinances, in addition to its current role in development review.</p> <p>a. Assign more development of proposed plans and ordinance amendments to the Planning Board to bring the benefit of the board members' land use ordinance administration experience to the considerations involved.</p> <p>b. Expand the role of the Planning Board to selectively relieve some of the ordinance development workload of the Ordinance Committee.</p>	Town Council	
<p>12. Look for additional ways to contribute to books and media, and capital improvements in support of the libraries in Steep Falls and Richville.</p>	Town Council	
<p>13. In the seventh year of this Plan's Implementation Schedule, begin the process of developing a comprehensive plan update, so as to allow sufficient lead time for having an updated plan in place when the current Plan's 10-year planning period comes to an end.</p>	Town Council	2013 through 2016

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

“Our citizens appreciate the healthy and peaceful equilibrium of ‘Enough’ while resisting the pressures toward the infinite ‘More’...In our effort to keep life in Standish affordable, we aim to strike a balance between our public services and our ability to pay for them.” – VISION STATEMENT for 2016

Goals

1. **To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.** (Also a State Goal)
2. **To maintain a cost-effective long-range programming and financing process for the replacement and expansion of public facilities and services** required for existing and projected growth and development.

Policies

1. **Maintain a low tax rate in Standish.**
2. **Continue and expand or modify the Capital Improvement Plan as necessary to meet the needs of future growth and development,** reflecting any regional capital expenditures agreed upon with neighboring towns or other entities.
3. While engaging neighboring towns in discussions concerning the possible advantages of coordinated services, also **explore regional coordination on improved revenue generation mechanisms.**
4. **Utilize the most cost-effective and efficient funding mechanisms and diversify revenue sources** in addition to the property taxes, such as grants, special assessments, trust funds, user fees and impact fees.
5. **Require developers to pay for capital improvements needed to serve the new development through various impact fees.**
6. **Continue to hold a relatively low long term debt burden and a healthy capital reinvestment strategy**

Fiscal Policy and Capital Investment Plan Implementation strategies Policies will be implemented as follows

	Responsible Party	Timeframe
1. Assure that property valuations are kept up-to-date and are consistent with the goals of this Comprehensive Plan and the Open Space Plan.	The Town Council, the Town Manager	2007 through 2016
2. Continue to utilize the current budgeting process, including the Capital Improvement Plan; modify and expand it if necessary to accommodate future growth and accomplish Comprehensive Plan strategies, including regional capital investment strategies if these are committed to by the Town Council.	The Town Council, the Town Manager and the Assessor	2011 through 2016
3. Explore, and implement when appropriate, various non-property tax revenue options, including public grants and impact fees to shift the burden of providing necessary capital improvements for emergency services, recreation and open space	The Town Council and the Assessor	2007 through 2016

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

<p>planning onto the new development or areas that require these improvements.</p> <p>a. Where mutual advantages may be gained, the Town Council may coordinate with regional organizations and/or neighboring towns to jointly apply for grant funds, participate in joint bids, and pursue local or regional revenue options should these become available through State enabling legislation, or to advocate their becoming available through State enabling legislation.</p>		
<p>4. Change and/or implement a new Impact Fee Ordinance consistent with this Comprehensive Plan and based on the new State Planning Office manual, "Financing Infrastructure Improvements through Impact Fees: A Manual for Maine Municipalities on the Design and Calculation of Development Impact Fees."</p>	<p>The Town Council, Assessor, and Ordinance Committee</p>	<p>2009</p>
<p>5. Maintain and periodically update the current town wide Rate of Growth ordinance that limits the number of new residential building permits that can be issued each year, as needed and as required by State law.</p> <p>a. Integrate the differential rate of growth ordinance called for in the Future Land Use Plan into the town wide rate of growth ordinance.</p>	<p>The Town Council</p>	<p>2010</p>

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

REGIONAL COORDINATION

“Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality.” – VISION STATEMENT for 2016

“Commuter rail service has been restored through the Steep Falls and Sebago Lake Villages, facilitating the development of our four-season tourist industry. Major attractions include a town beach and marina on Sebago Lake.” – VISION STATEMENT for 2016

“Innovation and regional cooperation, including incentive programs and education, are controlling waste management costs.” – VISION STATEMENT for 2016

The Town of Standish is already interdependent with surrounding municipalities and regional organizations for the mutual advantages of existing regional coordination efforts.

The Town also shares responsibility for addressing the regional impacts of local development, as do other municipalities; the Town seeks, with this Comprehensive Plan:

1. **To coordinate regionally where the nature of the issue is such that it demands regional coordination to be addressed with any effectiveness, such as:**

Water Resource Management

- Collaboration with PWD on water quality protection
- Creation of a Sebago Lake Compact (SLC) to address all water resource related issues in the Sebago Lake watershed.

Transportation Planning

- Continued participation in the Rte 113 Corridor Coalition
- Planning and Implementation of a passenger rail service
- Continued participation in planning the Mountain Division Trail

2. **To continue to take advantage of existing regional coordination relationships expressed through our participation in regional and inter-local organizations and agreements, such as:**

Public Education

- Continue to participate as a member of MSAD #6

Public Facilities and Services

- Waste Disposal as a member of RWS
- Inter-local agreements and cooperation of fire and rescue services

3. **To explore and implement, where feasible and effective, additional ways to coordinate with our partner municipalities and regional organizations, in such areas as:**

- Cooperative Law Enforcement with neighboring towns
- Economic Development
- Recreation and Public Access
- Senior Housing

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

This section establishes separate but complementary goals and policies for regional coordination. It also summarizes regional coordination strategies that are listed in full in the preceding section on Goals, Policies and Implementation Strategies that serve these new regional coordination goals and policies. The regional coordination strategies listed below are cross-referenced by topic and page number, where additional details, responsible parties and the timeframe for implementation can also be found.

Goals

1. To achieve reciprocity with other towns and regional organizations in meeting regional responsibilities for mutual advantage.

Policies

1. Recognize that Standish and other municipalities are already regionally interdependent and work to continue and improve these relationships.
2. Continue to explore new ways to coordinate with other municipalities and with regional organizations.

Regional Coordination Implementation Strategies⁵

The Policies will be implemented as follows:

Economic Development

1. Strategy 6: Work with regional organizations and Maine Department of Community and Economic Development (DECD) to monitor and participate in economic trends and initiatives
2. Strategy 7: Plan for and establish passenger rail services to serve tourism and commuters with communities along the 10th Mountain Division line, Maine DOT and Guilford Transportation
3. Strategy 11: Continue to participate in the regional Rte 113 Corridor Planning Project, which is focused on tourism and recreation-based economic development

Transportation Systems

1. Strategy 1: Provide affordable alternative transportation in the form of passenger rail to serve tourism and commuters
2. Strategy 10: Continue to appoint Standish representatives to participate in regional and corridor-based transportation planning initiative

Water Resources

1. Strategy 1: Work with the Portland Water District (PWD) and neighboring towns in the Sebago Lake watershed to form a Sebago Lake Compact (SLC) to serve in a regional advisory capacity on the full spectrum of the lakes multiple use and water quality issues
2. Strategy 2: Continue to coordinate with the PWD on inspections of all new development
3. Strategy 4: Work with Sappi, the PWD, and the SLC to address lake level management issues
4. Strategy 5: Work with the Saco River Corridor Commission (SRCC) and the SLC to continually monitor and report to the Town and citizens on water quality testing results
5. Strategy 6: Continue to participate as an active member of the SRCC
6. Strategy 7: Develop and implement a phosphorus control ordinance with input from the SLC
7. Strategy 9: Work with the SLC to educate local officials and the public on State and Federal Laws governing water quality and on water resource conservation
8. Strategy 10: Work with the SLC to create a regional system of Courtesy Boat Inspectors, to inspect boats for invasive aquatic plants at all public boat launches
9. Strategy 11: Identify and promote appropriate inter-local coordination measures for shared aquifer protection where Standish aquifers cross town lines
10. Strategy 14: Actively invite neighboring towns to coordinate aquifer-protection standards
11. Continue to require notification of the PWD for all applications for sand and gravel extractions and/or reclamation within the Sebago Lake Watershed
12. Strategy 15: Evaluate regional solutions to wastewater and septage disposal areas in coordination with other towns and the PWD.

Natural Resources

1. Strategy 6: Where the potential exists to coordinate to protect large habitat blocks that cross town lines,

⁵ Each strategy is also included in Book II, under the Goals, Policies and Strategies section for each topic

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

- work with the property owners and/or the neighboring towns to coordinate protection of these areas
2. Strategy 7: Include inter-local habitat beyond town boundaries where these are relevant to the protection of threatened, endangered, or regionally unique species, or wetlands and stream corridors that cross town lines
 3. Strategy 9: Identify corridors or 'greenbelts' that can be used to link large open-space areas to facilitate movement of wildlife and recreation activities such as hiking, skiing and snowmobiling. Where possible, work with adjoining towns to extend these corridors across municipal boundaries
 4. Strategy 10: Work with neighboring municipalities on the acquisition and protection of contiguous tracts of land and critical natural habitats

Historic, Archeological and Cultural Resources

1. Strategy 14: The Town Council will appoint the Historic Preservation Commission and/or the Standish Historical Society to work with neighboring towns to coordinate measures to protect shared historic sites such as remnants of the Cumberland and Oxford Canals.

Recreation and Scenic Resources

1. Strategy 3: Conduct research and undertake to work with the Portland Water District to find a mutually acceptable approach to allowing a beach and park at the end of Northeast Road while simultaneously continuing to protect the Portland Water District's water supply intake
2. Strategy 5a: Take advantage of potential linkages of land and trails with the present and future phases of the Mountain Division Trail
3. Strategy 5b: Seek to coordinate with and connect to publicly accessible trails in neighboring municipalities.
4. Strategy 8: The Open Space Plan will identify facility and program needs, priorities, opportunities for regional cooperation and potential funding sources.

Public Facilities, Services and Administration

1. Strategy 1: Regional coordination activities and needs will be spelled out in the Comprehensive Plan Advisory Committee's annual report to the Town Council and its proposed schedule for ongoing Plan implementation
2. Strategy 3: Examine regional approaches to setting up a new "Universal Waste" collection program in order to comply with the new Universal Waste Collection law in effect on Jan. 1, 2006
3. Strategy 5: Continue to work with MSAD #6 officials to provide high quality public education through the most cost effective means and ensure appropriate public participation in the MSAD #6 budgeting process
4. Strategy 6: Coordinate with the Portland Water District in its ongoing efforts to protect public water supplies
5. Strategy 6a: Notify the PWD about any future land use initiatives, including development and infrastructure improvements, in close proximity to critical water supplies
6. Strategy 6b: Coordinate on construction of wells, installation of water lines, etc., to provide maximum efficiency
7. Strategy 8a: Integrate principles of regionalism in planning for new public facilities and services
8. Strategy 8b: Continue to explore regional delivery of fire and rescue services, shared capital equipment purchasing and training
9. Strategy 9: Continue to investigate options for local police coverage through a regional intergovernmental agreement

Fiscal Capacity

1. Strategy 2: Include regional capital investment strategies in the Capital Improvement Program if these are committed to by the Town Council.
2. Strategy 3: Where mutual advantages may be gained the Town Council may coordinate with regional organizations and/or neighboring towns to jointly apply for grant funds, participate in joint bids, and pursue local or regional revenue options.

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Prioritization of Implementation Strategies

	Plans & Studies	Ordinance Revisions	Regional Initiatives	Other Actions
Critical	<ul style="list-style-type: none"> Village Design Standish Corners Sebago Lake Village Steep Falls Town Wide Sidewalk/Pedestrian Ways Plan 	<ul style="list-style-type: none"> Zoning Boundaries and Land Use Changes for <i>Plan</i> and <i>Map</i> Conservation Subdivisions Two-Tier Growth Cap Incentive System to Target Growth Home Occs/Accessory Apts Commercial Development Guidelines and Architectural Design Standards Access Management 		<ul style="list-style-type: none"> Comprehensive Plan Advisory Committee Public Access To Town Water Bodies Upgrade Libraries Town Beach
Needed	<ul style="list-style-type: none"> Open Space Plan Conservation Map Critical Areas Habitat Trails Aquifer Recharge Area Study 	<ul style="list-style-type: none"> Phosphorous Controls Historic Preservation Aquifer Protection Ordinance Standards Open Space Plan Ordinance 	<ul style="list-style-type: none"> Sebago Lake Compact Passenger Rail Service 	<ul style="list-style-type: none"> Water Quality Monitoring Sidewalks in Village Centers Recycling Incentives Village Center Public Improvements
Desired	<ul style="list-style-type: none"> Community Economic Development Market Analysis 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Saco River Rte 113 10th Mountain Division Trail Land Trust 	<ul style="list-style-type: none"> Standish Corners/Sebago Lake Village – Connection Via Pedestrian Trails Historic & Archaeological Inventory Ball Fields Community Center Farmer's Market

Table 16: Prioritization of Strategies

GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Comprehensive Plan Implementation Schedule

The table on the following pages shows a summary listing of this Plan's Implementation Strategies, those parties responsible for carrying them out, and a schedule for when they are to take place. The table gives the reader the opportunity to see much detail and the big picture of the overall plan all in one place.

Implementation Strategies Column: Entries in this column are cross-references to the more detailed strategies in the Goals, Policies and Implementation Strategies sections and the Future Land Use Plan, by section and strategy number. Sometimes, because the strategies service more than one or even several goals, this is reflected with multiple cross-references.

Key to Implementation Strategies: This key, located at the bottom of the table, gives the full topic area names represented by the codes in the left hand column, telling where the topic area's implementation strategy table from the Future Land Use Plan, and/or Goals, Policies, and Implementation Strategies sections can be found. Within that table referred to, it gives the number of the strategy.

Description Column: The descriptions of strategies have been grouped into several groups whose names are listed on the bars that occasionally cross the whole table from left to right. The group names show the progression from information gathering and analysis tasks to plans to ordinances, or to public improvements, and one other catch-all category, Other Actions, at the bottom. The activities are listed by topic area in roughly the same order as in the previous sections.

Responsible Parties Column: There are approximately 20 boards and committees who will carry out the strategies listed. Of these, the Town Council is the final authority that delegates the others to carry out the work. Advisory to the Town Council is a new committee the Plan calls on the Town Council to appoint. This is the Comprehensive Plan Advisory Committee (CPAC). CPAC's job will be to keep the Council informed of the schedule for implementation, of progress on implementation, and of issues related to implementation that need the Council's attention to be resolved as these may arise. Although there are about 185 strategies listed in the Plan, about 3 out of 4 of them are to be carried out by existing boards and committees, with the 12 new committees in charge of about one quarter.

Key to the Responsible Parties: The various existing boards and proposed boards and committees, Town staff, and the Standish Historical Society, are abbreviated in the Responsible Parties column. The key is listed at the bottom of the table.

Schedule: The table shows both the big picture of how the Plan's implementation is scheduled to unfold during the next ten years. The years shown begin with Fiscal Year 2007 (FY07) and extend through to Fiscal Year 2017 (FY17). The Town's fiscal years begin on July 1st of each calendar year, so FY07 begins on July 1, 2006. The horizontal bars in the schedule section of the table reflect when actions described in the Implementation Strategies column are to be undertaken.

STRATEGY IMPLEMENTATION CHART

			Near Term				Mid Term			Late Term		
Implementation Strategies	Inventories, Studies, Evaluations, Monitoring, Plans	Resp. Party	F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6
FLU - 4; ED - 15	Study whether to adopt a contract zoning ordinance for business development in Growth/Trans Areas	TC										
FLU - 9, HAC - 9; TS - 6d	Standish Village Design Study, w/ Rte 25 Commercial Dev Guidelines	SVAC										
FLU - 9, HAC - 9; TS - 6d	Sebago Lake Village Design Study	SLVAC										
FLU - 9, HAC - 9; TS - 6d	Steep Falls Village Design Study	SFVAC										
FLU - 17	If public water line installed to serve Poland Spring, consider Growth/Transitional Area around schools	TC										
FLU - 18	Study use of Transferable Development Rights for implementing Future Land Use and Open Space Plans	TC										
HAC - 3a,b, 8	Historic & Archeol. Res. Inventory	HPC, SHS										
ED - 8	Commission a professional community market analysis study of economic development potentials	TC										
ED - 10	After Market Analysis complete, evaluate potential uses of Tax Increment Financing for economic dev.	TC										
ED - 7, TS - 1	Passenger Railroad Service Plan	PRC										
HSG - 4	Staff evaluate tax-acquired Town Land for affordable housing development	TMS										
HSG - 10	Monitor housing growth and affordability	TMS										
TS - 3	Annual report to the Town Council on all State road action plans in or affecting Standish	TMS										
TS - 5	Town Council Review of options for bypasses	TC										
TS - 6	Sidewalk/Pedestrian Ways Plan	TC										
TS - 10	Participation in regional corridor studies	TC										
WR - 1, 5	Regional Water Quality Monitoring and reporting to the Town and public	SLC										
WR - 12	Aquifer Recharge Area Identification Study	CC										
WR - 15	Evaluate regional solutions to wastewater and septage disposal areas	CPAC, TMS										
WR - 16	Evaluate whether there are gaps in State, federal and local wetlands protection and report to TC	CC										
NR - 3	Package of voluntary farmland preservation techniques	CC										
NR - 7	Flora and Fauna Index	CC										
NR - 8	Plan to create a Standish Land Trust	SLTCC										
RSR - 1,7, 10, HAC - 6 NR - 6, 8, 9	Open Space Plan w/ Conservation Lands Map, identification wildlife corridors and habitat linkages	CC										
RSR - 3	Research on rights to and feasibility of Town Beach on Sebago Lake	TMS, TC										

STRATEGY IMPLEMENTATION CHART

RSR - 7, 9	Periodically review socio-economic and demographic data to ID recreation and open space needs	CPAC												
PFS - 1a-e	Appoint the CPAC to monitor and annually report to TC on Comp Plan implementation, reg coordination	TC												
PFS - 13	Begin new comprehensive plan update process in Year Seven of this Implementation Schedule	TC												
FC - 1	Assure that property valuations are kept up to date, consistent with comp plan, open space plan	TC, TMS												
FC - 3	Explore and, when appropriate, implement various non-property-tax revenue options	TC												
Implementation Strategies	Promotional, Educational and Volunteer Activities	Resp. Party	F	F	F	F	F	F	F	F	F	F	F	F
			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
			0	0	0	1	1	1	1	1	1	1	1	1
			7	8	9	0	1	2	3	4	5	6		
ED - 1	Promote home occupations that respect neighborhoods on conforming lots throughout town	EDC												
ED - 1	Promote nature-based activities, such as farming and forestry throughout town	EDC												
ED - 1	Attract operations such as cross-country skiing and ice-fishing in winter, water sports in summer.	EDC												
ED - 6	Promotional activities of Economic Development Committee	EDC												
ED - 14	Publicize availability of trail and open space systems to help support tourism	EDC												
WR - 1, 5, 9	Public Education on Water Quality	CC, SLC												
WR - 10	Recruit volunteers or hire courtesy boat inspectors to help protect against invasive species	SLC												
NR - 1a-g	Public Education on Nat Res, Open Space, land protection	CC												
NR - 3a	Promote organic farming practices	CC												
NR - 3b; FLU - 9	Find and promote one or more locations for a farmers' market	CC, EDC												
NR - 3c	Promotion of Voluntary Farm and Forest Protection Tools, Farmers' Market, etc.	CC												
NR - 3d	Assemble and promote a package of voluntary best management practices for farming and forestry	CC												
NR - 3e	Use town website as one tool for keeping the public informed of outreach to landowners	CC												
RSR - 4	Work with interested property owners to establish recreational guidelines for open space use	CC												
RSR - 8	Publicize a public trails and open space system to help develop a four-season tourism economy	EDC												
HAC - 1, 2, 5	Public Education on Historic Pres & Tools	HPC, SHS												
HAC - 5	Incentive-based Historic Property Program	HPC, SHS												

STRATEGY IMPLEMENTATION CHART

Implementation Strategies	Proposed Land Use Ordinance Amendments	Resp. Party	F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6
FLU - 1,2, 9, HAC - 7	Standish Village Zoning Boundary, Use, Density Changes	OC, HPC										
FLU - 1,2, 9, HAC - 7	Sebago Lake Zoning Boundary, Use, Density Changes	OC, HPC										
FLU - 1,2, 9, HAC - 7	Steep Falls Zoning Boundary, Use, Density Changes	OC, HPC										
FLU 1, 2, 9 – HAC - 8	Historic District and/or Preservation Ordinance	OC, HPC										
FLU - 3a,b,c, 7a,b, HSG - 3, 6, 9	System of incentives for Conservation Subdivisions, Affordable Housing, location on Public Water	OC, PB										
FLU - 5b	Continue to update the Town's Floodplain Management Ordinance to keep it current with NFIP stds	ORC, CEO										
FLU - 5c	Add Beginning With Habitat data to definition of unbuildable land in subdivision ordinance	OC										
FLU - 5e	Require subdivisions on arterials in TAs to be conservation subdivisions, site plans to be buffered	OC										
FLU - 7a	Establish annual residential building permit cap in LGAs and CAs (30 - 40% of projected growth)	OC										
FLU - 7c	Allow home occupations everywhere, but evaluate excluding most commercial uses from LGAs, CAs	OC										
FLU - 7d	Require Conservation Design for subdivisions in LGAs and CAs	OC										
FLU - 9h,	Commercial Development Guidelines w/ Access Management, Buffers, Commercial Cons Sub Design	OC, SVAC										
FLU - 19	Zoning and other Land Use ordinance changes for Growth Areas in the FLU table	OC										
FLU - 20	Zoning and other Land Use ordinance changes for Transitional Areas in the FLU table	OC										
FLU - 21	Zoning and other Land Use ordinance changes for Low Growth Areas in the FLU table	OC										
FLU - 22	Zoning and other Land Use ordinance changes for Critical Areas in the FLU table	OC										
ED - 1	Allow a variety of commercial activities in the Village Center, more limited in GAs	OC, EDC										
ED - 1	Size limit standards for retail uses	OC, EDC										
ED - 1	Standards for Drive-ins and Drive-Throughs	OC, EDC										
ED - 1	Allow home occupations that respect neighborhoods on conforming lots throughout town	OC, EDC										
ED - 1	Allow and encourage nature-based activities, such as farming and forestry throughout town	OC, EDC										
ED - 1	Allow operations such as cross-country skiing and ice-fishing in winter, water sports in summer.	OC, EDC										
ED - 2	Tourism Business incentives	OC, EDC, TMS										

STRATEGY IMPLEMENTATION CHART

ED - 3, TS - 8, FLU - 9, WR - 7,14,17 NR - 2, RSR - 2	Enhance Site Plan Review Requirements	OC																	
ED - 4	Create and apply architectural design standards	OC, EDC, HPC, SHS																	
ED - 9	Examine land use ordinances for business-friendliness	EDC, OC, PB																	
HSG - 2a, 3b,c	Allow higher density in Growth Areas, consistent with soil limitations, new septic technology	OC, PB																	
HSG - 2b, FLU - 8c	Expand the range of housing types, mixed use allowed in at least some districts in GAs,TAs	OC, PB																	

Key to Responsible Parties: BC - Budget Committee; CEO - Code Enforcement Officer; CPAC - Comprehensive Plan Advisory Committee; CC - Conservation Commission; EDC - Economic Development Committee; HPC - Historic Preservation Commission; OSPC - OC - Ordinance Committee; PB - Planning Board; PRC - Passenger Rail Committee; PWD - Portland Water District; RC - Recreation Committee; RCC - Recycling Committee; RPC - Roadway Planning Committee; SLC - Sebago Lake Compact; SLVAC - Sebago Lake Village Advisory Committee; SHS - Standish Historical Society; SFVAC - Steep Falls Village Advisory Committee; SVAC - Standish Village Advisory Committee; TC - Town Council; TMS - Town Manager and Staff

Key to Implementation Strategies: FLU - Future Land Use; ED - Economic Development; HSG - Housing; TS - Transportation Systems; WR - Water Resources; NR - Natural Resources; HAC - Historic Archeological and Cultural Resources; RSR - Recreation and Scenic Resources; PFS - Public Facilities, Services and Administration; FC - Fiscal Capacity.

FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

			Near Term				Mid Term			Late Term		
			F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6
Implementation Strategies	Inventories, Studies, Evaluations, Monitoring, Plans	Est. Cap. Cost										
FLU - 9, HAC - 9	Standish Village Design Study, w/ Rte 25 Commercial Dev Guidelines	\$40,000										
FLU - 9, HAC - 9	Sebago Lake Village Design Study	\$30,000										
FLU - 9, HAC - 9	Steep Falls Village Design Study	\$30,000										
HAC - 3a,b, 8	Historic & Archeol. Res. Inventory	\$3,000										
ED - 7, TS - 1	Passenger Railroad Service Plan	\$5,000										
ED - 8	Community Economic Development Market Analysis	\$15,000										
RSR - 1,7,10, HAC -6, NR - 6,8,9	Open Space Plan w/ Conservation Lands Map	\$20,000										
	Estimated subtotal	\$143,000										
			F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6
Implementation Strategies	Proposed Land Use Ordinance Amendments	Est. Cap. Cost										
FLU - 3a,b,c,7a,b, HSG - 3, 6, 9	System of incentives for Conservation Subdivisions, Affordable Housing, location on Public Water	\$8,000										
FLU - 9h,	Commercial Development Guidelines w/ Access Management, Buffers, Commercial Cons Sub Design	\$6,000										
ED - 4	Create and apply architectural Design Standards	\$6,000										

STRATEGY IMPLEMENTATION CHART

WR - 13, FLU - 5a	Aquifer protection ordinance standards	\$5,000												
HAC - 3c, FLU - 9i	Evaluate and possibly update Standish's Historic District Ordinance standards and procedures	\$5,000												
	Estimated subtotal	\$30,000												
Implementation Strategies	Making Public Improvements	Est. Cap. Cost	F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6		
FC - 2,4, PFS - 4, TS - 2	Implement sidewalk/ pedestrian way plan	\$200,000												
FC - 2,4, PFS - 4, TS - 2	Construct village public improvements	\$300,000												
FC - 2,4, PFS - 4, TS - 2	Invest in passenger rail system improvements in Steep Falls, Sebago Lake Village	\$200,000												
FC - 2,4, PFS - 4, TS - 2,4	Implement pedestrian and bicycle facilities from the Range Road Action Plan	\$50,000												
TS - 6a	Pedestrian Way between Standish Village, Sebago Lake Village	\$100,000												
TS - 6b	Add sidewalks so that they extend from Saco River Bridge along Rtes 11, 113 to elementary school	\$100,000												
TS - 7, FC - 2,4, PFS - 2,4	Reconstruct intersection at Rte 25 and Oak Hill Rd	\$300,000												
NR - 6,10	Work with neighboring towns, land trust, on protection/acquisition of contiguous tracts, critical habitat	\$100,000												
RSR - 6	Pursuant to the open space plan, work with interested property owners to establish trails, public access	\$200,000												
RSR - 9,11	Include necessary improvements to recreational facilities in the Capital Improvements Program	\$520,000												
FC - 2,4, PFS - 4, PFS - 2	Beach on Sebago Lake	\$800,000												
FC - 2,4, PFS - 2,8,10	Continue to invest in update of information and communication technology	\$100,000												
FC - 2,4, PFS - 3	Equipment and facilities for recycling, universal waste	TBD												
	Estimated subtotal	\$2,970,000												
	Estimated Total	\$3,143,000												
Implementation Strategies	Seeking Outside Funding Assistance	Pot. Revenue	F Y 0 7	F Y 0 8	F Y 0 9	F Y 1 0	F Y 1 1	F Y 1 2	F Y 1 3	F Y 1 4	F Y 1 5	F Y 1 6		
ED - 6	From DECD, others, to support Economic Development	\$10,000												
ED - 5	For Village Center public improvements	TBD												
HSG - 5	From CDBG, for creation of Affordable Housing on Town land by private non-profits	\$10,000												
NR - 1f	Utilize and explore educational and training funds available from state, federal, non-profit sources	\$5,000												
HAC - 4	From MHPC, for historic resources inventory technical assistance	\$1,000												

STRATEGY IMPLEMENTATION CHART

[illegible]

Key to Implementation Strategies: FLU - Future Land Use; ED - Economic Development; HSG - Housing; TS - Transportation Systems; WR - Water Resources; NR - Natural Resources; HAC - Historic Archeological and Cultural Resources; RSR - Recreation and Scenic Resources; PFS - Public Facilities, Services and Administration; FC - Fiscal Capacity.

***This Capital Investment Plan section must be included as part of any Maine Comprehensive Plan in order to make some very broad estimates of the capital costs likely to arise if projected public facilities and services needs are to be met. The Town plans to take advantage of any outside funding sources that may become available from public or private sources, including and in addition to those outside funding sources listed above, which are only examples. In fact, nearly all of these needs are nearly impossible to estimate with any reliability. One reason for this difficulty is that the capital costs associated with public improvements cannot be estimated with any accuracy before the true extent of the desired and needed public improvements arising out of the Village Design Studies or other follow up plans and analyses called for in this comprehensive plan have been defined. Similarly, it is very hard to estimate what grant revenues may be obtained for projects not yet defined, or what the impact fee revenues will be before the impact fee ordinance to be used to collect them has been written and adopted. Whatever the true capital costs of the studies, plans, ordinances, and public improvements may turn out to be, Standish has a well-established long term Capital Improvement Budgeting process, and those costs will be programmed in as they become more reliably known.**

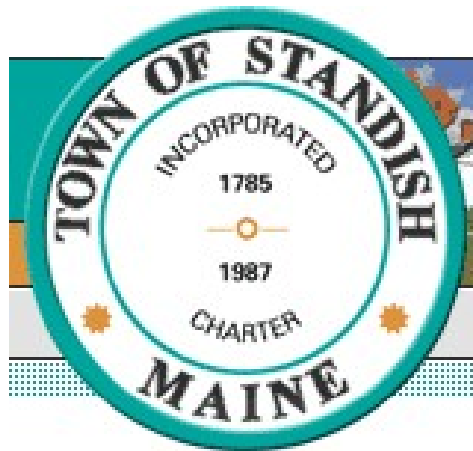
Town of Standish

Comprehensive Plan Update

June 6, 2006

BOOK III

Supporting Documentation



INVENTORY AND ANALYSIS

Population

Trends

- During the 1990s, Standish grew twice as fast as Cumberland County. In the future, growth will occur at a slightly slower pace.
- The aging of the baby boom population will continue to be the dominant demographic force of the future.
- Although families comprise over 75% of Standish's households, the fastest growing group is people living alone, particularly the elderly.
- Boasting a substantial middle class, Standish's households earn more income than residents of the county as a whole, as well as those of most neighboring towns.
- Although more than 90% of Standish adults have earned their high school diploma, just one in five has earned a college degree or higher, compared to one in three across Cumberland County.

The People of Standish

The comprehensive plan establishes the framework for decision making in a community. The foundation of this framework is a clear understanding of the people in the community. In this chapter, we will examine the basic characteristics of the people of Standish by documenting past and future growth.

Population Growth

Anticipating population growth is an integral part of planning for the future. Such projections of future population depend on a solid understanding of historic growth trends in the Town of Standish, the region and the nation.

The most significant national trend which must be analyzed is what is known as the "baby boom" generation. The baby boom refers to those people who were born in the post World War II era of economic prosperity. In general, people born between 1946 and 1964 are considered baby boomers. The boom refers to the increased number of children who were born during these years, compared to the years immediately before and after.

The period between 1965 and 1976 is known as the "baby bust" because the actual number of children being born in each year dropped below the baby boom period. This trough in the birth rates occurred due to the lifestyle decisions of the baby boomers. These people remained single longer than previous generations and delayed childbirth longer than previous generations did. Because of this delay in having children, a new "baby boomlet" has occurred. The number of births picked up considerably beginning in 1977, due to what is sometime referred to as the "echo" effect of the baby boom. While not quite as strong in number as the baby boom, the boomlet reached the elementary schools of communities across the country in the late 1980s and early 1990s. The last of the baby bust made it through the school system in 1994. The baby boomlet began graduating from high school in 1995.

Such waves of population in the U.S. are extremely important since, overall, the U.S. is not growing very rapidly. Total numbers of people do not change drastically; rather, the age structure is the most dominant trend in U.S. population study. This factor is also important to understand at the local level. Whenever an area experiences rapid population growth, the growth is primarily due to families moving into an area as opposed to children being born. The primary driver of local population growth is economic opportunity. When a region experiences economic expansion, population growth generally follows.

Local and Regional Population Changes

Over the last forty years, the population of the Town of Standish more than quadrupled from 2,095 people in 1960 to 9,285 in 2000, as shown in Exhibit III-1. The greatest decennial increase occurred from 1970 to

INVENTORY AND ANALYSIS

1980, when Standish's population increased from 3,122 to 5,946 people, a total increase of 2,824 people, or 90%. In the last 10-year period, the population of Standish increased 21%, from 7,678 people in 1990 to 9,285 people in 2000. By contrast, growth is expected to slow down from 2000 to 2010, when Standish's population is expected to increase by a total of 1,579 people, or about 17%.

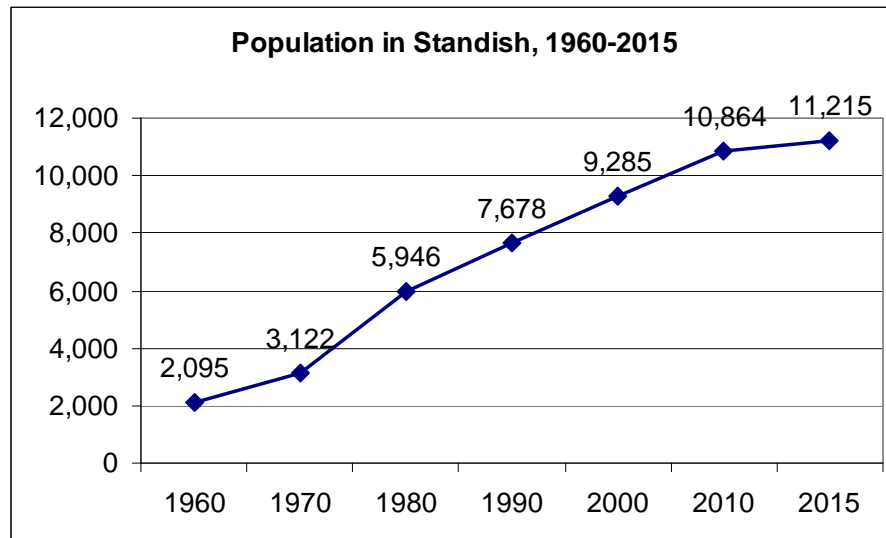


Figure 11: Population 1960 - 2015

Source: 1960-2000, U.S. Census Bureau; 2010-2015, Maine State Planning Office.

From 1990 to 2000, Cumberland County's population increased by 22,477 people, from 243,135 people to 265,612 people, a countywide increase of 9%. Standish, on the other hand, grew by 21%, more than twice fast as Cumberland County and considerably faster than its neighbors. Scarborough, however, boasted the fastest growth rate in all of Cumberland County, at 34%, as shown in Exhibit III-2. The primary cause of growth during this decade is in-migration - new residents moving into the community.

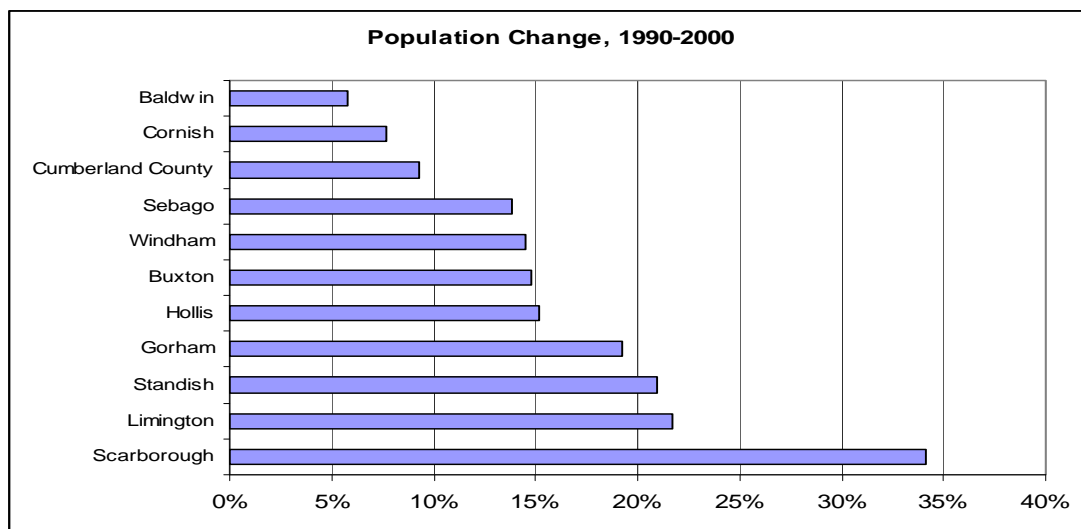


Figure 12: Population Change 1990 - 2000

Source: U.S. Census Bureau

Standish's population growth can be attributed to many factors. First, the community encompasses some prime lakefront property. The town is also within commuting distance of Portland and the surrounding urban area. With housing prices increasing by double digits every year since 1998, urban workers are willing to drive further out to rural areas to find an affordable home with desirable amenities.

INVENTORY AND ANALYSIS

Seasonal Population

Tourism and seasonal residential land uses are still strong elements of the regional economy, as shown in Exhibit III-3. Although difficult to track, many seasonal units in Southern Maine are being converted to year-round use to satisfy the demand for moderately priced housing. In 1970, 47%, or 838 of Standish's housing units, were seasonal. By 1980, that figure dropped to 42%, in 1990, 27%, and, in 2000, 17%. If all of Standish's 688 seasonal units were occupied, Standish would increase its population during the summer by 2,752 to 12,037 people (assuming anywhere from 3 to 5 people per unit).

Town of Standish Seasonal Population, 2000		
	Number of Lodging Facilities	Number of People
Seasonal Housing Units	688	2,752
Lodging Rooms	13	52
Cottages	12	48
Commercial Campgrounds	2	1,172
Summer Camps	1	400
Public Campgrounds	0	0
Total	824	4,424

Table 17: Seasonal Population

Like most lakefront communities, Standish has the capacity to house additional people throughout the season. As of 2000, there are 13 licensed lodging rooms, 12 cottages, and 2 licensed campgrounds or summer camps. A reasonable estimate of the peak summer time population can be made by assuming that the average seasonal household size is 4 persons per seasonal unit, that all available lodging rooms are occupied at 2 persons per room, and that all public and commercial campgrounds and summer camps are filled to capacity. Using these assumptions, the estimated peak summer population of Standish is approximately 13,709 people.

INVENTORY AND ANALYSIS

Group Quarters

Other nontraditional housing opportunities, known as group quarters, are located in the town of Standish. According to the 2000 Census, there were 581 persons living in group quarters, 576 in dormitories managed by Saint Joseph's College. Because the Census does not classify group quarters as housing units, neither they nor their occupants are represented in the any of the housing or household data.

Group Quarters Population in Standish, 2000	
Group Quarters Type	
Institutionalized population:	5
Correctional institutions	0
Nursing homes	5
Other institutions	0
Non-institutionalized population:	576
College dormitories (includes college quarters off campus)	576
Military quarters	0
Other non-institutional group quarters	0
Total	581

Table 18: Group Quarters

Source: U.S. Census Bureau

Age Distribution

The Maine State Planning Office has developed population forecasts for every municipality in Maine. These forecasts estimate future populations for each town for each year from 2001 through 2015. Population is broken down into seven age groupings in order to examine age distribution. Overall, future changes will reflect national trends, including modest declines in the school age population and sharp growth in the older age groups.

By 2000, Standish clearly felt the impact of the "baby boomers" in the 45 to 64 age groups. In 1990, this age group made up 17% of the total population; by 2000 this age group made up 23% of the total population. It is projected that by 2015 this group will account for 29% of total population.

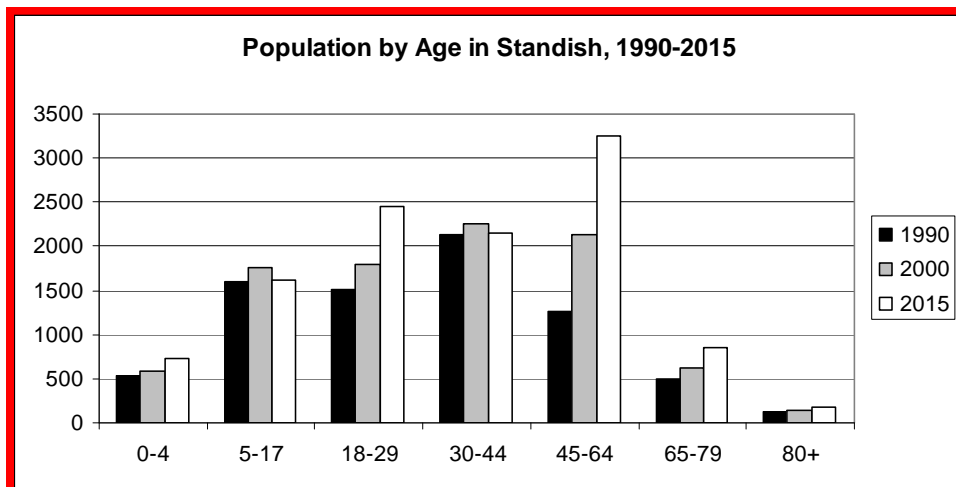


Figure 13 : Population by Age 1990 - 2015

Source: 1990-2000 – U.S. Census Bureau; 2015 – Maine State Planning Office

INVENTORY AND ANALYSIS

The largest age group now, the 30-to-44 year olds, represented 24% of total population in 2000. According to SPO projections, this group will decrease to 19% as a percentage of the total population in 2015. In 2000, the 18-29 year age group accounted for 19% of the total population, compared to 15% for the county. This is probably due to the presence of Saint Joseph's College. By 2015, this group will increase to 22% of the population. Proportionally, the town will gain more young people in this age group than the county as a whole. While the number of school-aged children 5-17 is expected to decrease by 8%, a more rapid loss than the county as a whole, the number of very young children aged 0-4 will increase by 24%, more than twice as fast as the county. This is detailed in Exhibit III-6.

Age Distribution, 1990-2015										
Age Group	Standish					Cumberland County				
	1990	2000	2015	% Change Past	% Change Future	1990	2000	2015	% Change Past	% Change Future
Under 5	533	585	725	9.8%	23.9%	17,211	15,374	17,146	-10.7%	11.5%
5-17 years	1,606	1,761	1,613	9.7%	-8.4%	40,027	46,416	45,377	16.0%	-2.2%
18-29 years	1,515	1,793	2,452	18.3%	36.8%	47,923	39,111	40,065	-18.4%	2.4%
30-44 years	2,135	2,254	2,157	5.6%	-4.3%	62,440	66,178	64,347	6.0%	-2.8%
45-64 years	1,270	2,135	3,244	68.1%	51.9%	44,262	63,314	84,547	43.0%	33.5%
65-79 years	503	620	854	23.3%	37.7%	24,078	25,283	31,012	5.0%	22.7%
80+ years	116	137	170	18.1%	24.1%	8,043	10,462	12,724	30.1%	21.6%
Total	7,678	9,285	11,215	20.9%	20.8%	243,984	266,138	295,218	9.1%	10.9%

Table 19: Age Distribution 1990 - 2015

Source: 1990-2000, U.S. Census Bureau; 2015, Maine State Planning Office

The number of retirees is also growing. The first of the baby boomers will begin to hit retirement by 2011; therefore, we can expect an increasing percentage of the population to fall into the over 65 age brackets. Persons aged 65 and over will increase 62% by 2015, accounting for 9% of the total population. This mirrors the nationwide trend of a growing elderly population enjoying longer life spans.

For the most part, demographic changes will follow national and regional trends, with some exceptions: Standish is expected to gain a higher proportion of young people, aged 18-29, than the county as a whole, 37% and 2% respectively, gain a higher proportion of persons aged 65-79 and over, 52% and 34% respectively, and gain a modest increase in its population under 5, 24% and 12% respectively.

Household Change

The 1990s witnessed a dramatic change in the composition of households. Overall, average household size in the county decreased 4% from 2.49 persons per household to 2.38 people per household. In Standish, the average household size decreased from 2.91 in 1990 to 2.72 in 2000, a 6% decline. This decrease was caused by a variety of factors, including lower birth rates, increased longevity among the elderly, higher divorce rates, and more elderly and young people living independently in their own households.

This decrease in household size has had a substantial impact on residential development in Maine communities in general. During the 1990s, the population in Cumberland County grew 9%, while the number of households increased 14%, reflecting the continuing decrease in the average household size. In Standish, the change was also dramatic, with the population increasing 22% but households growing 29%.

INVENTORY AND ANALYSIS

Household Composition

Over 75% of households in Standish are comprised of families. Yet the traditional family is changing. The 1990s witnessed a 3% decline in the number of married couple families with children living in Standish, and a 39% increase in the number of families headed by single mothers with children.

Household Growth, 1990-2000						
	Standish			Cumberland County		
	1990	2000	% Change	1990	2000	% Change
Total households	2,492	3,205	29%	94,512	107,989	14%
Family households	2,052	2,464	20%	63,087	67,699	7%
Married-couple family	1,771	2,052	16%	51,258	54,109	6%
With own children under 18 yrs	950	922	-3%	24,112	24,083	0%
Female head of household	198	286	44%	9,305	10,213	10%
With own children under 18 yrs	128	178	39%	5,937	6,478	9%
Non-family households	440	741	68%	31,425	40,290	28%
Householder living alone	330	536	62%	23,775	30,710	29%
65 and over	124	193	56%	9,726	11,029	13%
Average household size	2.91	2.72	-6%	2.49	2.38	-4%
Average family size	3.19	3.03	-5%	3.01	2.95	-2%

Table 20: Household Growth 1990 - 2000

Source: U.S. Census Bureau

This trend is mirrored, to a lesser extent, across Cumberland County. The 1990s also saw an explosion in the number of single people living alone, who now comprise almost one of every three households in the county, but less than one in every five households in Standish. The number of households headed by seniors living alone has also jumped 56% in Standish, compared to an increase of 13% in the county as a whole.

INVENTORY AND ANALYSIS

Household Income

In 1989, median household income in Standish was \$34,503, above the county's at \$32,386. According to the 2000 Census, the median household income in Standish had increased 46% to \$50,278, placing it, once again, well above the county's at \$44,048.

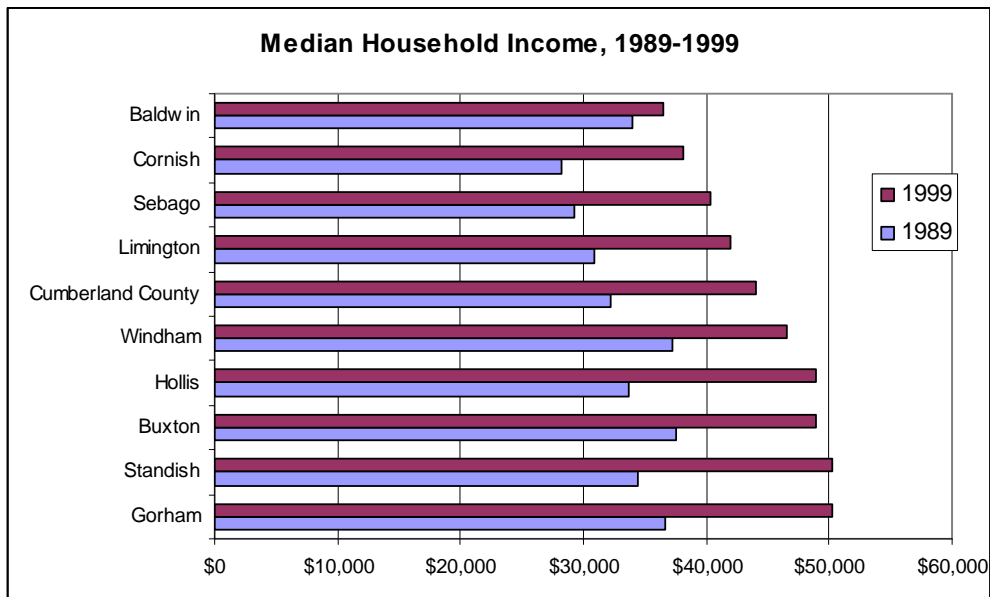


Figure 14: Median Income 1989 – 1999

Source: U.S. Census Bureau

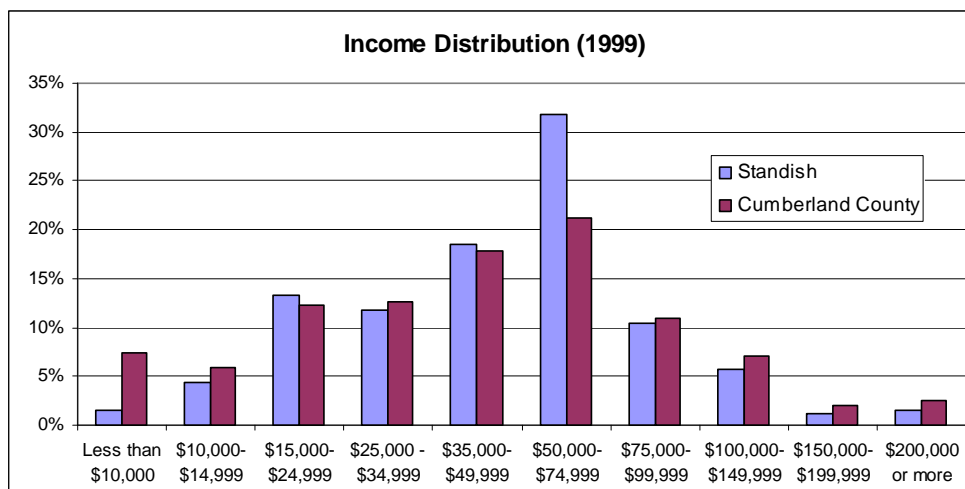


Figure 15: Income Distribution 1999

Source: U.S. Census Bureau

Household income distribution follows a pattern that is similar to the county with notable exceptions, as displayed in Exhibit III-9. In 1999, just 1% of households earned more than \$200,000 per year, compared to 3% for the county. Conversely, just 1% of households earned less than \$10,000 per year, compared to 7% for the county. Indeed, according to the 2000 Census, there are 310 individuals, or 3.6% of the population, living in poverty. On the other hand, Standish boasts a substantial middle class. One in three households earns \$50,000-\$74,999 per year, compared to one of every five for the county.

INVENTORY AND ANALYSIS

Educational Attainment

Although all of the region's towns boast a high school completion rate of 80% or higher, 91% of Standish adults had completed high school, compared to 90% for the county, as shown in Exhibit III-10. At the higher levels of education, however, there is a greater disparity. Over one third of Cumberland County's residents have earned a bachelor's degree or higher. Gorham leads the region with 32%, followed by Standish, Sebago, and Windham, all at 22%.

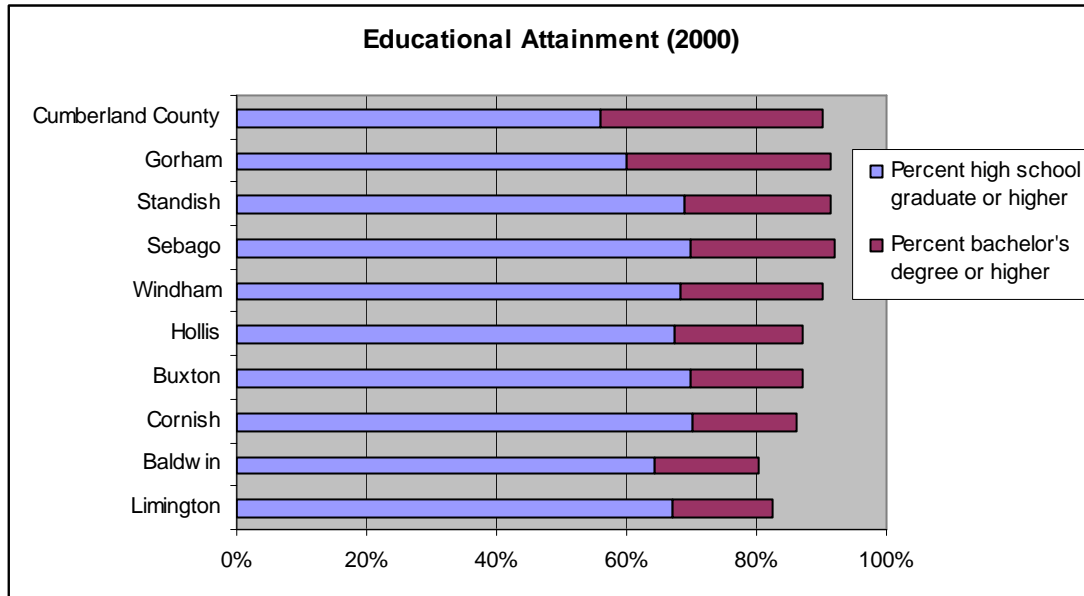


Figure 16: Educational Attainment 2000

Source: U.S. Census Bureau

Current school enrollment (K through 12th grade) in Standish's schools is 1,570 students. According to the Maine Department of Education, the drop-out rate for 2002-2003 in School Administrative District 6 is 2.5%, half of what it was for the 1998-99 school year.

INVENTORY AND ANALYSIS

Housing

Trends

- Single family homes comprise 83% of the town's housing stock. One of every four units was built during the 1990s, the peak decade for home construction.
- Although the 1990s represent the peak decade for home construction, with 682 single family units, the town posted a net increase of just 316 housing units. During this period, the town lost over 25% of its seasonal housing stock due to fire, demolition, or conversion.
- Standish has historically been one of the more affordable towns in the Greater Portland Housing Market. In 2003, however, median home prices finally crept past the sales price affordable to a household earning the median income in either the town or the region.
- By 2015, Standish will need an additional 761 housing units to accommodate its projected population increase of 1,930 residents, about the same pace of construction as in the 1990s. At least 10%, or 76 units, should be affordable to households earning 80% of the metropolitan area's median income.

Housing Stock

Shelter is one of our basic human needs. From a planning standpoint, housing communicates the essential character of the community. Standish contains 3,987 housing units. Detached, single family homes comprise the primary housing stock (83%), followed by mobile homes (12%), and multi-family developments (5%).

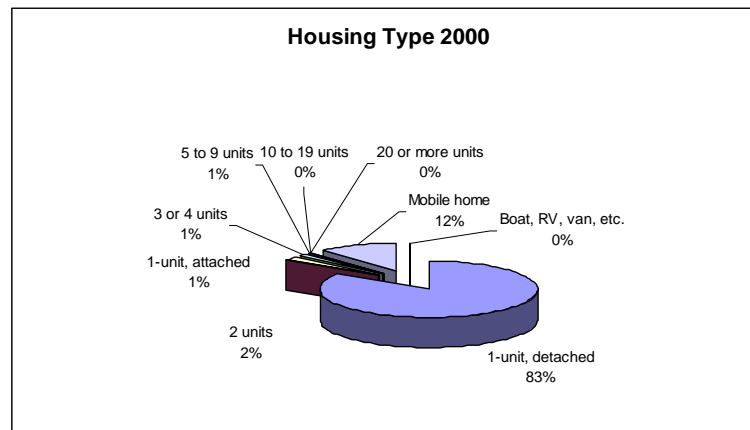


Figure 17: Housing Types 2000

Source: U.S. Census Bureau

From 1990 to 2000, the housing stock in Standish increased 9%, or 316 units, due to new construction as well as demolition, conversion, and loss. In sheer numbers, single family homes experienced the largest increase, 310, followed by mobile homes, 79.

In 1990, one of every four homes was a seasonal unit. Since then, there has been a net loss of 273 seasonal units. Now they comprise 17% of the housing stock. There is no information from the Census on whether these seasonal units represent a conversion to year-round housing.

INVENTORY AND ANALYSIS

Standish Housing Stock, Units in Structure			
	1990	2000	% Change
Total housing units	3,671	3,987	9%
1-unit, detached	3,035	3,345	10%
1-unit, attached	8	22	175%
2 units	75	82	9%
3 or 4 units	79	54	-32%
5 to 9 units	11	22	100%
10 to 19 units	8	0	-100%
20 or more units	0	0	0%
Mobile home	383	462	21%
Boat, RV, van, etc.	0	0	0%
Other	45	0	-100%
Vacant Seasonal	961	688	-28%

Table 21: Standish Housing Stock

Source: U.S. Census Bureau

Group Quarters Population in Standish, 2000	
Group Quarters Type	
<i>Institutionalized population:</i>	5
Correctional institutions	0
Nursing homes	5
Other institutions	0
<i>Noninstitutionalized population:</i>	576
College dormitories (includes college quarters off campus)	576
Military quarters	0
Other noninstitutional group quarters	0
Total	581

Table 22: Group Quarters

Source: U.S. Census Bureau

Other nontraditional housing opportunities, known as group quarters, are located in the town of Standish. According to the 2000 Census, there were 581 persons living in group quarters, 576 in dormitories managed by Saint Joseph's College, as shown in Exhibit III-13. Because the Census does not classify group quarters as housing units, neither they nor their occupants are not represented in the any of the housing or household data.

INVENTORY AND ANALYSIS

Housing Tenure

Of the 3,205 occupied housing units in Standish, 88% were owned and 12% were rented in 2000. From 1990 to 2000, the vacancy rate was cut by more than half from 5.9% to 2.4%.

Standish Housing Stock, 1990-2000					
	1990	%	2000	%	% Change 1990-2000
Total Housing Units	3,671	100%	3,987	100%	9%
Occupied	2,492	68%	3,205	80%	29%
Owner	2,218	89%	2,812	88%	27%
Renter	274	11%	393	12%	43%
Vacant	1,179	32%	782	20%	-34%
Seasonal	961	26%	688	17%	-28%
Vacancy Rate	5.94%		2.36%		-60%

Table 23: Standish Housing Stock

Source: U.S. Census Bureau

Housing Conditions

Most of the year-round housing stock in Standish is fairly new. Only 12% of the owner occupied housing units were built in 1939 or earlier. New home construction peaked in the 1990s with 682 units, followed by the 1970s, with 621. Multi-family construction peaked in the 1980s, with 6 units, with no net new construction in any decade prior to 1940. The mobile home stock, on the other hand, is fairly old, with over half constructed during the 1970s.

Age and Type of Housing for Year-Round Owner Occupied Housing in Standish								
	1939 or prior	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-2000	2000
1 unit detached/attached	322	72	121	172	621	464	682	2,454
Multi-family*	16	0	0	0	0	6	0	22
Mobile home	0	0	0	17	159	70	90	336
Other (boat, RV, van)	0	0	0	0	0	0	0	0
Number of units	338	72	121	189	780	540	772	2,812
% of Total	12%	3%	4%	7%	28%	19%	27%	100%

Table 24: Age & Type of Housing

Source: U.S. Census Bureau *Structures containing more than one housing unit

INVENTORY AND ANALYSIS

A majority of the renter occupied housing units in Standish are relatively new, with over half built since 1970. Multi-family construction peaked during the 1980s, with 117 units, more than double the units built in any previous decade.

Age and Type of Housing for Year-Round Renter Occupied Housing in Standish								
	1939 or prior	1940- 1949	1950- 1959	1960- 1969	1970- 1979	1980- 1989	1990- 2000	2000
I unit detached/attached	47	22	39	29	18	51	29	235
Multi-family	16	14	0	0	11	66	21	128
Mobile home	0	0	0	8	22	0	0	30
Other (boat, RV, van)	0	0	0	0	0	0	0	0
Number of units	63	36	39	37	51	117	50	393
% of Total	16%	9%	10%	9%	13%	30%	13%	100%

Table 25: Age & Type of Housing - Renter

Source: U.S. Census Bureau

Housing Projections

During the 1990s, Standish saw its housing stock increase by 316 units. By 2015, the Greater Portland Council of Governments projects that an additional 761 units will be needed to accommodate the future population. Housing Projections are shown in Exhibit III- 17. The following assumptions were used to project housing growth:

- The 2015 population projections performed by the State Planning Office serve as the basis of the housing forecast. One of the assumptions in the SPO forecast is that population growth in the future will follow a similar pattern to that of the 1990s.
- Neither a rate of seasonal housing conversion nor future seasonal units needed have been projected.
- A modest decline in average household size of 2%, slower than what occurred during the 1990s, has been used. The rate of decline is consistent with long term national projections from the U.S. Census Bureau.
- The composition of the housing stock by structure type will follow the current pattern. As such, the forecast does not reflect housing preference type or age of head of householder. For example, households headed by young singles often prefer, and in many cases, can only afford, rental units. A desire by the town to attract more young people through the increased construction of multi-family units is not reflected in the forecast. Variables in the forecast, however, can be changed to reflect such a policy.
- Persons living in group quarters, such as nursing homes or college dormitories, have been accounted for in terms of population but are not represented as households requiring home ownership or rental opportunities. Their current percentage of the population has been held constant but can be changed to reflect increased capacity for institutional housing.
- A healthy vacancy rate of 1% for owner-occupied units and 5% for rental units has been factored into the forecast, which is only slightly higher than current figures.

INVENTORY AND ANALYSIS

- Projections are subject to change based upon economic conditions, major employment changes, and other unforeseen changes in the region.

Housing Forecast for Standish for 2015					
	2000		Year		Forecast
	Total	Percent	Total	Percent	
Population of Town	9,285	99.9%	11,215	99.9%	1,930
Population in ownership units	7,733	83.3%	9,340	83.3%	
Population in rental units	959	10.3%	1,158	10.3%	
Population in group quarters	581	6.3%	702	6.3%	
Households	3,205		3,950		745
Population in households	8,704	93.7%	10,513	93.7%	
Average household size	2.72		2.66		
Ownership	2.75		2.70		
Rental	2.44		2.39		
Housing Units	3,249		4,009		761
Ownership	2,843	88%	3,500	87%	658
Occupied	2,812	99%	3,466	99%	
Vacant	31	1.1%	35	1%	
Rental	406	12%	509	13%	103
Occupied	393	97%	484	95%	
Vacant	13	3.2%	24	5%	

Table 26: Housing Forecast 2015

Source: Prepared by GPCOG with data from U.S. Census Bureau and Maine State Planning Office

INVENTORY AND ANALYSIS

Owner-Occupied Housing Affordability

Over the last five years, housing prices in Greater Portland have outpaced income growth by 4:1. A number of factors are responsible. First, Portland's robust economy has created a brisk demand for housing across the region. Despite the economic downturn that began in 2001, the region has weathered the recession better than Maine, New England, and the nation, consistently posting an unemployment rate below 3%. Real estate has proven to be a lucrative investment. Since 2000, the steady downturn in the stock market has encouraged investors to cash out of Wall Street and into Main Street, where real estate returns are exceeding 10% per year.

The terrorist attack of 9/11 has also stimulated an out-migration from big cities to smaller towns that engender a sense of safety and stability. Indeed, in-migration to Maine is escalating, fueled by new residents from Massachusetts and New York. The in-migration is not just from families and retirees but also from young and creative entrepreneurs seeking the vitality and opportunity afforded by smaller metropolitan areas.

According to the U.S. Census Bureau, Portland is now one of the top 10 metropolitan areas in the United States, and the top city in the Northeast, attracting an in-migration of college-educated young people. While this may be due in part to Portland's national reputation for "livability", it may also be the ripple effect of the robust housing market in Greater Boston, where the median home price now approaches \$500,000, and starter homes in the most desirable suburbs, such as Brookline and Weston, have topped the one million dollar mark. Moreover, with starter homes in Portland topping the \$200,000 mark, homebuyers are looking west and north for affordable housing, leading the march toward suburbanization.

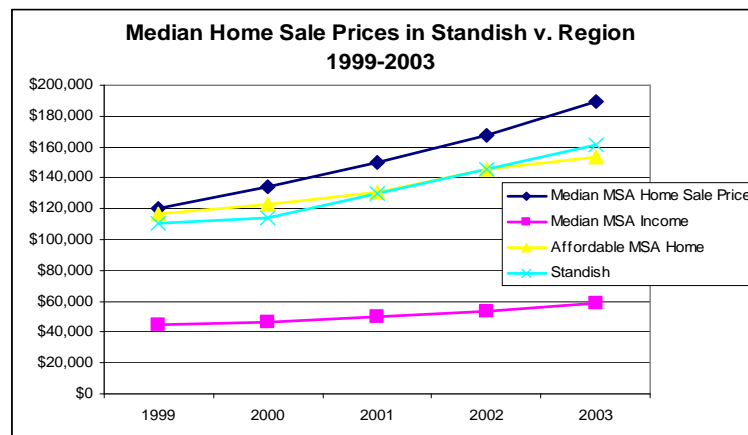


Figure 18: Median Home Sale Prices

Source: Maine State Housing Authority

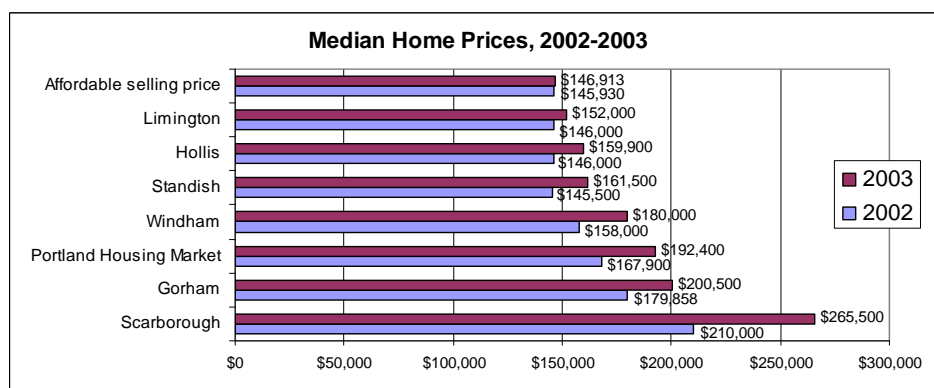


Figure 19: Median Home Price 2002-2003

Source: Maine State Housing Authority

INVENTORY AND ANALYSIS

Historically, Standish has been one of the more affordable towns for the average working family. In 2002, there were seven towns where a household earning the region's median income could afford to buy the median priced home – Standish, Casco, Gray, Hollis, Limington, Old Orchard Beach, and Westbrook. In 2003, there was only one town left – Casco. Further west, however, in the Sebago Lakes Housing Market there are nine towns with housing prices affordable to Portland households earning the median income. ,

The affordable selling price represents the maximum purchase price that a household earning the median income can afford, assuming the household puts down 5%, qualifies for a 30-year mortgage at the prevailing interest rate, and does not spend more than 30% of their gross income for housing costs. When median home costs are compared to the affordable selling price, an affordability index can be constructed (affordable selling price divided by the median sales price). In 2000, the affordability index in Standish was 1.21. This means that a household earning the median income could well afford the median priced home in Standish. At the same time, the affordability index in Greater Portland was 0.91. This means that a household earning the median income in the region could barely afford the median price home in the region, making Standish very attractive to homebuyers.

Since 2000, the affordability gap has widened. Earning the region's median income of \$50,923, the average household in 2003 can afford a home costing no more than \$146,913. Only 13% of all home sales in Greater Portland were below this price. Indeed, the average household would have to earn over \$32 an hour or \$67,000 per year to afford the median priced home of \$192,400. This is more than 30% of what the average household can afford. On the other hand, a home in Standish costs just 9% more than what the average household in the region can afford. For existing Standish households, however, the affordability gap is even narrower. The median home price of \$161,500 was just 3% above the selling price affordable to Standish households. Thirty eight percent of all home sales in Standish in 2003 were at or below the affordable price of \$156,503. On the other hand, the average home in Greater Portland costs 24% more than what the average household in Standish can afford.

Owner Occupied Housing Affordability Analysis				
Median	Standish 2000	Standish 2003	Portland 2000	Portland 2003
Median Household Income	\$50,278	\$53,666	\$45,979	\$50,923
Median Home Sales Price	\$114,000	\$161,500	\$134,500	\$192,400
Affordable Purchase Price	\$138,073	\$156,503	\$122,488	\$146,913
Affordability Index	1.21	0.97	0.91	0.76

Table 27: Housing Affordability - Owner

Source: Maine State Housing Authority

Affordable Housing

One of the ten State Goals established in the Growth Management Law is to "encourage and promote affordable, decent housing opportunities for all Maine citizens". Affordable housing is defined as a decent, safe and sanitary dwelling, apartment or other living accommodation for a household whose income does not exceed 80% of the median income for the region as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 412, 50 Stat. 888, Section 8, as amended. There are two kinds of needs to examine: rental housing and owner occupied housing. An accurate method for assessing these needs would require a far more detailed study than it is possible for this Comprehensive Plan to accomplish.

The Growth Management Law Rule's definition of affordable housing identifies three target groups for affordable housing. These are very low income (0-50% of median income), low income (50-80% of median income), and moderate-income households (80-150% of median income). The chart below shows households categorized by these income groups.

INVENTORY AND ANALYSIS

The Rule requires that comprehensive planning policies strive to achieve that at least 10% of new housing units, or whatever greater percentage is necessary to meet the need, shall be affordable to households earning less than or equal to 80% of median household income for the area. The State Planning Office defines affordability based on the standard that housing costs should consume no more than 30% of the gross monthly income for renters and between 28-33% for homeowners. For renters, housing costs are defined as rent plus basic utility and energy costs. For owners, housing costs are defined as mortgage principal and interest payments, mortgage insurance costs, homeowners' insurance costs, real estate taxes, and basic utility and energy costs, with monthly mortgage payments to be based on down payment rates and interest rates generally available to low and moderate income households.

Households by Income, 2003					
	<30%	31% - 50%	51% - 80%	81% - 150%	Total
	(Extremely Low)	(Very Low)	(Low)	(Moderate)	Median
Standish Households	209	641	1289	2724	3,481
Income	\$16,100	\$26,833	\$42,933	\$80,499	\$53,666
% of Total	6%	18%	37%	78%	
Portland MSA Households	12,624	23,988	42,059	76,156	104,492
Income	\$15,277	\$25,462	\$40,739	\$76,385	\$50,923
% of Total	12%	23%	40%	73%	80%

Table 28: Households by Income

Source: Maine State Housing Authority

In 2003, an estimated 1,281 households in Standish, 37% of all households, are classified as low or very low income households. In 2000, a household earning 80% of median income in Standish or \$40,222, could afford 97% of the purchase price of the median home of \$114,000. In 2003, however, a household earning 80% of median income, or \$42,933, could afford only 78% of the purchase price of the median home of \$161,500. Clearly, the affordability gap is growing. The housing situation is even worse when considering very low-income households earning less than 50% of median income. Whether there were any homes sold in 2003 for less than \$125,000, the affordable purchase price for a low income household, will require further inquiry. Nevertheless, some portion of the very low and low income families in Standish and in other towns in the region are still homeowners, having inherited their homes or having acquired them long ago when housing was far more affordable than it is today.

Since the 2000 Census, there is no current data available on existing or market rents specifically for the town of Standish. Therefore, it cannot be determined whether the current level of affordability persists for existing Standish residents nor whether the average worker in the labor market could afford to rent in Standish. In 2003, the average rent affordable to low income households in Greater Portland was \$720. With the average 2-bedroom rent in Greater Portland at \$977, rents have soared into the unaffordable range for working households. In 2003, the Maine State Housing Authority estimated that there was an unmet need for 104 units in Standish renting at \$428 or less, which would be affordable to families and seniors earning 50% of median income.

INVENTORY AND ANALYSIS

Owner Occupied Housing Affordability Analysis				
Median	Standish 2000	Standish 2003	Portland 2000	Portland 2003
Median Household Income	\$50,278	\$53,666	\$45,979	\$50,923
Median Home Sales Price	\$114,000	\$161,500	\$134,500	\$192,400
Affordable Purchase Price	\$138,073	\$156,503	\$122,488	\$146,913
Affordability Index	1.21	0.97	0.91	0.76
Low-Moderate Income				
80% of Median Household Income	\$40,222	\$42,933	\$36,783	\$40,738
Affordable Price to Low-Moderate Income	\$110,458	\$125,202	\$101,013	\$118,803
Affordability Index	0.97	0.78	0.75	0.62
Low Income				
50% Median Household Income	\$25,139	\$26,833	\$22,990	\$25,462
Affordable Price to Low Income	\$68,263	\$77,041	\$62,426	\$73,103
Affordability Index	0.60	0.48	0.46	0.38
Affordable Homes Sold				
Sales Price affordable to low income				
Sales affordable to low-moderate income				
Sales Price affordable to median income		38%		14%
Total Homes Sold	105	116	2,781	3,031
*Index: Most affordable =>1.25; More Affordable =1.05-1.25; Average =0.95-1.05; Less Affordable =0.75-0.95; and Least Affordable =<0.75				

Table 29: Housing Affordability Analysis

Source: Maine State Housing Authority

Renter-Occupied Housing Affordability

Approximately 12% of the housing stock in Standish, or 393 units, are rentals. Based on the rental housing affordability analysis, over 64% of rental units in 2000 were affordable to low income households already living in Standish and earning less than \$40,222. Over 20% of rental units were affordable to very low income households earning less than \$25,139.

INVENTORY AND ANALYSIS

The Census computes the monthly gross rent of households paid as a percentage of their income. Approximately 11% of owner-households and 30% of renter-households pay more than 35% of their income for housing. According to the Census, the median rent in 2000 was \$603, the median mortgage, \$1,040.

Rental Affordability Analysis, 2000				
Affordable Rental Calculations	Portland Housing Market		Standish	
	Median 2000	\$45,979	Median 2000	\$50,278
	50% of Median Income	80% of Median Income	50% of Median Income	80% of Median Income
Household Income	\$22,990	\$36,783	\$25,139	\$40,222
30% of Monthly Income	\$575	\$920	\$628	\$1,006
Basic Utility Costs per Month	\$200	\$200	\$200	\$200
Available for Rent Payment	\$375	\$720	\$428	\$806
Affordable Rental Units	Number	Percent	Number	Percent
Less than \$300	4,020	12%	26	7%
From \$300 to \$499	5,444	16%	48	13%
From \$500 to \$749	13,812	41%	155	43%
From \$749 to \$999	6,802	20%	73	20%
From \$1000 to \$1,499	1,892	6%	10	3%
\$1,500 or more	487	1%	0	0%
No Cash Rent	1,151	3%	45	13%

Table 30: Renter Affordability Analysis
Source: Maine State Housing Authority; 2000 Census

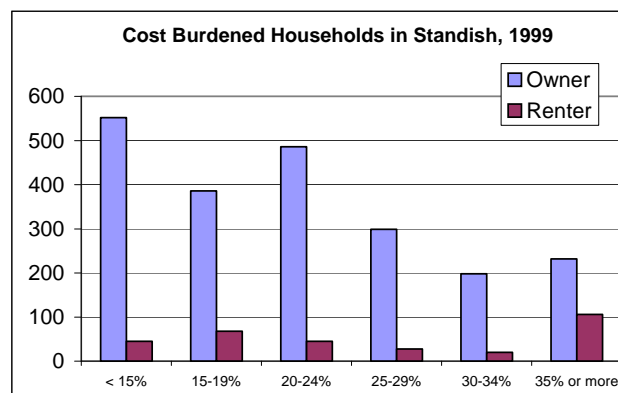


Figure 20: Cost Burdened Households 1999
Source: U.S. Census Bureau

INVENTORY AND ANALYSIS

Housing Subsidies

Housing rents can be subsidized through direct rent subsidies provided through HUD Section 8 vouchers and through government subsidy of the construction of rental units in order to keep those units available at below market rate. According to the Maine State Housing Authority, in 2003 Standish had 15 project-based housing units. Non-project based or Section 8 vouchers are issued to income-qualified families, elderly people and disabled people who apply for them. These vouchers can be redeemed by the landlord for rental subsidies provided by MSHA to make up the difference between the rent paid by the tenant and the market rate rent for the unit. In 2003, there were 23 vouchers in use.

Affordable Housing in the Next Ten Years

The housing market in 2015 must meet the needs of low and moderate income households. The State rules by which comprehensive plans will be evaluated require that the Plan make quantitative estimates of these needs and contain implementation strategies that "...seek to achieve that 10%, or whatever greater percentage the inventory and analysis identifies as necessary, of the new housing units constructed in the municipality in the 5 years after plan adoption will be affordable housing," (Chapter 202, Department of Economic and Community Development Rules, Section 7).

The demand for affordable housing is difficult to estimate. Although 40% of the region's households, 37% in Standish, can be classified as low to moderate income, not all households are actively seeking housing in the market at any one time. Many have been in their homeownership or rental situation long enough for their income to catch up with their payment, so that, although they may earn much less than the median, they still pay less than 30% of their income for housing. But for anyone entering the market, such as first time homebuyers, housing costs pose a severe challenge.

For Standish to assess its fair share of the region's problem, and to define its share of the region's solution, would require an extensive study of regional needs, assessing the degree of need for each of the different income groups, for both rental housing and homeownership.

GPCOG projects that approximately 761 new housing units will be built in Standish in the next ten years, of which 658 will be single family and 103, rental. The Town of Standish, to meet the State's minimum requirement of 10% should seek to achieve that at least 76 of the new units are affordable. However, given that 37% of the town's households can currently be classified as low or very low income, the town should seek to encourage a balanced range of housing choices for all income levels.

Natural conditions and the absence of public sewer and water services will help to determine the future location and configuration of residential development. In the lack of public sewerage, new technologies in on-site sewage treatment may allow for higher densities in ecologically sensitive areas.

Current Standish Ordinance Provisions Affecting Housing

A town's land use ordinance exerts a powerful impact not just on the location of housing but also its type and affordability. The table below summarizes key provisions affecting how and where housing can be developed.

INVENTORY AND ANALYSIS

Summary of Standish' Ordinance Provisions Affecting Housing Development

Ordinance Provision	Rural Residential	Rural	Residential	Village Center	Business-Commercial	Water-Oriented Commercial
Minimum Lot Size	3 acres	3 acres	80,000 SF	80,000 SF	2 acres	80,000 SF
On Public Water			60,000 SF	60,000 SF		60,000 SF
SF Homes	X	X	X	X	X	X
Duplexes	X	X				
Multifamily		X		X		
In Law Apartments	X	X	X	X	X	X
Mobile Homes	X	X	X			
Mobile Home Parks			*			
Group Homes		X	*	*	X	
Mixed Uses	Limited	Limited	Limited	X	X	Limited
Home Occupations	X	X	X	X	X	X
Cluster Subdivisions	X	X	X	X	X	X
Density Bonus	With extension of public water to cluster subdivision, 1 unit per 7 acres of common open space					
Exemption from Growth Caps	85 units plus 2 reserved for affordable housing, e.g., Habitat for Humanity					
* Special exception use requiring approval from Board of Appeals						

Table 31: Standish Ordinance Provisions
Source: Town of Standish Land Use Code

INVENTORY AND ANALYSIS

Economy

Trends

1. Over 4 out of 5 Standish residents commute outside of the town for work, with almost half driving to Portland, South Portland or Westbrook.
2. Twenty years ago, manufacturing accounted for more than 50% of all the jobs in Standish, but in 2000, it accounted for just 1 in 5, a trend mirrored across the state and nation.
3. Standish gained almost 500 payroll jobs during the 1990s, with the retail and service sectors almost doubling in size.
4. Consumer retail sales in Standish remain flat, with local businesses capturing less than half the sales expected for a town of its size.
5. Historically a cornerstone of its economy, Standish's natural resources could play an important role in creating new business opportunities.

Labor Force

Standish is increasingly becoming a bedroom community of Greater Portland. About 82% of Standish residents commute outside of the town for work, with almost half of all workers heading to Portland, South Portland, or Westbrook. This dependence is growing. In 1980, 26% of Standish residents worked in Standish, in 1990, 20%, and in 2000, 18%, including 3% who worked at home. Over 74% of persons aged 16 and over participate in the labor force, which is comprised of 5,395 persons.

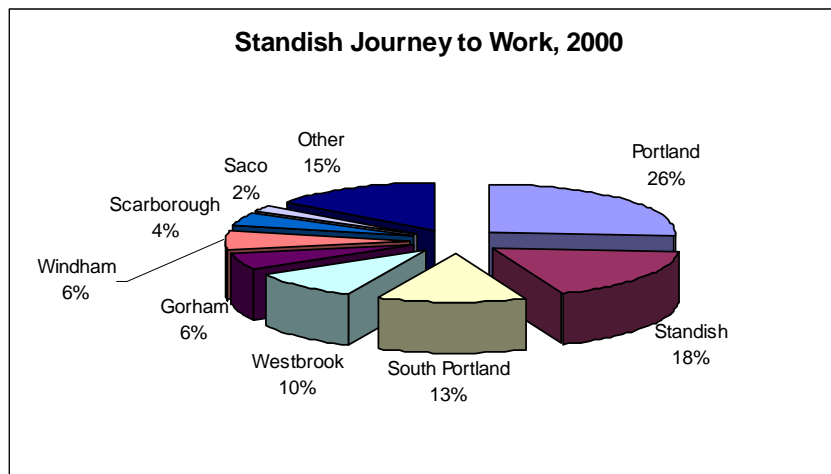


Figure 21: Distance to Work

Source: U.S. Census Bureau

Jobs

The Portland Labor Market is comprised of over 154,000 payroll jobs. Trade, Transportation, and Utilities (25%) comprises the region's largest employment sector, followed by Education and Health Services (23%), and Professional and Business Services (12%). The region's largest employers include L.L. Bean, the Maine Medical Center, Mercy Hospital, Unum Provident, Fairchild Semiconductor, Hannaford, Shaw's Supermarkets, the University of Southern Maine, Wal-Mart, Verizon, and the U.S. Postal Service.

INVENTORY AND ANALYSIS

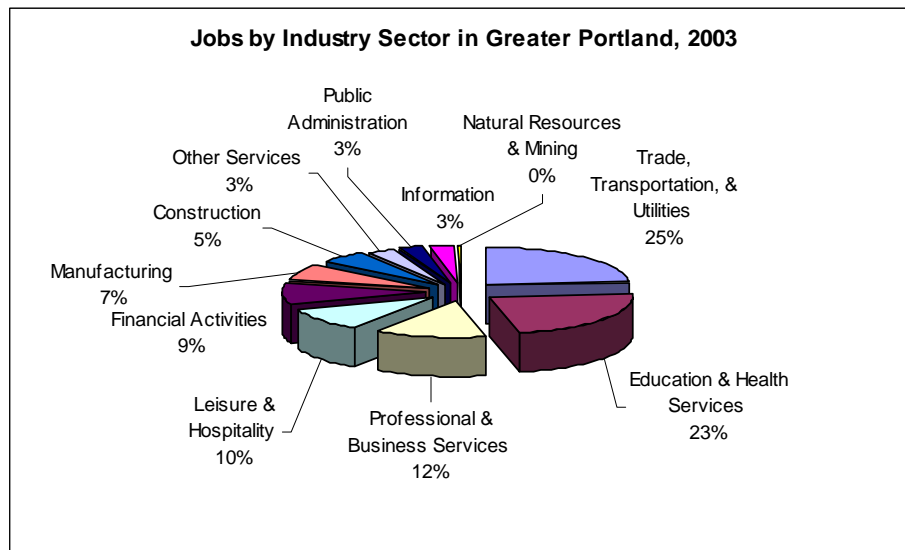


Figure 22: Industry Sector Jobs - Portland

Source: Maine Department of Labor

The employment of Standish residents closely mirrors employment in the region. According to the 2000 Census, however, Standish residents are more likely to be employed in construction (+3%) and manufacturing (+5%) than other residents in Greater Portland and less likely to hold jobs in professional, scientific, and management fields (-4%).

Unemployment

As part of the Greater Portland Labor Market, the unemployment rate in Standish mirrors that of the region. Mirroring the regional as well as national trend, unemployment in Standish plummeted to a low of 1.9% in 2000. Since then, unemployment has inched upward to 3.2% in 2003, above the region's rate of 2.9% but still well below the unemployment rate in Maine and the nation.

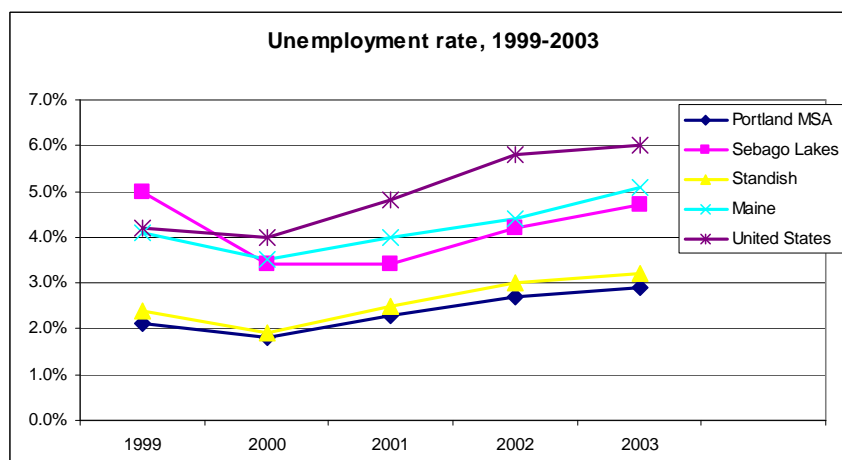


Figure 23: Unemployment 1999 - 2003

Source: Maine Department of Labor

INVENTORY AND ANALYSIS

Job Growth

Despite a continuing decline in manufacturing, the economy of the Portland Labor Market has demonstrated stable growth, hitting a high of 3.6% in 2000. Driven by the loss of over 3,200 manufacturing jobs, the region posted negative growth during 2001 and 2002. In 2003, the economy rebounded slightly but has not yet regained its performance level of the late 1990s.



Figure 24: Greater Portland Job Growth

Source: Maine Department of Labor

The transition of the economy from higher wage manufacturing jobs to lower paying service jobs exerts tremendous pressure on families. In 2003, the average manufacturing job in Greater Portland paid \$46,280, while the average service job, \$33,904. In order to replace lost household income, families might be forced to send more members into the labor force or to have members take on more than one full-time job. For example, the labor force participation rate for women in Greater Portland increased 3% over the last decade from 62% in 1990 to 65% in 2000.

Job growth in Greater Portland has tracked closely with the state, New England and the national economy, outperforming them all in 1999 and 2000. Although the region lost 1,200 jobs in 2001 alone, the economy of Greater Portland has rebounded more quickly than the rest of Maine, New England or the nation.

Exhibit III-30

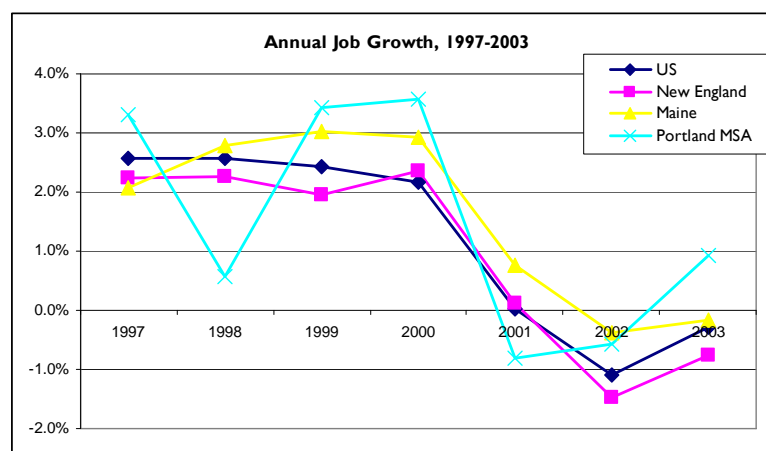


Figure 25: Annual Job Growth

Source: Maine Department of Labor, U.S Department of Commerce

INVENTORY AND ANALYSIS

Local Economy

The town of Standish hosts over 2,000 jobs, representing 1% of employment in Greater Portland. The majority can be classified as payroll employment in the public and private sector. In terms of numbers of jobs, the town's largest employers are Saint Joseph's College, School Administrative District #6, First Technology, Hannaford, and Utilities, Inc. According to the 2000 Census, 412 adults, or 8% of the labor force, are self-employed, although not necessarily within the town's borders, including contractors, sole proprietors, artists, farmers, loggers, and other persons with home occupations. This ratio is typical of the metropolitan area as a whole.

With the town's two largest employers being educational institutions, Services comprises both the largest employment sector and the greatest source of job growth. From 1980 to 2000, the sector tripled in size, from 225 jobs to 739 jobs. Retail trade, bolstered by the construction of the Colonial Marketplace, is now the second largest employment sector, more than doubling in size over the last decade from 163 jobs in 1990 to 388 jobs in 2000. Construction has also been a growing source of employment, doubling in size from 83 jobs in 1980 to 188 jobs in 2000.

In 1980, manufacturing, anchored by what is now First Technology, a producer of circuit control devices, was the town's largest source of jobs. In 1990, it was the second largest. By 2000, the manufacturing sector had lost almost 300 jobs representing over 40% of total employment. In addition to First Technology, at least six other businesses are classified by the Maine Department of Labor as manufacturers, including businesses involved in printing, publishing, graphics, and automation.

Payroll Jobs in Standish, 1980-2000					
Industry Sector	1980	1990	2000	Net Change	% Change
Agriculture & Mining	2	21	17	15	750%
Construction	83	126	188	105	127%
Manufacturing	663	478	373	-290	-44%
Transportation & Utilities	108	151	151	43	40%
Wholesale	8	6	3	-5	-63%
Retail	105	163	388	283	270%
Finance, Insurance & Real Estate	15	28	36	21	140%
Services	225	434	739	514	228%
Public Administration	16	23	33	17	106%
Total	1,225	1,430	1,928	703	57%
*Withheld due to confidentiality					

Table 32: Payroll Jobs in Standish

Source: Maine Department of Labor

INVENTORY AND ANALYSIS

While employment in Cumberland County increased 19% over the last decade, the town of Standish gained almost 500 jobs, a 35% increase. Scarborough posted the highest growth rate in the county, 59%, while Gorham showed a net gain of just 9 jobs, or 0%.

Payroll Job Growth, 1990-2000				
	1990	2000	Net Change	% Change
Scarborough	6,691	10,671	3,980	59%
Hollis	328	465	137	42%
Standish	1,430	1,928	498	35%
Gray	1,560	2,101	541	35%
Westbrook	8,808	10,716	1,908	22%
Windham	4,338	5,133	795	18%
South Portland	19,871	23,481	3,610	18%
Portland	61,470	70,343	8,873	14%
Gorham	4,400	4,409	9	0%

Table 33: Payroll Job Growth

Source: Maine Department of Labor

Retail Trade

As the second largest employment sector, retail trade serves as an important source of jobs in Standish, as well as of goods and services. The Maine State Planning Office tracks retail sales on a quarterly basis for towns and regions based on sales taxes paid by businesses to Maine Revenue Services. Despite a doubling in the number of retail jobs, consumer retail sales in Standish have remained essentially flat. Over the last seven years, consumer retail sales grew from \$23,599,700 in 1996 to \$24,832,900 in 2002. However, when the 15% inflation rate during this same period is factored in, the difference represents a negative growth rate of 8%.

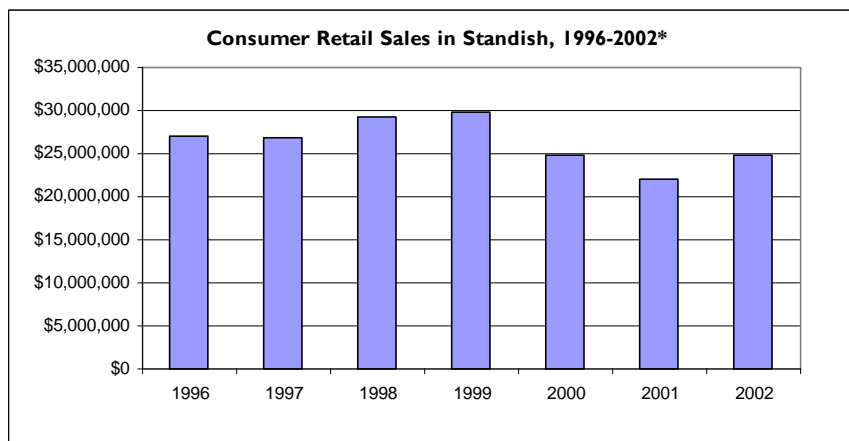


Figure 26: Consumer Retail Sales Standish

Source: Maine State Planning Office*Adjusted for inflation

INVENTORY AND ANALYSIS

A closer look at retail sales illustrates trends by category. In terms of total sales, the largest retail sector is Food Stores, which represents everything from large supermarkets to small corner variety stores. However, since food intended for home consumption is not taxed, the dollar values correspond to snacks and non-food items only, which typically represent 25% of total sales. In 2002, Food Store sales accounted for \$10,114,400, almost 40% of all taxable retail sales in the town of Standish.

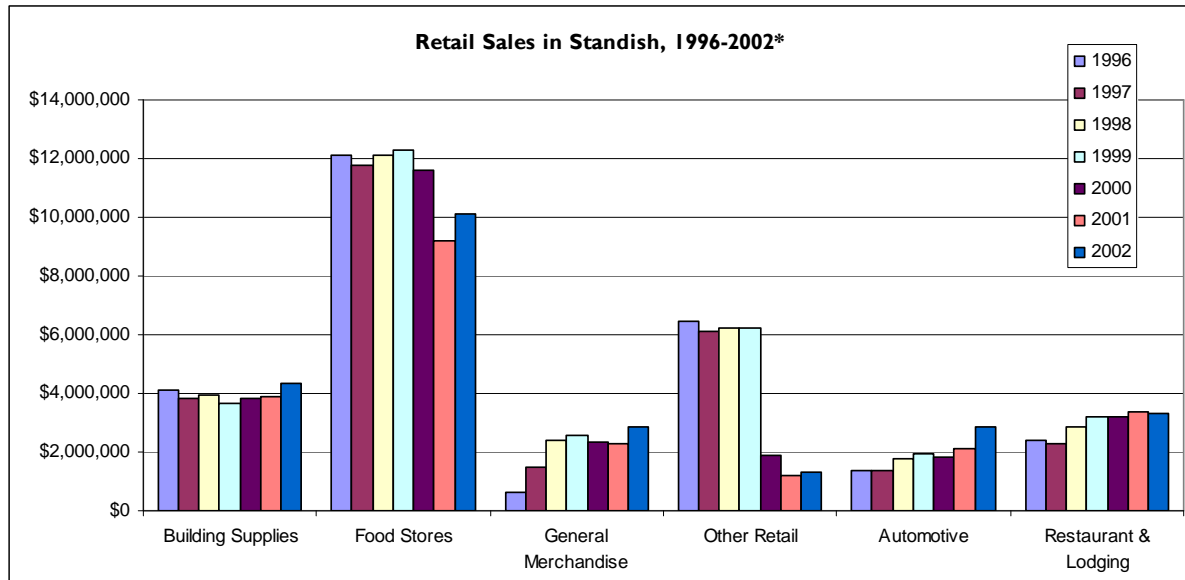


Figure 27: Retail Sales in Standish

Source: *Maine State Planning Office*Adjusted for inflation*

The greatest growth occurred in General Merchandise, where sales increased \$2,314,300 from \$556,500 in 1996 to \$2,870,800 in 2002. This sales group represents stores carrying product lines that are generally carried in large department stores, including clothing, furniture, shoes, home electronics, home furnishings, and other durable household goods. The second largest dollar increase, \$1,683,800, was registered in automotive sales, which grew from \$1,195,000 in 1996 to \$2,878,800 in 2002. This sales group includes all transportation related retail outlets, including auto dealers, auto parts, aircraft dealers, motorboat dealers, and automobile rental. The greatest loss was recorded in Other Retail, which declined \$4,337,900, from \$5,649,200 in 1996 to \$1,311,300 in 2002. This sales group represents a wide selection of taxable sales not covered elsewhere, including dry goods stores, drug stores, jewelry stores, sporting goods stores, antique dealers, morticians, book stores, photo supply stores, and gift shops. Dollar values on all charts have been adjusted for inflation.

The pull factor measures the relative strength of the community's retail sector in serving local and regional markets. The pull factor is calculated by dividing a town's per capita sales by a region's per capita sales. If the pull factor is greater than "1.0", then the community is attracting consumers from outside the town. If the pull factor is less than "1.0", then the community is "leaking" sales to other areas.

As a trade area, Standish is leaking sales to other communities. With a pull factor of 0.3, Standish is capturing less than half the sales that would be expected for a town of its size. North Windham, on the other hand, is attracting sales from outside the town of Windham, while smaller towns such as Gray and Raymond, are underperforming relative to their population base, but still outperforming Standish. The Sebago Lakes Economic Summary Area (ESA), which includes all businesses in the nine towns of Bridgton, Casco, Gray, Harrison, Naples, Raymond, Sebago, Standish, and Windham, does not capture all the retail sales that would be expected for its population base of over 50,000 people.

INVENTORY AND ANALYSIS

Retail Sales - Pull Factor				
	2000 Retail Sales	2000 Population	Per Capita Sales	Pull Factor
Standish	23,684,000	9,285	\$2,550.78	0.3
Sebago Lake ESA	321,239,000	50,682	\$6,338.33	0.7
North Windham	155,928,000	14,904	\$10,462.16	1.1
South Portland	654,145,000	23,324	\$28,046.00	2.9
Bridgton	31,383,000	4,883	\$6,426.99	0.7
Gray	33,567,000	6,820	\$4,921.85	0.5
Raymond	20,188,000	4,299	\$4,695.98	0.5
Cornish	9,964,000	1,269	\$7,851.85	0.8
Maine	12,165,700,000	1,274,923	\$9,542.30	

Table 34: Retail Sales Pull Factor

Source: Compiled by the Greater Portland Council of Governments with data from the Maine State Planning Office and U.S. Census Bureau

Calculating the pull factor by category illustrates gaps and opportunities in the town's retail trade sector. Food Stores, anchored by Hannaford, represent the largest retail group as well as the only one attracting consumers from outside the town. Over time, however, its ability to "pull" customers from other communities has diminished. Building Supplies, which includes hardware stores and lumber yards, represents the second largest retail group in Standish. With a pull factor of less than 0.5, however, the group is neither capturing sufficient sales from within the town of Standish nor growing over time.

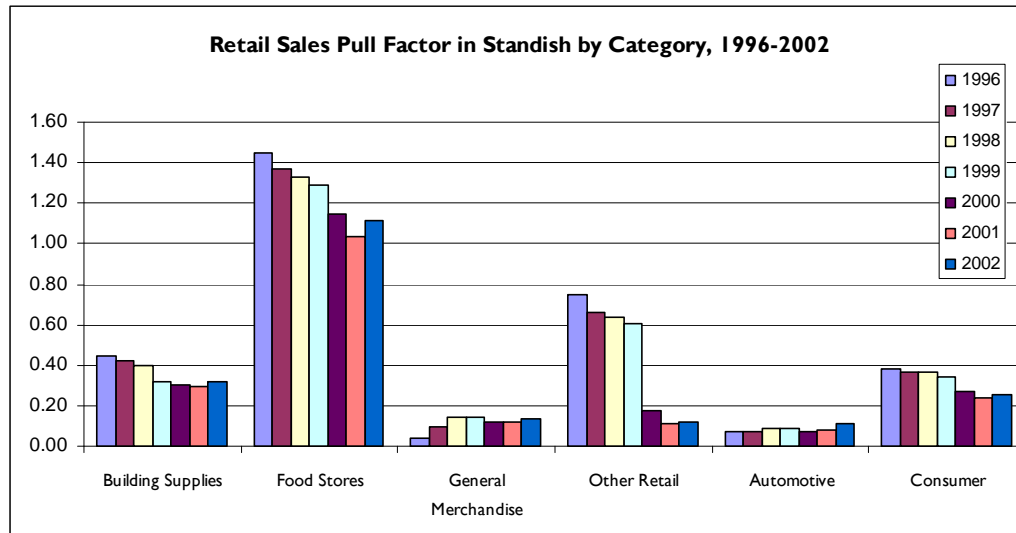


Figure 28: Retail Sales by Category

Source: Compiled by the Greater Portland Council of Governments with data from the Maine State Planning Office and U.S. Census Bureau

INVENTORY AND ANALYSIS

Natural Resource Based Industries

For generations, Maine's forests, lands, and waters have served as the foundation for its diverse ecosystem, abundant wildlife, natural beauty, and industrial base. Two hundred years ago, most of Maine's workforce was employed in natural resource-based industries, including farming, fishing, forestry, and tourism. During the 1800s, Standish Corner was home to three tanneries and a saw mill, while Steep Falls boasted three grain mills, a lumber mill, and a pallet manufacturing company. As a crossroads between Portland and New Hampshire, Standish also hosted visitors who arrived by stage coach, railroad, and steamboat. In 2000, just 1% of jobs in Standish were in farming or forestry, and in tourism, 9%. Statewide, these sectors collectively generate one in five jobs and one in five dollars of wealth through direct production as well as value added processing and services. According to the Maine State Planning Office, the region's greatest threat to the continued economic viability of these industries is access to the resource, including limitations imposed by regulation, ownership, and development. Assessing the value of natural resource based industries on the local level is difficult. Traditional economic indicators, such as numbers of jobs, do not accurately capture the value of these industries, while traditional natural resource indicators, such as the market value of crops, are reported on a regional, not municipal, basis.

Forestry

According to the Northeast State Forester's Association, forest-based manufacturing in Maine generates over 30,000 jobs and \$1 billion in payroll, while forest-based recreation and tourism supports over 7,000 jobs and a \$51 million payroll. During the 1800s, Standish served as an important processing and distribution point for lumber. Today, there are no primary saw mills in Standish, but there are three private mills for custom, hobby, and farm use. Although the industry has diminished, the town still boasts an abundance of forest resources, including white pine, which has the highest ratio of saw timber volume than any other species in the state. Over the last 10 years, the level of timber harvesting has fluctuated widely. While statewide, wood harvesting, and pine in particular, is tracking upward, timber harvesting in Standish seems to be in decline. Harvesting reached a peak in 1994 with over 2,200 acres harvested, and a low in 2001 with less than 1,000 acres, representing a 50% drop from the year before. In terms of volume, Cumberland County is still the state's third largest producer of white pine for saw logs and pulpwood. Beyond harvesting and custom milling, there are no manufacturing firms in Standish adding value to wood products.

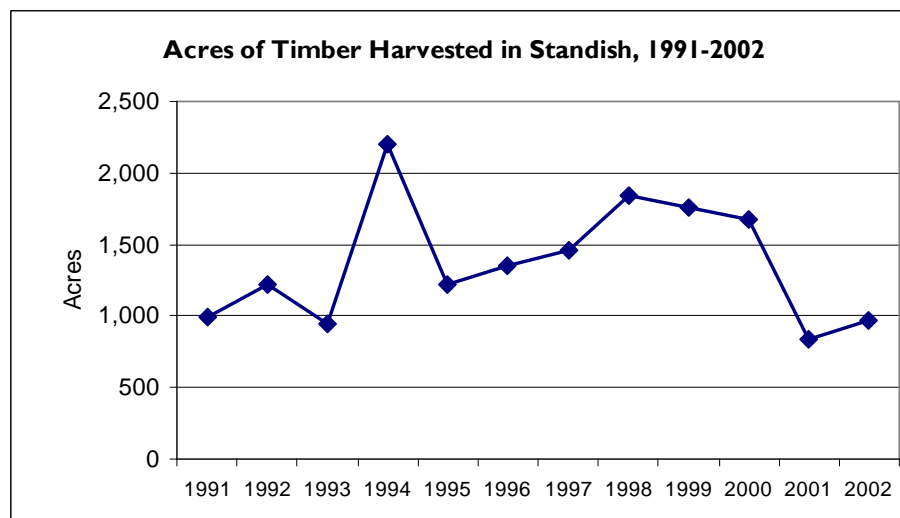


Figure 29: Acres of Harvested Timber

Source: Maine Forest Service

INVENTORY AND ANALYSIS

Tourism

According to the Maine Department of Economic and Community Development, tourism across the state supports over 120,000 jobs and \$2.7 billion in payroll as well as the sale of \$9.5 billion in goods and services. For marketing purposes, the Maine Office of Tourism recognizes Standish as part of the Maine's Lakes and Mountains Region of Western Maine. This vast area encompasses Lewiston-Auburn as well as the Sebago Lakes, Rangeley Lakes, Bethel, Carrabassett Valley, and River Valley regions of Cumberland, Oxford, Androscoggin, and Franklin counties. According to research commissioned by the state, one in five Maine trips, approximately 8 million per year, include time spent in Western Maine.

Over half of the region's visitors come to enjoy the "outdoors" in general and one quarter, the Sebago Lakes region in particular. Top activities include enjoying lakes and rivers, small towns and villages, and wilderness areas as well as shopping. According to a visitor survey conducted by the Androscoggin Valley Council of Governments in 1999, visitors to Western Maine spend an average of \$688 per trip for a party size of 2 people, including food, lodging, recreation, shopping, and gas.

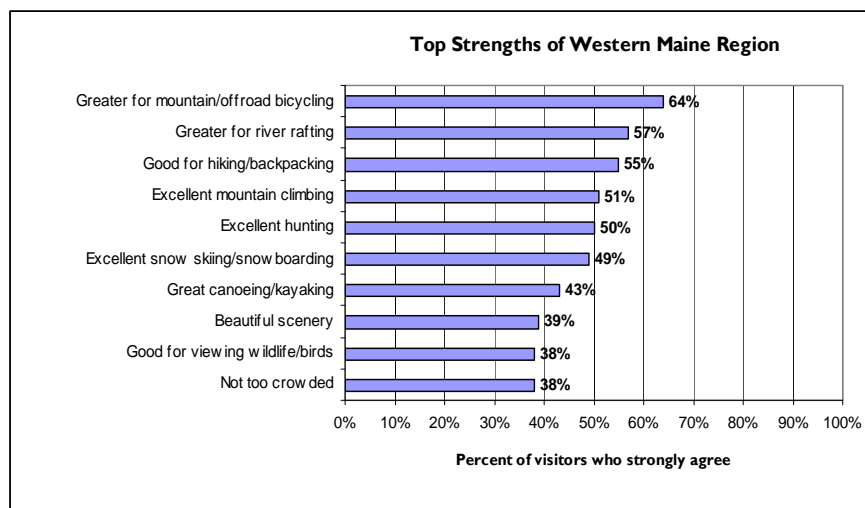


Figure 30: Strengths of Region

Source: Longwoods International

Standish has recently become involved in a new effort that hopes to maximize the strengths recognized by the region's visitors. The new Route 113 Coalition Corridor includes the towns of Standish, Baldwin, Hiram, Brownfield, and Fryeburg as well as interests from the Bethel area in Western Maine and the Mount Washington Valley in New Hampshire. Route 113, also known as the Pequawket Trail, stretches 30 miles from Standish to Fryeburg, and then north through stunning Evans Notch to Gilead. A scenic corridor right in the backyard of the state's largest metropolitan area, the Pequawket Trail boasts plentiful opportunities for hiking, bicycling, fishing, canoeing, antiquing, and other outdoor and cultural heritage activities. In Standish, these activities might be enjoyed via the Saco River, the Mountain Division multi-use rail-trail, the Steep Falls Wildlife Management Area, and the Paine Historic District. While no specific plans have been developed, potential areas of collaboration include economic development, tourism, public safety, transportation, and village revitalization.

INVENTORY AND ANALYSIS

Farming

According to the Maine and United States departments of agriculture, Maine's 7,196 farms cover over one million acres and generate over one billion dollars to the economy. While the average farm in Maine nets \$15,000 per year, the average farm in Cumberland County operates at a loss. As in most rural towns, farming was once a thriving industry in Standish. Today, just four farms remain: Randall Orchards on Randall Road, Rippling Waters/Backyard Organics in Steep Falls, Shearbrooke Farm on Saco Road, and Standish Neck Gardens on Thomas Road. Although local farms are not competing well in the global marketplace, they are hoping to capture a greater share of the local market. In Cumberland County alone, there are 60 farm stands, 10 farmers markets, and 16 pick-your-own farms where consumers can choose fresh fruits and vegetables, meats, baked goods, and plants. Increasingly, the county's farms are getting smaller and younger as professionals, women, and immigrants pursue farming as a career. In addition, the county's farms are the most diversified in the state, offering recreational opportunities such as cross-country skiing and lodging to supplement production income. According to the State Planning Office, local agriculture, where farms sell directly to consumers, represents the "best opportunity for maintaining Maine farms and for offering opportunities to entering farmers." Of the \$3 billion spent annually by Maine households for food, less than 4% is from Maine farmers. If that share increased to 10%, Maine farms could boost their income by 40% and reduce the pressure to convert farmland to house lots.

INVENTORY AND ANALYSIS

Existing Land Use

Trends

- By far the largest category of land use change is in the conversion of undeveloped land to residential uses.
- Standish is also experiencing commercial growth, particularly in the Rte 25 corridor, that involves far less land area than residential development.
- About three quarters of residential development is taking place in areas of the Town that were designated as rural areas in the 1992 comprehensive plan, based on a sampling of permit locations in the last 5 years.
- The 1992 comprehensive plan intended that the opposite distribution of residential development take place, with most development locating in designated growth areas. This did not happen as planned.
- The distribution of development Standish has experienced is commonly referred to as development sprawl. Development sprawl costs more in loss of rural countryside, ecological values, traffic congestion, and many public services, when compared to a more compact development pattern.
- The presence of public water lines in 1992 designated growth areas does not seem to have significantly attracted more growth to portions of growth areas with public water lines available.

Overview

This section describes and shows the geographic distribution of the several categories of land use in Standish in 2006. It also examines recent land use trends in Standish and analyzes these trends in relation to projected growth and the Town's preferred vision of its future to help identify land use, environmental and public facilities and service issues for the future land use plan to address.

Generalized Description of Existing Land Use in Standish

Standish is still largely undeveloped, but is becoming a suburban community. Increasingly, Standish is becoming a bedroom community, and the area of land actively managed for timber production and agricultural use is decreasing, while the number of houses is increasing. A small part of the increase is in homes for seasonal use, but mostly the new housing is year round housing and some of the existing seasonal housing is also being converted to year-round use.

The appearance of the community remains mostly rural notwithstanding these ongoing changes. Standish is intersected by four state highways, which link its three villages and the Standish Neck area with each other as well as surrounding communities. These four highways are Routes 25, 35, 113, and 114. The three villages are Standish Village, Sebago Lake Village and Steep Falls. Older local roads cross and expand this network of highways and roads. Newer local roads, some private and some public, extend the network still further, often in small cul-de-sacs, and less often in roads that connect at both ends to the overall road and highway network. A rail corridor enters Standish from the south between Rtes 114 and 237, travels along part of the Sebago Lake shore east and north of Sebago Lake Village, then turns west to Steep Falls and exits into Baldwin. This is the 10th Mountain Division rail corridor that extends from Portland to Conway, New Hampshire and beyond.

INVENTORY AND ANALYSIS

Residential, commercial, light industrial, municipal, state, institutional, utility and rural resource production land uses are organized around this network of roads on the one hand, and the presence of lakes and the Saco River on the other.

There are public water mains that serve Saint Joseph's College, the Rte 35 corridor through Sebago Lake Village and Standish Village. Between Standish Village and Sebago Lake Village, these lines are reasonably accessible to the Town's Industrial District, and to its Business and Commercial District in and around Standish Village. These water mains are supplied from Sebago Lake.

Additional public water lines are available in portions of Steep Falls. This system is not connected to the other public water mains. It draws on a public water supply well in a sand and gravel aquifer area near Steep Falls. All public water lines in Standish are supplied and maintained by the Portland Water District.

Undeveloped - Rural Resource Production Uses

These uses involve active management and extraction of resources from undeveloped land. They consist mainly of forestry, a small remnant of commercial agricultural uses, and gravel extraction. Much of the land used for forestry is managed according to management plans prepared by licensed professional foresters for the landowners who keep their land in Tree Growth tax status. Of course, others not enrolled in the Tree Growth program sometimes retain professional foresters to manage the forest and its production, but only for Tree Growth properties is it a legal requirement.

In spatial extent, the growth and harvest of hay is Standish's largest agricultural use. Two orchards are located on Route 35 in between Standish Corners and Sebago Lake Village, and on Route 25 just west of the Gorham town line.

Gravel extraction is still only occasional, and it tends to be associated with the locations of sand and gravel aquifer deposits or larger deposits of unsorted but gravelly till deposits. In the history of the region's development, the gravel industry has moved outward from the urban core, wherever there are suitable deposits to mine.

Though agriculture and forestry produce products they also produce an atmosphere of rural character by helping to keep the area scenic and by supporting diverse and unfragmented wildlife habitat, which in turn helps support local and tourism-based recreation and business opportunities. The Maine Department of Inland Fisheries and Wildlife's large Wildlife Management Area east of Steep Falls also plays a major role in maintaining the latter benefit.

Moreover, since about half the Town is located in the Sebago Lake Watershed, forestry especially has a watershed protection benefit for the region's and the Town's major public water supply, Sebago Lake. Another entity benefiting from undeveloped land is the Portland Water District, which has over 2500 acres of land kept undeveloped for watershed protection purposes. The Portland Water District also owns most of the land in the Otter Ponds area. This area is underlain by a major high yield sand and gravel aquifer that is fed by Sebago Lake and offers the potential of being a major public water supply well field.

Residential

This is the most widespread use of land involving structures. Residential uses, almost always single-family homes, are present at lower densities away from the villages and the Standish Neck area. Along lakeshores and portions of the Saco River shore, as well as in the villages and Standish Neck area, residential uses exist at a higher density. Along portions of Routes 25 and 35 and in Standish Corners, Sebago Lake Village, and to a lesser extent in Steep Falls, residential uses are mixed in with some commercial uses. Residential uses are at their highest densities along the developed portions of lakeshores, and in a mobile home park south of Route 25 near the intersection of Route 113. It is in lakeshore areas where seasonal homes and seasonal conversions for retirement or year round living are more common than in inland areas.

INVENTORY AND ANALYSIS

Commercial

Commercial uses, mostly purveyors of retail goods and services and some small professional office uses in adapted residential or commercial structures are concentrated principally in Standish Village and Sebago Lake Village. Increasingly, commercial uses are extending outward from Standish Village along Route 25 to the Gorham line and westward toward the Route 113 intersection. Very few commercial uses are located in White's Bridge or Steep Falls, the former including marine oriented uses on the shore of Sebago Lake Basin. Commercial uses are also somewhat more common on Route 35 between Sebago Lake Village and Standish Corners. There is a small shopping center off Route 25 just over the Town line from Gorham, Colonial Marketplace, anchored by a supermarket and, arguably, also by the US Post Office. There are also two large commercial campgrounds in Standish.

Home Occupations

Not included in the description of commercial uses above is another important category of commercial uses in Standish. These are home occupation or home business uses. Many households supplement their income from other sources with income from small businesses they run out of their homes. These land uses are often invisible from the outside, though they are sometimes quite visible as a use that is usually secondary to the use of the premises for residential purposes. These uses are not mapped, but existing in nearly all parts of Standish.

Industrial & Warehousing

These uses are confined principally to the area zoned for such uses, located to the northwest of Route 35 between Standish Corners and Sebago Lake Village.

Public & Institutional

Municipal

The Town Offices have moved from Standish Village to a new and larger facility built to modern standards and located halfway between Standish Village and Sebago Lake Village on Route 35.

State

These uses consist mainly of the 10th Mountain Division Rail line, the Mountain Division Trail, the Rest Area and public access to the water where Route 114 crosses the Sticky River, and the Maine Department of Inland Fisheries and Wildlife's large Wildlife Management Area in the north of Standish.

Institutional

These uses consist principally of Saint Joseph's College and the Portland Water District Offices and Treatment Facility. There is also a summer camp, Camp Sebago, which is run by the Salvation Army.

Utilities & Transportation

This use category includes Roads, Electric Rights of Way, and the 10th Mountain Division Railway corridor.

Land Use Groups Ranked by Acres and Parcels

To show the relative extent to which each of the land use groups takes up space on the landscape and how they are distributed among the total number of parcels in the Town, the following tables have been prepared. The groups correspond to those shown on the Town of Standish, Maine – Land Use map that is part of this section.

The largest of the two land use groups are 'residential' and 'undeveloped'. Residential has the most parcels, but undeveloped has the highest acreage, as reflected in Exhibits III-31 and III-32 below. Often, residential lots, especially those created in the last 50 years or in the heart of older village areas are small, while undeveloped lots are much more likely to be large.

INVENTORY AND ANALYSIS

Land Use Groups Ranked by Number of Parcels

Land Use Group	Acres	Parcels
Residential	12405.6	4198
Undeveloped	16882.3	782
Public & Institutional	6158.4	171
Utilities & Transportation	339.2	29
Commercial	525.9	78
Industrial	237.4	13
Open Water (Excluding Sebago Lake)	861.6	9
TOTALS	37410.4	5280

Figure 31: Land Use by Parcel

Land Use Groups Ranked by Total Acreage

Land Use Group	Acres	Parcels
Undeveloped	16882.3	782
Residential	12405.6	4198
Public & Institutional	6158.4	171
Open Water (Excluding Sebago Lake)	861.6	9
Commercial	525.9	78
Utilities & Transportation	339.2	29
Industrial	237.4	13
TOTALS	37410.4	5280

Figure 32: Land Use by Acreage

INVENTORY AND ANALYSIS

Land Use Group Subcategories

Land Use Group and Subcategories	Acres	Parcels
Residential		
SINGLE FAMILY	11118.1	3674
MOBILE HOME	732.7	438
TWO FAMILY	181.2	37
THREE FAMILY OR MORE	319.3	46
MOBILE HOME PARK	52.6	2
RESIDENTIAL WITH COMMERCIAL/INDUSTRIAL	1.7	1
Subtotal	12405.6	4198
Undeveloped		
FARM BUILDINGS	19.1	2
UNDEVELOPED	9560.7	628
TIMBER PRODUCTION	6588.6	123
SAND AND GRAVEL EXTRACTION	713.9	29
Subtotal	16882.3	782
Public & Institutional		
STATE	2683	42
MUNICIPAL	742.1	53
WATER DISTRICT	2110.7	51
CIVIC	344.9	8
RELIGIOUS	16.7	8
TELECOMMUNICATIONS	0.5	2
HOSPITAL	3.2	1
COLLEGE	257.3	6
Subtotal	6158.4	171
Utilities & Transportation		
ELECTRICITY SERVICE R.O.W.	329.5	21
ROAD	9.7	8
Subtotal	339.2	29
Commercial		
COMMERCIAL RETAIL/SERVICES	181	37
COMMERCIAL OFFICES	16.5	14
COMMERCIAL AUTOMOTIVE	15.7	12
COMMERCIAL RECREATIONAL	306.4	11
COMMERCIAL WITH RESIDENTIAL	0.8	1
COMMERCIAL UNSPECIFIED	5.5	3
Subtotal	525.9	78
Industrial		
INDUSTRIAL/WAREHOUSING	237.4	13
Subtotal	237.4	13
Open Water (Excluding Sebago Lake)		
WATER	861.6	9
Subtotal	861.6	9
TOTALS	37410.4	5280

Figure 33: Land Group Subcategories

INVENTORY AND ANALYSIS

The analysis in Exhibits III-39, III-40 and III-41 is based on a parcel-by-parcel classification of land use. For technical reasons, the method of mapping and analysis could not reflect a mix of land uses on any one parcel. This means that for some larger parcels, which may have a dwelling unit, a business, or other structure located on them, the actual residential, business or other structure represents how only a small fraction of the parcel is being used. For instance, many of the parcels shown on the map as residential still consist mainly of forested undeveloped and subdividable land. The actual residential use of the land may be located on only 1 or 2 acres of a somewhat larger or very much larger parcel with the remainder acreage in each case being counted as residential, when it is actually still undeveloped. Thus, the number of undeveloped parcels and acres above actually understate the totals in each case. Furthermore, the number of actual acres in residential use is actually overstated, while the number of parcels is correct.

Land Use Trends

Comparing the Existing Land Use Map in this Comprehensive Plan, which is based on the 2005 Assessor's database, with Existing Land Use Map from the 1992 Standish Comprehensive Plan, shows roughly how land use patterns have changed over the past 13 years.

Rural Resource Production Uses – The number of farms has continued to decrease to only four commercial agriculture operations in Standish. Land in forestry uses has decreased primarily to the extent and in locations where it has been converted to residential use.

Residential Uses – The map on the following page shows the location of parcels that received building permits for new residential construction from 1999 through 2004, shows that much residential new construction has taken place on individual lots that were not created as part of a subdivision, as well as within subdivisions.

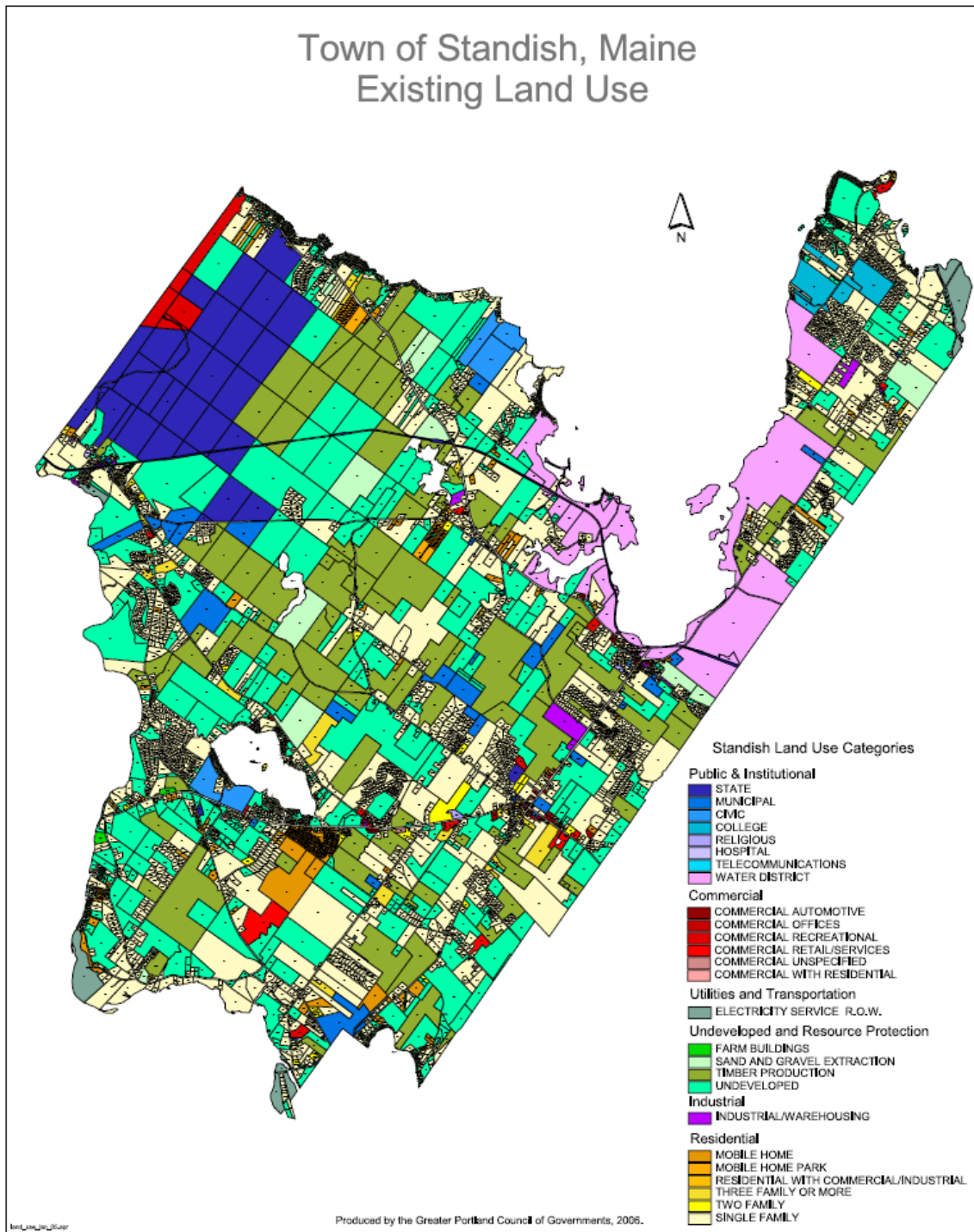
Commercial Uses – Commercial development has been most extensive in the last 14 years along the Rte 25 corridor.

Industrial Uses — Manufacturing uses have declined in Standish, consistent with national, state and regional trends, as jobs have been shipped overseas.

Public Uses – Municipal Offices have moved from Rte 25 in Standish Village to a new municipal center about midway between Standish Village and Sebago Lake Village. The Portland Water District has constructed a major treatment facility at the intersection of Rtes 237 and 35. The 10th Mountain Division Trail has had its first leg constructed between the Presumpscot River to Sebago Lake Village, and planning for the next phase, which will extend through the rest of Standish, is underway.

Institutional Uses - Saint Joseph's College has added a 90-room dormitory and made additional improvements to its campus.

INVENTORY AND ANALYSIS



Maps 4: Existing Land Use

INVENTORY AND ANALYSIS

Growth, Land Use, and Public Facilities and Services

To help maintain and protect the Town's rural character, the Goals, Objectives and Strategies of the 1992 Standish Comprehensive Plan called for the centralization of services, the promotion and encouragement of cluster housing designs and commercial cluster designs to minimize loss of rural character, and the reduction of the length of new roads and utilities. Growth Areas were designated on the Future Land Use Map. These areas were selected to include existing concentrations of development and additional undeveloped areas nearby, where land was already subdivided into smaller lots, plus additional nearby land that was not yet subdivided as needed to accommodate the remaining projected growth for the planning period. Land in Tree Growth and other land in forest farther from the village or other existing development concentrations, and sensitive natural areas, were designated as rural areas and rural protection areas. Within a year following the adoption of the Comprehensive Plan, the Town Council appointed the Planning Board to develop proposed zoning ordinance amendments to implement the policies and future land use map in the plan. These proposed amendments were adopted soon afterward.

The 1992 Plan recognized the need to increase the efficiency and effectiveness of administrative, police, fire, rescue, road maintenance, and solid waste and recycling services. In its implementation program, as described above, the Town actively pursues and continues to achieve the improved efficiencies and effectiveness called for in the Plan. The Town of Standish has a policy of requiring that all new subdivision roads be built to Town standards and offered for acceptance to the Town. This includes requiring upgrades of existing private roads when proposed additional construction would bring the total number of units served to three or more. The Town also requires developers not only to post a performance guarantee for construction, but also to put up funds in escrow as a performance guarantee to warrantee performance of the road for period of years after construction to Town standards. Standish also charges a road impact fee to help offset capital costs related to site plan and subdivision development impacts on capital road needs.

Standish also offers density bonuses for cluster development on public water, and for the dedication of open space. These provisions and a system of incentives in the cluster subdivision ordinance provisions may help explain why Standish seems to have a higher rate of usage by developers of its cluster subdivision standards than many other Towns in Maine.

How Effective Has Standish been in Guiding New Development to Growth Areas and Away from Rural Areas?

The map on the following page shows parcels that have received one or more building permits for construction of new dwellings from January 1999 to January 2005. The base map on which these locations are shown is the Future Land Use Map from the current Standish Comprehensive Plan, which was adopted in 1992, and which shows the boundary between designated growth and rural areas, and the 1992 public water service areas within these growth areas.

The 1992 Comprehensive Plan called for direction of an unspecified majority of projected growth into growth areas and away from rural areas. The Plan directed the Town to achieve direction of growth into growth areas through a combination of measures involving reliance on higher densities, mixed uses, a greater variety of permitted housing types including elderly and multifamily in the villages, and high and medium density residential areas near but outside village areas. Growth would be discouraged in rural areas through the use of certain targeted measures. These include: decreased densities, with encouraged cluster and required open space subdivisions; prohibition of commercial strip development and protection for expanded areas of critically sensitive lands from the existing shoreland zoning resource protection district; and open space planning and encouragement of continued and expanded forestry and farming and related commercial and industrial uses.

The plan called for densities of between 15,000 and 40,000 square feet in village areas, and densities of 1.5 to 3.0 acres per unit in low-density residential and rural areas respectively. The Plan also called for limiting economic development's promotion of business development to existing areas served by public water.

INVENTORY AND ANALYSIS

Not all of these strategies were implemented, but those that were, many using an implementation grant in 1993, include the density differential, the prohibition of commercial strip development, sidewalk development in Sebago Lake Village, the prohibition of development on slopes of 25% or more, the adoption of cluster subdivision standards, and the development and adoption of a community septic systems ordinance for community or cluster septic systems needed to support higher densities. The selection of growth and rural areas reflected both existing zoning at the time of the plan's adoption and a natural resource constraints analysis.

Among those measures in the 1992 Plan that were called for but not actively pursued were several that encouraged or promoted agriculture, forestry, and related commercial or industrial activities based on or supportive of these rural resource uses. Also, the Plan called for the creation of an open space plan that would help to protect scenic, rural, and ecological values, as well as an outdoor recreation plan, neither of which has been completed or adopted to date.

The net effect of what was adopted and implemented is roughly illustrated on the preceding map. It shows that the Town did not succeed in directing a majority of actual growth into growth areas, nor did it succeed in discouraging a majority of actual residential development from taking place in rural areas. What did happen is described below.

The Town's effort to direct a majority of the growth occurring between 1999 and 2005 into growth areas has fallen short of this objective. Of the 193 lots shown on the map as receiving one or more permits for a new dwelling unit, only 57, or about 29.5% are located wholly within or intersect boundaries of designated growth areas on the map. By contrast, 136 lots, or about 70.5% of all parcels receiving permits for new residential development, were located entirely within the designated rural areas. Only 16 of the 57 parcels receiving permits for new dwelling units are located within the 1992 public water service area.

The area served by public water has expanded in recent years to include service to the designated rural areas to the north and east of the Portland Water District intake and water treatment plant, while the area served by public water within the 1992 designated growth areas to the west of this plant remains relatively unchanged.

Whether this new water line was extended to serve existing development or proposed new development or both, it now stands as an invitation to support more, and possibly more dense development than it currently serves, within most of the still partly undeveloped area along both sides of Route 35 between the Saint Joseph's College/Standish Neck area on the one hand and Sebago Lake Village on the other.

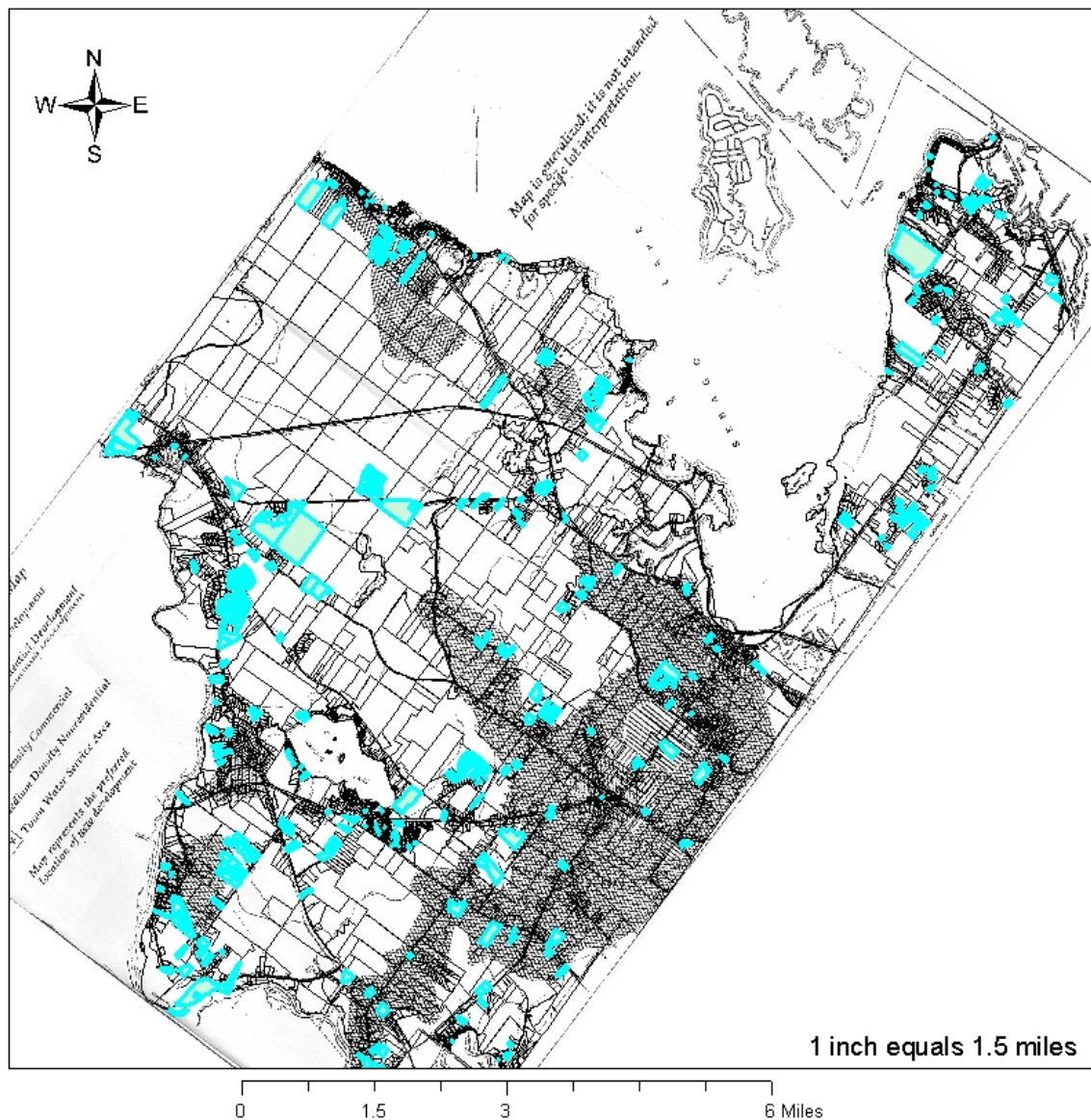
However, to date there are about 37 parcels that received permits for new residential development between 1999 and 2005 within the area of Standish that is east and northeast of Sebago Lake Village. Of these, only about five parcels, one of which is the main campus of St. Joseph's College, appear to be served by public water, though most of the 37 parcels are near to, but not abutting the portions of Rte 35 and Standish Neck Road that have public water mains present.

Interestingly, waterfront properties do not appear to have received a very large portion of the building permits for new construction during this 6-year period. About 11 parcels on Sebago Lake, 10 parcels on the Saco River, at least 5 on Watchic Pond, 2 on Bonny Eagle Pond, 1 on Rich Mill Pond and zero on Little Watchic, Duck and the Otter Ponds have received permits, for a total of about 30 new permits on waterfront properties. Of these, perhaps 5 were located in Growth Areas, and the remaining 25 in Rural Areas. New homes on the waterfront accounted for about 8% of new homes in Growth Areas and 22% of new homes in Rural Areas. New waterfront home permits amounted to about 15% or 16% of the total permits issues for new homes in Standish over the 6-year period.

The pattern of recent development reflects not a concentration of development, as was intended by the 1992 Plan, but rather a pattern of sprawl, and one which, if it continues, will likely increase the rate at which service costs increase for the Town as a whole and for individual taxpayers, whether they are new to Standish or have lived in Standish for all their lives.

INVENTORY AND ANALYSIS

Standish parcels with new dwellings
Jan. 1999 - Jan. 2005 superimposed
on top of 1992 comp plan map titled
"Generalized Future Land Use Map"



Maps 5: New Dwellings 1999 - 2005

INVENTORY AND ANALYSIS

Transportation

Trends

- Population and housing growth have had a significant impact on Standish's transportation system in the form of increased traffic volumes, the number of High-Crash Locations, and deteriorating road pavement.
- The backlog sections in the Town of Standish, including Route 237, the section of Route 35 between Route 114 and 237, the section of Route 35 between Standish Village and Hollis, the section of Route 113 between Steep Falls and Boundary Road, a section of Saco Road, and Route 11, should be upgraded to the modern safety standards by MDOT.
- Intersections or road segments with a consistently high number of accidents should be studied and improved to eliminate the source of accidents. High-Crash Locations include: the intersections of Route 35 and White's Bridge Road; Route 35 and Route 114; Route 25 and Route 35A; Route 25 and Route 11; and Route 25 and Saco Road.
- Pedestrian and bicycle facilities, including sidewalks, should be encouraged in the three town villages and should be considered in future transportation related projects.
- Within Standish Corner, most of the properties along Route 25, Route 35 and Oak Hill Road fall within old range roads. The town should explore various way of preserving these roadways as envisioned by our forefathers in the mid 1700s.
- In 2000, there were 5,058 working residents that commuted to work. Of this number, 4,186 traveled to work by car or van alone and the mean travel time to work was 30.8 minutes. This represents a 26% increase in comparison with 1990. The majority of Standish residents working outside of the town commute to Portland.
- According to the 2005 public opinion survey, Gorham Bypass and road maintenance were chosen among the five most important priorities for the town government over the next 10 years.

Town Transportation Systems

The Town of Standish is made up of three village centers: Standish Corner, Steep Falls, and Sebago Lake. The Town contains three primary routes within Cumberland County. The first route is a combination of Routes 25 and 113, both of which are main arterials between Greater Portland and the mid-portion of New Hampshire. Route 113 diverges from Route 25 in Standish, and passes through Steep Falls before entering Baldwin. The second primary route is Route 35, which is a lateral primary which services Bonny Eagle High School and the south shore of Sebago Lake. Standish Corner is located at the intersection of Route 25 and Route 35. The third route is Route 114, which extends from Gorham to Route 302 north of Sebago Lake. Sebago Lake Village is located at the intersection of Route 114 and Route 35. Standish receives extensive traffic through the routes and the village centers, particularly during the summer months. Standish roads are also receiving more commuter traffic as the Greater Portland economy expands.

In 2000, there were 5,058 working residents that commuted to work. Of this number, 4,186 traveled to work by car or van alone and the mean travel time to work was 30.8 minutes. This represents a 26% increase in comparison with 1990, when 4,006 working residents traveled to work by car with an average commute time of 25.8 minutes. About 82% of Standish residents commute outside of the town for work, with almost half of all workers heading to Portland, South Portland, or Westbrook. In 1980, 26% of Standish residents worked in Standish, in 1990, 20% and in 2000, 18%, including 3% who worked at home. This represents a considerable flow of commuter traffic to and from Standish.

INVENTORY AND ANALYSIS

Road Classification and Maintenance Responsibility

Functional classification is the process by which public streets and highways are grouped into classes according to the character of service they are intended to provide, ranging from land access to mobility. Generally, highways fall into one of four broad categories—principal arterials, minor arterials, collector roads, and local roads. Arterials provide longer through travel between major trip generators (larger cities, recreational areas, etc.) and have between 10,000 and 30,000 vehicles per day. Collector roads collect traffic from the local roads and also connect smaller cities and towns with each other and to the arterials with the traffic volumes between 2,000 and 8,000 vehicles per day. Local roads provide access to private properties or low volume public facilities with 100-500 vehicles per day.

Arterials mostly serve as mobility roads with relatively high travel speeds and minimum interference to through movements. Route 25 serves as minor arterial road that provides access to the Higgins Corner area. Routes 114, 35 and 113 are designated as major collector roads. Collector and local roads are characterized by moderate speeds with the purpose of the better access to adjacent land. Local roads have multiple entrance/egress points to adjacent properties and have a minor mobility function. The majority of roads in Standish are local roads.

Maine's classification system establishes maintenance and responsibility characteristics for roadways. The Maine DOT maintains roads that serve primarily regional or statewide needs and roads that serve primarily local needs are the town's responsibility. There are 136.81 miles of publicly maintained roadways in Standish. Of that amount, 98.13 miles are maintained by the town. The State maintains Routes 11, 25, 35, 113 and 114 with the exception of winter plowing and sanding, which is the Town's responsibility. In addition to town roads, Standish maintains 6 miles of Route 114, 11.92 miles of Route 35 and .59 miles of Route 237, which are two state aid highways.

There are 50 private roads that the Town of Standish plows. This equals to over 15 miles of roadways. In the Standish Snow Plowing Ordinance dated August 9, 1988, a public easement must exist on a private way in order for the town to legally provide snow removal service. The taxpayers living alongside the roads must provide for improvements and maintenance to the roads prior to the issuance of the easement.

Transportation Facilities

What is now known as the Mountain Division began as an effort to move freight from the port of Portland to the Great Lakes. Chartered in 1867 as the Portland and Ogdensburg, the line was built through treacherous Crawford Notch in the early 1870s. The line prospered, and in 1888 it was bought by the Maine Central Railroad. Passenger trains from Portland to St. Johnsbury, Vermont ran until 1958. Freight traffic continued to flow in healthy quantities, mostly consisting of "bridge" traffic traveling from Canada to Northern New England. Right up to its demise, the line hosted daily trains sometimes stretching a mile long. Guilford Transportation bought the Maine Central in 1982. The Mountain Division became redundant, and since it originated little traffic, regular trains stopped running in September of 1983.

The State of New Hampshire bought the North Conway to Whitefield segment in 1994, and the State of Maine bought the Fryeburg to Windham portion three years later. A multi-use Mountain Division Trail with Rail has been constructed next to the tracks between Windham and Standish, Maine. The State of Maine has been performing limited maintenance on its stretch of track since purchasing it, clearing much of the vegetation that has sprung up along the line. In 1998, Maine DOT contracted with GPCOG to conduct a feasibility study focusing on passenger rail and off-road trail opportunities. As part of this work, GPCOG contacted several potential shippers to determine the prospects of shipping commodities by rail instead of truck. There are eight crossings on roads in the town. Four of the crossings are located near the Portland Water District property and the roads are either dirt or turn into dirt at the crossing. Two are marked with signs only, and two are marked with signs and crosswalks. There are four crossings over asphalt roads. One of those, on Harmon Beach Road, is marked with signs and crosswalks. Two others, on Route 114 and Route 11, are marked with signs, crosswalks, painted markings, and lights. On Route 113, in Steep Falls, there are signs, crosswalks, painted markings, and lights. Also on Route 113, there are two tracks with sidings and open space suitable for railroad facilities. The tracks at this time are not in use either by freight

INVENTORY AND ANALYSIS

or passenger rail service. In the fall of 2005, a Comprehensive Plan Committee member went door to door seeking signatures for the petition to establish a passenger rail service through Standish with stops at Sebago Lake Station and Steep Falls.

Railroad Crossings in Standish

Location	Markings	Condition
Northeast Road	Signs	Asphalt road
Maple Street	Signs, crosswalks	Dirt and asphalt
Smith Mill Road	Signs, crosswalks	Dirt and asphalt
Littlefield Road	Signs	Dirt and asphalt
Harmon's Beach Road	Signs, crosswalks	Asphalt road
Route 114	Signs, crosswalks, lights, painted	Asphalt road
Route 11	Signs, crosswalks, lights, painted	Asphalt road
Route 113	Signs, crosswalks, lights, painted	Asphalt road, 2 tracks

Table 35: Railroad Crossings in Standish

Source: Maine Department of Transportation

There is a canal starting at the Head Gates on the Sebago Lake Basin near Windham that connects to the Presumpscot River at the Eel Weir dam just over the Gorham town line. The Eel Weir Canal is owned by Sappi Fine Paper North America, and runs 1.02 miles through the town. The canal was built in the 19th century as part of the Oxford-Cumberland Canal. This canal and lake transportation network ran from Harrison to the Fore River at Stroudwater, and it included the Songo Locks connecting Sebago and Longs Lakes. It is approximately five feet deep and thirty feet wide and is maintained by Sappi. Harding Brook passes under the canal through its own culvert to join the Presumpscot River on the other side of the canal. The culvert opening on Middle Jam Road is a favorite drop line fishing hole.

Limited public transportation is available through the Regional Transportation Program (RTP) bus service by request only. RTP provides door-to-door, wheelchair-accessible rides to persons with disabilities in Cumberland County who cannot use a regular city bus due to a disability.

The town owns three municipal parking lots. One lot, at the municipal offices, has approximately 44 spaces available. The other two lots are at baseball fields in the town. A 50-foot wide right of way to Harmon Beach, the public beach, has no parking facilities. The roadside is not adequate to sustain any amount of parking for the facility.

All three of the village centers are equipped with off-street parking facilities. Lack of area for additional off street parking is limiting some older buildings within the Village Center from expanding. There is a parking facility and a boat ramp on the Lower Bay on Sebago Lake. The public does have access to these facilities.

Access Management

For improved safety and enhanced productivity along highways, Maine DOT has developed a set of access management rules in response to legislation. Maine DOT's rules apply to entrances (primarily commercial) and driveways (primarily residential), to promote location and access through existing access points or in carefully planned locations, to preserve the safety and posted speed of arterials, and thus to enhance productivity. All Rural State Highways and State Aid Roadways outside Urban Compact Areas are subject to the rules and must obtain a permit from Maine DOT. Municipalities with Urban Compact Areas are those in which the population, according to the last U.S. Census: (a) exceeds 7,500 inhabitants or (b) is between 2,499 and 7,500 inhabitants with the ratio of people whose place of employment is in a given municipality to employed people residing in that same municipality is 1.0 or greater. "Compact" or "Built-up sections" means a section of the highway where structures are nearer than 200 feet apart for a distance of one-quarter of a mile. There are two Urban Compact Zone designations in Standish, located on Route 25 from Randall Road

INVENTORY AND ANALYSIS

up to the intersection with Route 35 for approximately one mile, and on Saco Road beginning at the Standish-Buxton town line and extending northerly for 0.45 miles to Cape Road. Therefore, the Basic Safety Standards and Major Collector and Arterial Technical Standards will apply to all roadways within the town outside of these zones. If the development is going to generate more than 100 trips (in and out of the site) during the peak hour, according to the ITE Trip Generation Manual, Maine DOT's Traffic Movement Permit will be necessary. This might include compliance with the entrance rules and mitigation requirements.

Also, the MDOT Driveway and Entrance Rules include a reference to Service Center Communities when defining "Mobility Arterial Corridors," which must comply with additional standards (Mobility Arterial Standards⁶ and Retrograde Arterial Standards⁷) applicable to driveways and entrances. For the purposes of these requirements, a posted speed limit, average annual daily traffic, and Service Centers were applied in determining whether a transportation corridor is considered a Mobility or Retrograde Arterial Corridor. Route 25 within the study area is considered as a Mobility and Retrograde Arterial Corridor and must comply with the additional Mobility Arterial and Retrograde Arterial Standards.

The Town's Land Use Code sets certain standards for road frontages to regulate safe distances between driveways and access standards for different types of development. Section 3.4 of the Town of Standish Zoning Ordinance, under the General Standards of Performance, describes off-street parking and loading requirements. This includes the minimum spaces required for the individual use of the site. This section, under Shoreland Areas (3.12), also covers road construction. This regulates the construction of roads in regards to erosion, cut and fill banks, and crossing watercourses. Section 8 of the Zoning Ordinance describes the Board of Appeals that reviews proposals in regards to traffic movement, street capacity, and pedestrian safety. Section 4 of the Site Plan Review Ordinance, under Standards, requires basic conditions to be met before approval of a proposal. These include provisions for vehicular loading, unloading and parking, and for vehicular and pedestrian circulation on the site and adjacent public streets. The Street Ordinance for the Town of Standish covers designs standards, including street signs and streets and storm drainage. The Streets and Storm Drainage section describes requirements for street and pavement design, road classifications, roadway construction materials standards, and storm drainage design standards. The town's Subdivision Regulations also covers street design standards. The Private Way Snow Plowing Ordinance deals with Private Owned Transportation Systems. The Standish Comprehensive Plan includes policies which stress the need for balanced and well-planned public access ways, of which traffic control should be a key component, and which will maximize public and private benefits of the Town and its people.

Bridge Inventory

There are 14 bridges in Standish that carry vehicles in town. The bridge maintenance and responsibility is determined by MDOT's Local Bridge Program, which became law in July of 2001. Bridges of at least 20 feet in length on town or state-aid roadways are the responsibility of MDOT. Minor spans, which are bridges that are at least 10 feet but less than 20 feet in length, that are on town roadways, are a local responsibility.

If a minor span is located on a state or state-aid roadway, the maintenance responsibility falls with MDOT. Based on the definitions, the State owns 13 bridges in the town that range in length from 10 to 346 feet. There are three bridge projects listed by the MDOT in the 2002-2007 Six-Year Plan: Station 135 on Route 114, Tucker Brook Bridge on Route 11/113, and Bonny Eagle Covered on Route 35.

⁶ A Mobility Arterial is a non-compact arterial that has a posted speed limit of 40 mph or more and is part of an arterial corridor located between Urban compact Areas or Service Centers that carries an average annual daily traffic of at least 5,000 vehicles per day on at least 50% of its length, or is part of a Retrograde Arterial Corridor located between Mobility Arterials.

⁷ A Retrograde Arterial is a Mobility Arterial where the access related crash-per-mile rate exceeds the 1999 statewide average for Arterials of the same-posted speed limit.

INVENTORY AND ANALYSIS

Bridge Inventory

MDOT bridge #/ town	Bridge Name	Roadway	Feature Under	Length
2001 Standish	Aaron Nason	Saco Rd	Josie's Brook	15'
2123 Standish	Canal	Route 35	Canal Outlet, Sebago Lake	130'
2264 Standish/ Windham	Eel Weir	Route 35	Presumpscot River	101'
2717 Standish	Rich Mill	Mosley Rd	Rich Mill Brook	18'
2914 Standish	Watchic	Route 113	Page Brook	16'
3093 Standish	Tucker Brook	Route 11/113	Tucker Brook	12'
3406 Standish	Bonny Eagle	Route 35	Saco River Overflow	254'
3907 Standish	Sebago Lake Rd	Route 35	Maine Central Railroad	179'
5634 Standish	Josie's Brook 2	River Road	Josie's Brook	14'
5926 Standish	Station 135	Route 114	Rich Mill Brook	12'
3857 Standish/ Windham	White's	White's Bridge Rd	Sebago Lake	160'
2252 Standish / Limington	East Limington	Route 25	Saco River	346'
3328 Standish / Limington	Steep Falls	Route 11	Saco River	226'
2190 Standish / Hollis	Bonny Eagle Covered	Route 35	Saco River	160'

Table 36: Bridge Inventory

Source: Maine Department of Transportation

Annual Average Daily Traffic Counts and High Crash Locations

The traffic volume data are collected by MDOT annually. Annual Average Daily Traffic volumes are determined by placing an automatic traffic recorder at a specific location for 24 or 28 hours. The 24-hour totals are adjusted for seasonal variations based on factors that run 365 days a year on similar types of roadways. The data for 2003 show that Route 25, between Gorham and its intersection with Route 113, carries the most significant traffic volumes, between 13,000 and 15,000 vehicles. The traffic volumes reach 9,000 on Route 25 between its intersection with Route 25 and Limington. Route 35 has an AADT between 7,000 and 8,000. Similar traffic volumes are observed on Route 114 between Route 35 and Sebago Lake Village. It should be noted that, during the seasonal peaks, the amount of traffic on a given day could be much greater than the yearly average.

MDOT has developed a system for rating crashes based on a ratio between actual crash rates and critical crash rates. Crashes documented with a Critical Rate Factor (CRF) of greater than one are a higher priority than those with a CRF of less than one. High Crash Locations (HCL) are certain areas where Maine DOT has documented eight or more crashes in a three-year period (1999-2002) with a critical rate factor (CRF) greater than one. In the Town of Standish, there are five HCLs as shown in the Exhibit below. Intersections or road segments with a recurring high number of accidents should be studied and improved to eliminate the source of accidents.

INVENTORY AND ANALYSIS

Intersection	Number of Crashes	CRF
Rte 35 and White's Bridge Road	12	3.25
Rte 35 and Rte 114	16	3.00
Rte 25 and Rte 35A	12	2.20
Rte 25 and Rte 113	12	2.20
Rte 25 and Saco Road	17	4.00

Table 37: Vehicle Crash Occurrences

Source: Maine Department of Transportation

Old Range Roads

Range ways, as the old paths are called, were strips of land set aside by early town planners as a way to reach house lots and farmland. Laid out in maps by settlers, some range ways became roads over time, but many others evolved into "paper streets." Across the state, communities have hundreds of these forgotten streets, varying in width from 33 to 132 feet, which crisscross the landscape only on surveyors' maps and other old documents. Within Standish Corner, most of Rte 25, Rte 35 and Oak Hill Road fall within the category of old range roads. Like many towns around the state, Standish has largely neglected the range ways over the decades; however, the town may still have the rights to utilize these roads envisioned by our forefathers in the mid 1700s.

In 1987, a state law was passed that gave municipalities 10 years to accept the range ways and build roads, let them fall under the ownership of abutters, or hold an option on the land for 20 years. In 1997, Standish was one of several towns that took the 20-year option in hopes of sorting out which range ways would be of use.

In 2001 a Preliminary Roadway Plan was created by the Standish Village Center Roadway Planning Committee to address the steadily increasing traffic volumes in Standish Village Center (the intersection of Rtes 25 and 35). The purpose of forming this committee was to develop recommendations for roadway planning to address the present and future needs in and around Standish Corner. The Committee recommended improvements to existing Rte 25, plus two cross connecting roads using easements along the range ways that were created on or about 1752 by the original subdivisions of Standish by the Proprietors of Pearsontown. The group also researched the best method for acquiring the roads. Future roads could be built by developers in the process of developing their properties or possibly by the town using state and federal funds.

Highway Projects

MDOT has developed two documents that list projects that need to be addressed within next six years:

1. MDOT's Biennial Transportation Plan (2004-2005) listed the following improvements for Standish:
 - a. Major Collector Maintenance Paving on Saco Road beginning at Rte 35 and extending northerly 3.6 miles to Rte 25.
 - b. Major Collector Maintenance Paving on Rte 35 beginning at Rte 114 and extending northerly 1.6 miles to Rte 237.
 - c. Major Collector Maintenance Paving on Rte 11 beginning at Rte 25 and extending northerly 9.6 miles to Rte 114.
2. MDOT's Six-Year transportation Plan (2002-2007) includes the following projects for the next six years:

INVENTORY AND ANALYSIS

- a. Highway reconstruction projects for Rte 35 beginning at Rte 25; north to Rte 302 for 6.8 miles.
- b. Highway reconstruction projects for Rte 113 beginning at Rte 25; north to Rte 5 for 12.2 miles.
- c. Highway reconstruction projects for Rte 114 from Gorham to Sebago for 16.4 miles.
- d. Bridge replacement projects on Tucker Brook and Station 135 bridges.

In addition, MDOT has a goal of improving all deficient rural, principle, and minor arterials or backlog roads within 10 years, as enacted by law by the 119th Legislature in May 2000. These road sections identified as being in need of reconstruction or other capital improvements, to bring them up to modern safety standards and adequate structural capacity, are called highway backlog. For arterial roadways, the preferred 40-foot road profile is two 12-foot travel lanes and two eight-foot paved shoulders. For collector roads, MDOT aims for a 30-foot road profile, or two eleven-foot travel lanes and two four-foot paved shoulders. The backlog sections in the Town of Standish include Rte 237, the section of Rte 35 between Rte 114 and 237, the section of Rte 35 between Standish Village and Hollis, the section of Rte 113 between Steep Falls and Boundary Rd, a section of Saco Road, and Rte 11.

Budget

The FY2005 Municipal Budget reflects municipal expenditures of \$5,096,379. Projected expenditures for highways were \$769,142, or 15.1% of total expenditures.

INVENTORY AND ANALYSIS

Water Resources

Trends

Standish's municipal landfill, which was closed in early 1989, is located within the aquifer area. The town is in the process of developing a long-term monitoring program of this site to ensure that any potential impacts on area water quality are recognized.

Ground Water

One source of Standish's water is in the ground. Precipitation that does not run off as surface water infiltrates the soil. Some may remain near the surface as soil moisture, but much of it continues to percolate downward, becoming ground water. An aquifer is a soil deposit or sometimes a porous rock formation that contains a recoverable volume of ground water. The material of which aquifers are composed varies widely; high yielding aquifers are composed of porous material such as sand, gravel, or fractured bedrock. As shown on the Water Resources Map, the major sand and gravel aquifers in Standish are located around the lakes, especially Sebago Lake. The aquifers surrounding Watchic Lake and Bonny Eagle Pond are also of note. Depending on underground conditions, recoverable ground water supplies may be plentiful or scarce in any given location. Ease of recoverability is one of the most important aspects of an aquifer as it relates to development potential.

A substantial portion of Standish households relies on wells for water supply; therefore, groundwater is a critical resource for the Town. The location of 18 public water supply wells is shown on the Town of Standish Water Resources Map.⁸ Existing groundwater supplies in Standish, whether drawing on bedrock or sand and gravel aquifers, are almost all privately owned. The Portland Water District (PWD) serves two sections of Standish with public water. One section is the area around downtown Standish and Sebago Lake Village. This area draws on Sebago Lake as its water supply source. The other area is Steep Falls Village, which draws on a public water supply well, owned by the PWD, located within Steep Falls Village. The estimated recharge area for this aquifer encompasses over 130 acres.

A land surface that readily permits water to move downward into an aquifer is referred to as a ground water recharge area. Ground water recharge areas should be given priority in terms of preventing them from becoming polluted or contaminated, thus ensuring that those individuals who live in Standish are provided with the highest quality water available.

Because sand and gravel aquifers are porous and transmit water rapidly, they are also susceptible to pollution. Once a pollutant enters an aquifer, its movement is governed by the ground water flow, and it may remain in the aquifer for an indeterminate period of time. The impact of a pollutant on an aquifer depends on the size and characteristics of the aquifer and on the nature and amount of pollution that is introduced. Sources of aquifer pollution are often located on the ground surface directly above or contiguous to the aquifer: septic tank effluent, landfill refuse leakage from ruptured fuel tanks, and even agricultural fertilizers and pesticides are possible sources of aquifer pollution.

The productivity of an aquifer can be limited by covering the ground surface above it with impervious material; extensive paving and building coverage can prevent water from quickly entering the ground and replenishing the ground water supply. Removal of overlying sands and gravels may expose the water table to direct pollution and may result in increased evaporation. The Town's planning process should carefully assess the availability of any aquifer in terms of present and future demands for water; the potential lasting values of aquifers should not be jeopardized by excessive exploitation of their other values. Aquifers should be designated as problematic areas; a cautious approach should be taken to planning for surface uses of these areas until their importance has been more fully explored.

⁸ Federal Law (Safe Drinking Water Act) defines a public water supply as any system serving water to 25 or more people per day for 60 or more days per year, or serving water to 15 or more service connections (apartments, condos, houses, mobile homes, etc.). To be a "community" public water supply, it must first meet one of the above criteria, and then serve a mostly residential population.

INVENTORY AND ANALYSIS

The Federal Safe Drinking Water Act governs the protection and operation of public water systems. The Act mandates the establishment of the Maine Source Water Assessment Program (MSWAP) that requires the monitoring of water quality, assessment of potential threats, and prevention of degradation of public water supplies. Maine's Water Quality Classification System requires that all of the State's groundwater be Class GW-A in order to be used for public water supplies. According to the Maine DEP, there are currently no uncontrolled hazardous materials sites in Standish and the groundwater quality is considered good and its volume adequate. However, there are current and past land uses that may pose a hazard to groundwater quality in Standish if not properly managed. These include uncovered sand and salt piles and a landfill on the Moody Road. If growth and development is anticipated to occur in a way that would create or compound threats to groundwater resources, policy decisions should be made to address these issues.

A new state law now requires each town in Maine to notify public water suppliers of proposed developments that would be located within the well area. This area is known as a Source Water Protection Area delineated by the Maine Drinking Water Program. At the same time, public water suppliers are eligible to voluntarily participate in the Maine Wellhead Protection Program. Under this program, a public water supplier, sometimes with technical assistance from the Drinking Water Program, delineates the area contributing to its well, takes inventory of any existing and potential threats within this area, and works with neighboring property owners, and sometimes with the Town, to develop management and contingency plans that will help limit hazards from existing or potential land uses and activities within the wellhead protection area. According to the Maine Drinking Water Program, all 18 of Standish's public water suppliers are nominal participants in the wellhead protection program. They are mostly at a very early stage, with data on threats collected and submitted to the state. Few, if any, have a formal wellhead protection plan in place at the time of this writing.

Finally, there is nitrate contamination from subsurface waste disposal systems. In recent years, an increasing share of the land chosen for development has had marginally suitable soils for septic systems. A frequent concern where marginal soils and/or the marginal permitted density of development is concerned is the concentration of nitrates in well water in developments with no public water or sewer. Nitrates pose a health hazard, particularly to infants, in that they may be carcinogenic and can be responsible for the reduced ability of the blood to carry oxygen, in extreme cases causing a phenomenon known as "blue baby syndrome" in infants. Nitrates in groundwater from residential development can be problematic due to two causes. First, older developments and densely developed areas may contain a high proportion of homes with inadequately designed and/or maintained septic systems or cesspools. These systems may also be located too close to adjacent wells. Second, the septic systems may meet the Maine State Plumbing Code standards, but also may be located on such marginal soils that this results in excessive nitrate levels. The problem of nitrate contamination is significant for the Town's future because of the high market pressure for growth in the area, a significant number of wells and septic systems, underlying sand and gravel aquifers, and possible adverse impacts on the adjacent lakes and groundwater. The Maine State Plumbing Code is designed to protect against bacterial and viral health hazards; its standards do not address nitrate levels. Within the town, the nitrate test results are available for public water supply wells only and nitrate levels do not exceed five parts per million (ppm) as required by the Maine Drinking Water Program. The Town can decide to have ordinances which authorize the local Planning Board to require hydrogeological assessments to model the concentrations of nitrates where a particular proposed development's nitrate impacts may exceed the standard.

In addition to existing conditions which may pose a threat to groundwater quality, the town should also consider the land use patterns which are expected to occur in the future. If growth and development is anticipated to occur in a way which would create or compound threats to groundwater resources, policy decisions should be made to address these issues.

Surface Water

The surface water system in Standish is complex and diverse. These systems are indicated on the Town of Standish Water Resources Map. Within the Town of Standish there are four major drainage basin systems. One of these basins includes Tucker Brook, Strout Brook and their tributaries. This area includes both

INVENTORY AND ANALYSIS

Adams Pond and Little Watchic Pond. This system drains into the Saco River and is part of a larger drainage system, which includes Baldwin and Limington. The Saco River system continues southeast from Standish until it drains into the ocean between Saco and Biddeford.

A second basin is that of Josie's Brook and its tributaries. Part of this system is Bonny Eagle Pond. Another portion of this area is Watchic Lake and the streams that drain into it. This drainage system is a part of a larger system, which drains into the Saco River and also includes the Towns of Limington, Hollis and Buxton and other communities along its route to the ocean.

The third system drains into Sebago Lake. The major surface water contributors to this system are the Sticky River and the Rich Mill Pond and its tributaries. This is the largest system of the three and impacts approximately one half of the community. Interlocal efforts for this system would involve the Towns of Sebago, Windham and Raymond and also other communities within the larger drainage system of the lake such as the Towns of Naples, Baldwin, and Casco. In addition to these communities, there are drainage systems which indirectly impact the Sebago Lake system. The communities that would indirectly impact the lake are those along the Crooked River, Standish, Harrison, Otisfield and Bridgton.

A fourth system is that of the North Branch of the Little River which is the watershed for the southeastern section of the Standish Village. The North Branch then flows out of Standish into North Gorham where it is joined by several small brooks, eventually discharging into the Presumpscot River. The Presumpscot flows easterly through Westbrook and Falmouth into Casco Bay.

None of the surface waters or watersheds is subject to the pollution sources of major industries, intensive development or multitudinous communities. This means that efforts by the Town to maintain/improve surface water quality will have direct and real benefits to the people of Standish. The water quality in these waters is generally good and the trends have been toward improvement. The prohibition of new overboard discharges, septic system/holding tank improvements, and stringent erosion control measures have all contributed. Potential future sources of pollution to the surface water system include:

- Stormwater run-off from roads, parking areas and other improvements;
- Phosphates (and the like) from residential lawns;
- Continued and/or more intensive use of existing overboard discharges, holding tanks and nonconforming septic systems;
- Establishment of an intensive agriculture (i.e. feed lot) operation or aquaculture operation;
- Accidental spills and human waste discharges from boats that can also pollute surface waters.

The Maine Water Quality Classification System currently classifies all lakes and ponds in Standish as GPA.⁹ Class GPA waters "shall be of such quality that they are suitable for...drinking water after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power resources and navigation and as habitat for fish and other aquatic life. The habitat shall be characterized as natural" (38 MRSA Section 465-A).

All streams in Standish, including Tucker Brook, are currently classified as Class B waters. Class B waters "shall be of such quality that they are suitable for the designated uses of drinking water supply after treatment" (38 MRSA Section 465).

The following Exhibit describes the current status of each water body in Standish. Continued improvement or even maintenance of surface water quality will require increasingly protective standards and practices, as even a modest rate of growth puts ever increasing loads on these fixed size/volume waters.

⁹ *The State has four classes for freshwater rivers, three classes for marine and estuarine waters, and one class for lakes and ponds. Although there is actually not much difference between the uses or the qualities of the various classes, all attain the minimum fishable-swimmable standards of the Federal Clean Water Act. The classification system should be viewed as a hierarchy of risk, more than one of use or quality, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery.*

INVENTORY AND ANALYSIS

Water Quality Ratings		
Name	Class	Description
Sebago Lake	GPA	The highest water quality designation for lakes. It is on the list of water bodies most at risk from new development.
Saco	B	It is suitable for fishing, swimming, and treatment for water supply.
Tucker Brook	B	The source of Steep Falls Village public water supply. Much of the watershed is within a state wildlife management area.
Watchic Pond	GPA	A good water quality. The pond has a surface of 448 acres and is managed for a large-mouth bass fishery by the Department of Inland Fisheries and Wildlife. It is on the list of water bodies most at risk from new development.
Josie's Brook	B	The stream's watershed is not heavily developed but, because it drains an extensive area in South Standish, it can be designated as a resource conservation area.
Bonny Eagle Pond	GPA	The lake drains a watershed of nearly four miles and has a surface area of 211 acres. The lake is heavily developed and its shoreline is characterized by sandy soils that would allow rapid transport of waste effluent into the lake; therefore, a sensible septic system and land use management are necessary.

Table 38: Water Quality Rating

Source: *Maine Department of Environmental Protection.*

Development within lake watersheds and the use of the lakes themselves pose several kinds of threats to stream and lake water quality. The threats to groundwater listed above are also threats to stream and lake water quality, in that lakes and streams are fed partially by groundwater flow. Beyond this, however, there are several kinds of land use and development impacts which can have an adverse impact on both streams and lakes, as follows:

- Erosion and sedimentation from agriculture, timber harvesting, existing and new roads, ditches, building sites and driveways can add to both the sediment loading and phosphorus loading of lake waters.
- Failing, poorly designed and/or poorly maintained septic systems can add unacceptable nitrate and other nutrient loads, plus bacterial and/or viral contaminants to surface waters.
- Pesticides and fertilizers in storm water runoff can pose a hazard to lake water quality.
- Point sources of pollution also pose a variety of hazards to surface waters.
- Gas and oil, and human waste discharges from boats on lakes, can also pollute lake waters.
- Heavy powerboat use and/or poor regulation of water levels in lakes can erode shorelines and beaches.

By far the most potentially serious impact on lake water quality is the gradual increase in phosphorus loading due to additional development in lake watersheds. Before most other cumulative impacts show a major effect on water quality, increments of phosphorus can reach a level exceeding the ability of lake ecosystems to assimilate them. Algae blooms will result, causing changes in water temperature, reducing its ability to hold oxygen, and possibly releasing phosphorus chemically bound to bottom sediments, leading to permanent changes in lake water clarity, loss of cold water fisheries and other economically and ecologically adverse effects.

The Maine Department of Environmental Protection's Lakes Division has developed a method, described in detail in the manual "Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development," for estimating the vulnerability of lakes to phosphorus pollution and for controlling phosphorus export from new developments within lake watersheds. The phosphorus control standard used is unique to each lake watershed and is expressed as the amount of phosphorus which can be exported from each new development per acre per year. This standard is called the Per Acre Phosphorus Allocation. The DEP requires the developments which are large enough to fall within its jurisdiction to comply with this

INVENTORY AND ANALYSIS

standard. For some useful statistical data characterizing each lake and its vulnerability to phosphorus pollution, see Exhibit III-46 below:

Per Acre Phosphorus Allocations for Selected Lakes					
Lake Name	Direct Drainage in Township (acres)	Area Likely to Be Developed (acres)*	Lbs. Per Acre Phosphorus Allocation**	Water Quality Category***	Level of Protection
Adams Pond	32	6	0.041	Mod-sensitive	Moderate
Bonny Eagle Pond	1981	474	0.031	Mod-sensitive	Moderate
Duck Pond	93	22	0.041	Mod-sensitive	Moderate
Halfmoon Pond	54	11	0.05	Mod-sensitive	Moderate
Little Watchic Pond	1037	222	0.038	Mod-sensitive	Moderate
Otter Ponds #2	34	10	0.043	Mod-sensitive	High
Otter Ponds #3	14	4	0.077	Mod-sensitive	Moderate
Rich Mill Pond	1981	370	0.033	Mod-sensitive	Moderate
Sebago Lake	10743	2640	0.062	Outstanding	High
Snake Pond	39	9	0.043	Mod-sensitive	Moderate
Watchic Pond	2228	675	0.038	Mod-sensitive	High

* Area Likely to Be Developed is calculated by multiplying growth factor by the area available for development within each drainage area in the town

** Lbs. Per Acre Phosphorus Allocation is DEP's estimate of how many pounds of additional phosphorus will be exported from each acre of watershed to the lake. For all lakes except those whose watersheds are contained entirely within Standish, this number has been adjusted to reflect only the proportional amount of phosphorus from the direct watershed located within the town.

*** Water Quality Category refers to one of six possible categories to which the DEP assigns the existing water quality of any given lake. Moderate/Sensitive means average water quality, but high potential for phosphorus recycling from lake bottom sediments. Good means greater than average water quality, apparently not declining under present phosphorus loading. Outstanding means exceptional water quality.

Table 39: Phosphorous Allocations by Lake

Source: Lake Water Quality Monitoring Program, DEP, 2002

Developments and other land use activities which do not require permits from the DEP are not currently required to conform to either a state or a local per acre phosphorus allocation standard. This means that smaller subdivisions and site plans, timber harvesting, road reconstruction and other activities which can export phosphorus, continue to contribute unknown quantities of phosphorus to the watershed, unless the Town or Towns in the watershed regulate their phosphorus export. Currently, the Town of Standish requires a phosphorus analysis for proposed developments within the Shoreland zone only.

Maine's Stormwater Management Law, which regulates both stormwater volume and quality from the new development to which it applies, uses a two-tier level of regulation. The more restrictive standards applied under this law apply in watersheds that the DEP has classified as "Most at Risk from New Development". In Standish, Otter Pond #2, Little Watchic Pond, Watchic Pond, and Rich Mill Pond are identified as the lakes most at risk from development.

Invasive Aquatic Species

In recent years, a new threat has been added to the list of threats to stream and lake water quality. Lake ecosystems in the United States and Canada face threats from at least 11 "invasive aquatic species" of plants,

INVENTORY AND ANALYSIS

four of which have appeared in Maine lakes. These four species include variable milfoil, Eurasian milfoil, hydrilla, and curly-leaf pondweed. The other seven invasive plant species, not yet established in Maine, are parrot feather, Brazilian elodea, fanwort, water chestnut, European naiad, European frog-bit, and yellow floating heart. Each of these species is established in at least one state or province adjacent or near to Maine.

Invasive plants, alien to the local lake ecosystems where they become established, grow rapidly and can be spread from lake to lake by boaters who may unknowingly, or even knowingly, carry plant fragments on boats, trailers or fishing equipment from one lake to another. They can have severe impacts on lake ecosystems by displacing similar species, decreasing biological diversity, changing habitat and biotic communities, and disrupting the food chain. These changes can have socioeconomic consequences, such as the impairment of fishing and other forms of recreation.

In the last two years, the State of Maine has adopted several measures to prevent the spread of invasive aquatic species into Maine. These include: a sticker program that collects fees from boat owners at registration, provides stickers, and collects funds for further work on invasive aquatic species and lake protection; a program of inspections of boats and trailers by Maine Inland Fish and Wildlife wardens at the most heavily used boat launches and near border crossings; penalties for possessing, keeping or spreading invasive aquatic species; the creation of an interagency task force charged with reporting to the Land and Water Resources Council; and the requirement that the LWRC develop an invasive species management plan.

The Portland Water District has been actively monitoring and mapping variable milfoil in sightings and populations in Sebago Lake. They have also developed various outreach educational materials and programs for boaters and the general public, including school-based education programs. At this time, the Town of Standish does not have any organized program of its own to combat invasive aquatic plant species.

Floodplains

Some portion of the shoreland adjacent to ponds, lakes, wetlands and streams is inundated when these water bodies flood during storms and during the spring flood. This area is the floodplain. Weather records show that the larger the flood, the less frequently it occurs. A storm severe enough to occur only once in 100 years on the average is referred to as the 100-year floodplain. The 100-year floodplain, which is above the normal high water mark of adjacent waterbodies, is shown on the Town of Standish Water Resources Map.

This narrow strip of land is both a desirable and, over the long run, dangerous location in which to construct dwellings or other structures. Recently, the enactment of shoreland zoning has limited the ability of landowners to build close to the water, whether within the 100-year floodplain or not. Still, many older buildings predating shoreland zoning and some of the more recently constructed waterfront homes are subject to possible inundation, damage, or even loss of life in floods of 100-year or more frequent floods, depending on how near the water they have been located.

Because private insurance companies have not seen fit to offer flood hazard insurance to insure against property damage to structures located in the 100-year floodplain, the federal government created the National Flood Insurance Program. This allows floodplain property owners in Standish to obtain affordable flood insurance. A necessary precondition of NFIP insurance being available in Standish is that the Town must adopt and administer a local floodplain management ordinance that controls construction techniques and requires flood-proofing in the 100-year floodplain. Standish has adopted a local subdivision ordinance that meets applicable federal standards. Historically, those federal standards have been subject to change over time, and local floodplain management ordinance standards have had to be adjusted accordingly. This is an ongoing process and the Town will need to monitor its compliance to continue to meet the requirements for eligibility for NFIP coverage to property owners.

INVENTORY AND ANALYSIS

Natural Resources

Trends

- The soils in Standish are predominantly suitable for septic systems and development that enhances its ability to promote controlled growth and economic activities.
- According to the Maine DEP, there are currently no uncontrolled hazardous materials sites in Standish, and the groundwater quality is considered good and its volume adequate. However, there are current and past land uses that may pose a hazard to groundwater quality in Town if not properly managed.
- There are still a number of large tracts of land in Standish that remain unfragmented by roads and other development. These areas could represent a basis for future efforts to protect the town's important natural resources and wildlife habitats.
- Standish has approximately 4,700 acres of wetlands as defined by the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI). However, not all of these wetlands are protected by the town's Shoreland Zoning regulations. There are also a number of streams which are not currently under the jurisdiction of these regulations.
- Natural resources represent a shared regional resource. It will be important for Standish to work with its neighboring towns to insure that land use activities do not have adverse impacts within watersheds that cross municipal boundaries.

Slopes

Slope is the amount of rise or fall in feet for a given horizontal distance. The steepness of the land influences the economic and physical feasibility of various land uses and also affects the functioning of septic systems and the placement of roads and structures. The slope of land generally is a localized condition; it can change significantly within short distances.

Generally speaking, development, farming or timber harvesting on slopes over 15 percent presents problems as the gradient, or percent slope, increases. Steeper gradients are less suitable for most uses, and more susceptible to creating adverse environmental impacts than similar sites with gentler slopes. Roads on steep slopes may be more dangerous to travel on and more costly to construct and maintain. Steep slopes may make building and subsurface waste disposal system construction more expensive. The Maine State Plumbing Code prohibits septic system construction on sites with slopes of 20 percent or more.

The Town of Standish Slope and Soil Suitability for Development Map provides generalized information on the slope conditions within the community. The accuracy of this slope map is suitable for community-wide land use planning; however, an on-site investigation of conditions should be made before reaching final decisions regarding specific land use proposals. The map identifies moderately steep slopes of 15 to 20 percent and very steep slopes of 20 percent or greater. A one percent slope rise is one foot vertically for every 100 feet horizontal distance.

Flat to moderately sloping areas with 0-15 percent slopes are usually well suited for development. However, it should be noted that flat areas such as wetlands, floodplains and/or marginal or unsuitable soils, impose development constraints of their own, not related to slope. Gently to moderately sloped land (15-20 percent slopes) is usually relatively well suited to development. Areas with greater than 25 percent slopes are more susceptible to erosion problems because of the speed of runoff during and after storms, and should be considered problematic in terms of development potential. This means that the land and adjacent water bodies are more susceptible to sedimentation from erosion up-slope. Because sediment contains

INVENTORY AND ANALYSIS

phosphorus which, when eroded, is released into solution, sites with steep slopes pose a greater threat of phosphorus pollution to lakes.

There are only a few areas within Standish where slopes could be a planning issue. One is the area south and west of Richfield. There is one hill especially with 15–25 percent slopes. Other areas are scattered throughout the community. Primarily, though, the slope profile within Standish is not a development limitation.

The Slope and Soil Suitability for Development Map can be used to decide which roads ought to receive priority for improvement and which areas of the community are more suitable for future growth in terms of ease of access and service. It will also be helpful in making preliminary assessments of proposed land uses; by examining the slope, the Planning Board will be alerted to extreme conditions where erosion or drainage problems may exist. In preparing the land use plan for the Town of Standish, the Slope and Soil Suitability for Development Map will show areas where slope alone has a significant effect on land use. Areas of greater than 25 percent will be highlighted and designated as preferred for open space and as being discouraged for development.

Soils

Soil is a basic resource of major importance to land use activities. It is the underlying material upon which roads, buildings, sewage and waste disposal, and recreation occur. Because a soil layer underlies most activities on the earth's surface, it is important to understand its properties and limitations. Five factors determine the kind of soil to be found in a given area, specifically the parent material, climate, vegetation, topography, and time. The characteristics used to define each soil type are color, texture, structure, and moisture. The reasons for acquiring soils data are:

- To locate areas best suited to specific activities;
- To identify areas where additional investment in development will be necessary and/or where the environmental hazard is the greatest; and
- To direct land management activities to the most productive sites.

The Natural Resources Conservation Service (NRCS) has developed a system to assess the relative suitability of each soil type for development. The Soil Development Potentials Rating System rates all soil types found in Standish for dwellings with basements, for roads, and for septic systems. This rating takes into account factors such as slope, drainage, and depth to bedrock or water table. The three potential categories have been combined into five composite development potential ratings: Very High, High, Medium, Low, and Very Low. Soil survey map interpretation does not eliminate the need for on-site sampling, testing and study of other relevant conditions.

The meaning of soil development potentials deserves further explanation. A rating of Very Low does not necessarily mean that the intended use cannot occur on that soil. It does mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. The fewest limitations apply to development with soils rated Very High or High. The most unsuitable soils are located in the Northwestern corner of Standish, on the Baldwin border from Adams Pond through Tucker Brook up to Boundary Road and Middle Road. The other pockets of unsuitable soils are north of Little Watchic Pond, southwest of Duck Pond, and northwest of Rich Mill Pond. Other veins include the Sticky River, areas between Harmon's Hill Road and Rte 114, Littlefield Road up to Sebago Lake and various scattered pockets throughout Standish. The soils with the Medium to Low development potential tend to focus around the streams in Standish and can be referred to on the soils map. The largest area of soils of this nature can be found between Watchic Lake, Dollof Road, south of Duck Pond, and running through Oak Hill Road and Middle Road.

INVENTORY AND ANALYSIS

Agriculture and Forest Resources

Farmlands are a valuable natural resource from an environmental, aesthetic and economic point of view. They play an important role by stabilizing soil, releasing oxygen, and slowing runoff and erosion resulting from flooding and high winds. The Town of Standish Agriculture and Forest Resources Map shows soils which are rated by the Cumberland County Soil Conservation Service as Prime Agricultural Soils, and Tree Growth Parcels. Prime Agricultural Soils are located mostly on gently sloping upland areas. In Standish they can be found in the southern corner of Standish above Bonny Eagle Pond between Spear Road up to Route 25 and along Josie's Brook to the Saco River. Other small areas worth noting are along the Saco River and the Presumpscot River.

The map also shows Additional Soils of Statewide Importance. These are also well suited to agricultural use, but they are not quite as good as Prime Agricultural Soils. As the map demonstrates, they are often associated with Prime Agricultural Soils. The largest area of soils having statewide importance is centrally located between Hill Road and the Sticky River. Other smaller areas are in the eastern corner, along Sebago Lake up to White Rock Road, and scattered among the prime farmlands located in the southern portion of Standish.

Forestlands are a valuable natural resource from an environmental, aesthetic and economic point of view. They play an important role by stabilizing soil, releasing oxygen, and slowing runoff and erosion resulting from flooding and high winds. The forest products industry is one of the leading employers in the state, both in terms of jobs and dollars generated in the economy. Approximately 70% (30,000 acres) of Standish is capable of growing commercially valuable forest products. Land under the Tree Growth program is shown on the Town of Standish Agriculture and Forest Resources Map.

Rezoning, development, and increasing taxes have made it difficult to maintain large undeveloped tracts of forest and farmland. This in turn has caused a lot of farmlands and forestlands to be sold or subdivided. Some of Standish's forested Prime Agricultural Soils and Additional Soils of Statewide Importance are now shielded somewhat from this trend due to their tax status under the Tree Growth Law and, to a much lesser extent, some of the remaining agricultural land is similarly shielded by its tax status under the Farm and Open Space Law.¹⁰ However, the remaining land not so classified is under greater pressure as a result. There are a variety of regulatory and non-regulatory options for protecting Prime Agricultural and Additional Soils of Statewide Importance. The Town of Standish will need to decide in its planning process whether and to what degree it wishes to exercise these options to protect these soils.

Wildlife Habitats and Critical Natural Resources

Wildlife resources add immeasurably to the charm and attractiveness of Standish. The community's forests and fields are home to many large and small game and non-game species. The lakes support a variety of fish, ducks, and loons. They attract seasonal visitors who like to hunt and fish and/or observe wildlife, and their presence serves those who own property and/or live in Standish year round. Although no formal inventory has been made for Standish, species in the region such as bald eagles, wading/waterfowl birds, and deer wintering areas are of special concern.

An inventory and analysis of natural habitats has been conducted through the Beginning with Habitat Program, a joint partnership of several state agencies, including the Maine Department of Inland Fisheries and Wildlife, the Maine Natural Areas Program, and the Maine State Planning Office, with the U.S. Fish and Wildlife Service, and the Maine Audubon Society. The core of the program is the habitat-based landscape approach to assessing wildlife and plant conservation priorities and opportunities. The program has mapped

¹⁰ *The State Legislature adopted the Tree Growth, Farmland, and Open Space programs as incentives for property owners to keep their land productive but undeveloped. The guidelines for the programs are set by the State and are administered by the municipalities. All three programs allow for an automatic reduction in valuation when the town accepts a property. When property is taken out of the program for development, strict penalties are applied; therefore, landowners who take advantage of these programs typically have long-term plans not to develop the land. Outside of the areas involved into the program, nearly all undeveloped land is taxed according to its highest potential use and, therefore, subject to comparatively uniform high development pressure.*

INVENTORY AND ANALYSIS

information in three different areas to assist the communities in developing a system of protected lands. The following maps are included in this plan:

- Wetland and Riparian Habitats
- High Value Habitats
- Undeveloped Habitat Blocks.

Wetland and Riparian Habitats

"Wetlands" refers to the group of soils and miscellaneous land types that are commonly found in a waterlogged condition. Wetland soils include soils that are poorly or very poorly drained, as defined by the Soil Conservation Service (SCS). In a wetland, the water table is typically at or near the ground surface for enough of every year to produce wetland vegetation. Common names for wetlands include swamps and marshes. Although wetland conditions can be overcome, making them suitable for development, they should usually be classified as "preferred for open space". Wetlands are important in the hydrologic cycle because they slow down and store runoff, which is then released slowly to feed brooks and other surface waters. They also have both ecological and economical importance in providing unique habitat for a broad spectrum of plants, animals and fish, including waterfowl, shellfish, fish, insects, reptiles, amphibians, and many mammals and by serving as water purifiers and storage areas that reduce flooding by absorbing and dispersing excess rainfall. Riparian habitats are the transitional zones between open water and wetland habitats and upland habitats. These areas include riverbanks, shores, and the upland edges of wetlands.

The Wetland and Riparian Habitat map shows that riparian habitats include 250-foot areas adjacent to the Great Ponds (ponds at least 10 acres in size), rivers, coastal waters, and wetlands (at least 10 acres in size). Streams are surrounded by a 75-foot buffer zone. Especially significant in Standish are habitats associated with Josie's Brook, alongside the Saco River, north of Rich Mill Pond, Tucker Brook, Little Watchic Pond, and Bonny Eagle Lake. The Beginning with Habitat Program recommends conservation of wetlands and riparian areas since up to 85% of terrestrial vertebrate animals use a 330 ft. corridor along streams and rivers for part of their life cycle. Existing Shoreland Zoning regulations control land uses and building structures within shoreland zones and minimize the impacts to riparian habitats and water bodies. These regulations, however, do not control development in the areas along small streams (upstream from the confluence of two perennial streams), many forested wetlands, vernal pools, and wetlands less than 10 acres in size.

Generally, the wider the riparian buffers are maintained, the greater the water quality, in-stream habitat, and wildlife corridor benefits will occur. Further, the steeper the slope adjacent to a stream, the wider the riparian buffer ought to be. Riparian buffers do not guarantee healthy streams and water quality. Towns may consider getting involved in activities such as a watershed survey and stream habitat walks in order to locate potential threats to stream resources and water quality such as inadequate buffers, soil erosion and sedimentation, and other pollutant sources. Also, when regulating development in small stream watersheds, especially commercial development, it is important to ensure that appropriate measures to control both the quantity and quality of stormwater runoff be incorporated. (For more information, contact the local Soil and Water Conservation District or Maine DEP's "Maine Stream Team Program.")

Because wetlands are ecologically important in all the ways described above, and because they are vulnerable to filling, dredging, draining, or other alterations in order to make them suitable for or supportive of development, these activities are regulated at the federal, state and local levels of government. The Army Corps of Engineers (ACE) and the Maine Department of Environmental Protection (DEP) regulate activities in wetlands of all sizes.

To protect wetland values, the State of Maine regulates the use of wetlands over 10 acres in size. The Town of Standish regulates the use of wetlands of any size through its Development Review Ordinance by prohibiting the development of land, which must be filled or drained to support the construction of roads or structures. Pursuant to the State shoreland zoning statute, the town has placed a shoreland zone around unforested wetlands of 10 acres or more or associated with lakes, rivers or streams. If the wetland is a high or moderate value habitat as determined by the Maine Department of Inland Fisheries and Wildlife (IFW),

INVENTORY AND ANALYSIS

the land in this shoreland zone must be in the Resource Protection District. Where wetland habitat values are low or “indeterminate” according to the IFW, a minimum setback and buffer of 75’ is required for new development. There is no similar provision protecting wetlands from developments which are not subdivisions in either the local shoreland zoning or the Site Plan Review Ordinance.

Vernal Pools

There is one type of wetland that is not shown on the Town of Standish Water Resource Map because there is no published source of information to document its locations. This type of wetland is called a vernal pool. Vernal pools occur on the forest floor in the early to middle weeks of spring. They are inherently temporary, lasting for only a few weeks each year. These pools are fed by melting snow at the time of year when the water table is generally at its highest. They play critical roles in the life cycles of many species including the wood frog, the spotted salamander, the blue-toed salamander and the spotted turtle.

It is theoretically possible for developers and planning boards that know where vernal pools are located to prevent them from being lost to development. The main difficulty is that, for all but a few weeks of the year, their location is undetectable. Other wetlands are distinguished by wetland vegetation for all or part of the development season. In contrast, unless a vernal pool is found and its location delineated during its brief spring time existence, its need to occupy that space, which looks like any other low-lying area of forest floor, will go unnoticed and unprotected as a result.

The Maine IFW is gradually creating an inventory of vernal pools. Moreover, the Maine Audubon Society has created a manual for volunteers, possibly including classes of school children, to use for creating a local inventory of vernal pools.

High Value Plant and Animal Habitats

The Beginning with Habitat project has compiled a High Value Habitat map for the Town of Standish. This map includes rare plant locations, rare or exemplary natural communities, essential habitats (designated for some endangered animals), significant wildlife habitat (for deer, waterfowl and wading birds, heron rookeries, nesting seabirds and shorebirds), and rare animal locations for endangered species and species of special concern. The map also shows high value habitat for U.S. Fish and Wildlife Service (USFWS) Priority Trust Species.

Lakes and ponds with high habitat value include Duck Pond, Rich Mill Pond, Little Watchic Pond, and the area of water inland from Sebago Lake behind Smith Mill Road. High value fisheries include Sebago Lake and Little Watchic Pond. The Saco River, Tucker Brook, Josie’s Brook, and the North Branch of the Little River are characterized as high value fisheries.

Significant Wildlife Habitats

Significant Wildlife Habitat is defined by the Maine Natural Resources Protection Act (NRPA), which became effective in 1988. It was intended to define, designate and protect Significant Wildlife Habitats from the adverse effects of development. In the years since the Act’s adoption, various state agencies have been developing statewide maps of the many types of Significant Wildlife Habitats.

Deer Wintering Areas

These are areas of forest in which the combination of cover, remoteness, and availability of food are optimal for deer to gather and survive the winter. There are ten deeryards shown on the Town of Standish High Value Habitat Map. They are arranged in a pattern, which runs roughly north and south from Tucker Brook to just north of Bonny Eagle Pond. All of the deeryards shown are of indeterminate habitat value. Deeryards are significant because they are areas in which deer herds congregate during the winter months. Typically, the vegetation in a deeryard provides a relatively high degree of cover, reducing the depth of snow and offering shelter from winter winds. Winter forage may also be more abundant in a deeryard. The combined effects of these advantages can yield a significant, life saving caloric condition for deer throughout the winter months. Clearing of deeryards for development can deprive the herd of these advantages. Deer Wintering

INVENTORY AND ANALYSIS

Areas as mapped have not been adopted as an NRPA-regulated habitat; therefore, none of the deer wintering areas are protected from potential development under current state or local rules.

Waterfowl / Wading Bird Habitat

Waterfowl and/or wading birds use this type of Significant Wildlife Habitat for breeding, feeding, roosting, loafing and migration areas. The areas are shown on the map and generally occupy portions of streams and wetlands associated with those streams. Portions of Tucker Brook, the Rich Mill Pond area, Bonny Eagle Pond, Josie's Brook, Little Watchic Pond, and sections of the Sebago Lake shore are designated as Wading Birds/Waterfowl Habitat. While these areas are not adopted as NRPA-regulated Significant Wildlife Habitat, they are protected to some degree by Standish's Shoreland Zoning and by state wetland and stream regulations.

Rare and Endangered Plant and Animal Species

The Maine Natural Areas Program tracks plant species that are rare in Maine. There are five sightings of rare or endangered plants in Standish as shown on the Town of Standish High Value Habitat Map. These locations have been field verified within the last 20 years.

Plant Name	State Rarity	State Status	Survey Site
Scarlet Oak	S1 – Critically imperiled in Maine.	Endangered	Pond Road
Great Rhododendron	S1 – Critically imperiled in Maine.	Threatened	Windham Town Line
Fern-Leaved False Foxglove	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern	Otter Pond
Mountain Laurel	S2 – Imperiled in Maine	Special Concern	Sebago Lake
Red Maple Swamp	S4 - Widespread but with cause for long-term concern.	Special Concern	Tucker Brook

Table 40: Endangered Species

The Maine Department of Inland Fisheries and Wildlife tracks the status, life history, conservation needs, and occurrences for animal species that are Endangered, Threatened or otherwise rare. Rare Animal species and their habitat or locations in Standish are listed below and are shown on the Wildlife Habitat map for the Town of Standish. Rare Animal habitat locations need field verification.

Animal Name	State Rarity	State Status	Survey Site
Wood Turtle	S4 - Widespread but with cause for long-term concern	Threatened	Saco River, Sticky River
Ribbon Snake	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern	Sebago Lake
Blanding's Turtle	S2 – Imperiled in Maine	Threatened	Limington Town Line, Sebago Lake

Table 41: Rare Animal Habitats

It is recommended by the Maine Natural Areas Program that if development should be proposed within either of the habitats shown on the Map, that the developer should be referred by the local reviewing authority to their office so that they can jointly seek ways for the proposed development and the unique natural community and rare species potentially affected by the proposal to coexist with minimal environmental impact.

High Value Habitat for USFWS Priority Trust Wildlife Species

INVENTORY AND ANALYSIS

The U.S. Fish & Wildlife Service (USFWS) has responsibility under federal law for tracking and protecting migratory birds and federally listed endangered species. There are 64 Priority Trust Species (areas of more than 5 acres) in all, and the USFWS Gulf of Maine office has produced a map that identifies a composite of the top 25% of high value habitats for these species. The 64 species included were chosen because they meet one or more of the following criteria:

- Federally endangered, threatened, and candidate species;
- Migratory birds, anadromous and estuarine fish that are significantly declining nationwide; or
- Migratory birds, anadromous and estuarine fish that have been identified as threatened or endangered by 2 or more of the 3 states in the Gulf of Maine watershed (Maine, part of New Hampshire, and part of Massachusetts).

There are three categories of these habitats in Standish depicted on the High Value Habitats Map. They include freshwater wetlands, grassland, and upland forest.

Habitat Fragmentation and Conservation Land

The value of undeveloped land for wildlife habitat varies considerably from place to place. Rapid development during the last decade, including new roads and residential development in Standish and the region, has threatened these natural habitats through direct loss and fragmentation of existing large habitat areas. With a decrease in the size of natural habitat areas, the links between the blocks has become narrower, which has contributed to the edge effect where disturbed areas between developed and natural areas are more easily colonized by non-native species, causing the extinction of the more rare species.

Table 42 below shows habitat block size requirements and the typical effects of shrinking undeveloped habitat block size on the diversity of wildlife species supported in Maine.

Of course, occasional instances of seeing wildlife species on smaller undeveloped habitat blocks do occur. This is often due to the presence of undeveloped riparian areas or other wildlife travel corridors linking smaller blocks to larger blocks beyond the area of the sighting. In addition, various species of wildlife, typically only found in large undeveloped habitat blocks, do occasionally venture into more densely developed areas than indicated on the chart. Furthermore, as the density of development moves from Tier 1 to Tier 5 over time, it shows the typical effects of habitat fragmentation on the diversity and composition of species remaining. The "Beginning with Habitat" Project has mapped the large habitat blocks remaining in Standish, many of which extend into neighboring towns. These areas together with conservation lands are shown on the Undeveloped Habitat Blocks and Conservation Land Map.

The largest undeveloped block in Standish is located in the Steep Falls area and measures 5,587 acres. It includes the Steep Falls Wildlife Management Area (WMA), owned and managed by the Maine Department of Inland Fisheries and Wildlife. Actively managed by IF&W for wildlife habitat and timber harvesting purposes, this 2,537-acre tract, with 2,102 acres located in Standish, was purchased in 1977 with funds derived from a bond issue authorized by public referendum in 1974. This area was selected because of its high wildlife and fisheries value, its availability in a large tract, and its remote location not far from a major population center. The area is protected from development due to its ownership by the IF&W as permanent open space. There may be other lands in Standish that are effectively removed from the possibility of further development through easements or otherwise dedicated be made public as a method of preservation.

INVENTORY AND ANALYSIS

Habitat Block Size Requirements for Wildlife in Maine				
Tier 5 1-19 Acres	Tier 4 20-99 Acres	Tier 3 100-499 Acres	Tier 2 500-2500 Acres	Tier 1 Undeveloped
raccoon	raccoon	raccoon	raccoon	raccoon
	hare	hare	hare	hare
				coyote
small rodent	small rodent	small rodent	small rodent	small rodent
	porcupine	porcupine	porcupine	porcupine
				bobcat
cottontail	cottontail	cottontail	cottontail	cottontail
	beaver	beaver	beaver	beaver
squirrel	squirrel	squirrel	squirrel	squirrel
	weasel	weasel	weasel	weasel
		mink	mink	mink
				fisher
	woodchuck	woodchuck	woodchuck	woodchuck
		deer	deer	deer
muskrat	muskrat	muskrat	muskrat	muskrat
			moose	moose
red fox	red fox	red fox	red fox	red fox
songbirds	songbirds	songbirds	songbirds	songbirds
		sharp-shinned hawk	sharp-shinned hawk	sharp-shinned hawk
			bald eagle	bald eagle
skunk	skunk	skunk	skunk	skunk
		cooper's hawk	cooper's hawk	cooper's hawk
		harrier	harrier	harrier
		broad-winged hawk	broad-winged hawk	broad-winged hawk
		kestrel	kestrel	kestrel
		horned owl	horned owl	horned owl
		barred owl	barred owl	barred owl
		osprey	osprey	osprey
		turkey vulture	turkey vulture	turkey vulture
		turkey	turkey	turkey
most reptiles	most reptiles	reptiles	reptiles	reptiles
	garter snake	garter snake	garter snake	garter snake
	ring-necked snake	ring-necked snake	ring-necked snake	ring-necked snake
most amphibians	most amphibians	most amphibians	amphibians	amphibians
		wood frog	wood frog	wood frog

Table 42: Habitat Requirements

Source: *A Response to Sprawl: Designing Communities to Protect Wildlife Habitat and Accommodate Development*, Maine Environmental Priorities Project, July 1997.

INVENTORY AND ANALYSIS

Threats to Fisheries and Wildlife Habitats

Deeryards, wetlands, and fisheries are vulnerable to several kinds of adverse impacts from development. Fisheries are susceptible to damage from excessive phosphorus and stormwater runoff, which can change the temperature and the capacity of the water to hold oxygen, thereby discouraging coldwater fish and encouraging warm water fish. Fisheries in streams can experience similar effects from timber harvesting adjacent to stream channels, which can reduce the amount of shade over trout pools and increase the amount of sedimentation, clouding the water and raising its temperature. With more suspended sediment, less dissolved oxygen, and sediment covered spawning areas, the ability of streams to support cold water fisheries will decline, and an increased need for management and stocking will result. The long-term habitat value of wetlands, riparian areas, and vernal pools can also be reduced by sedimentation from new development or timber harvesting. Although wetlands are natural sinks for sediment, excessive sedimentation, such as that from poorly controlled development, can be deleterious to their value as wildlife habitat. Part of that value is the buffer of woods, which usually surrounds both forested and unforested wetlands. As spawning and nesting areas, wetlands function best when the forest adjacent to them has not been developed or clear-cut, and provides a buffer against excessive sediment and the interference of noise, people, and their animals. While these natural buffer areas have been unprotected in the past, the new requirements of the shoreland zoning law will help to protect them, when they are adjacent to high or medium value wetlands and more than 10 acres in size.

Regional Coordination and Protection of Natural Resources

Regional coordination is an important element for the effective management and protection of natural and water resources. The following list represents various areas where regional cooperation may be possible:

- Water bodies, wetlands, and riparian areas;
- High value plant and animal habitats;
- Large/unfragmented habitat blocks; and
- Land Conservation.

Potential partners in natural resource protection and conservation include the Casco Bay Estuary Project, Lakes Environmental Associates, Friends of Casco Bay, the Portland Water District, the Loon Echo Land Trust, and other neighboring communities.

INVENTORY AND ANALYSIS

Historic, Archeological and Cultural Resources

Prior to 1763, the area now known as Standish was unsettled except for the Ossipee Trail, which the Native Americans forged through the wilderness by their regular travels between Maine and New Hampshire. The earliest inhabitants to this area left their mark on Standish, for the Ossipee Trail is now Route 25.

In 1763, Ebenezer Shaw, in response to an offer made to him by Moses Pearson, moved from Hampton, New Hampshire, to establish the first settlement. He chose to settle on the Ossipee Trail at what is now known as Standish Corner. The following year, he was followed by more than a dozen families from New Hampshire, and the community grew rapidly, opening a blacksmith shop, a tavern, and constructing a stockade. By 1769, a meeting house had been built on the site of the old fort and, on March 27, 1786, the first elections were held and the town was incorporated as Pearsontown. Much later, the name was changed to Standish.

When the Town was first settled, the land was divided into 30-acre and 100-acre parcels separated by rangeways. Farmsteads were developed along these rangeways, some of which are still in use as state highways or local roads today. Standish is fortunate enough to retain the title to these rangeways, and has recently been evaluating their potential uses as roadways or pedestrian easements.

Although the dangers and hardships were many, these early settlers persevered. They were aided to some extent by other settlements being established nearby, namely Gorham and North Windham.

The late eighteenth and early nineteenth century was a period of steady growth for Standish. New roads were opened to Windham on the northeast and northwest to what is now Sebago. More lands were cultivated during this period, and the records left indicate that this occurred principally around Standish Corner, Oak Hill, and near the Saco River in the area of Steep Falls. By 1826, a mill had been erected at Steep Falls; soon to follow were a store and a hotel.

Standish Corner was the business center of the town for many years. It was an important by-way station for freight and passenger traffic on the old Bridgton, Sebago, and Portland stage and mail routes. By the mid eighteen hundreds, it boasted three tanneries, six stores, a saw mill, and three taverns which served the travelers in fine tradition. This pattern of growth remained unchanged until the 1870s, with the coming of the railroad.

The Portland and Ogdenburg Railroad from Portland to Lunenburg, Vermont, was chartered in 1870 and completed in 1875. It ran along the Sebago Lake shoreline, then diagonally across Standish through Steep Falls. The opening of the railroad transferred business to Sebago Lake Station, which also absorbed trade from the old landing where the Portland waterworks connects with Sebago Lake. From one hotel established prior to 1870, Sebago Lake Station developed several commercial firms, including the Sebago Lake Ice Company, and a corresponding number of residences.

The railroad was equally important in the development of Steep Falls, which soon became a shipping point for lumber. By the 1900s, there were five stores, a post office, hotel, church, saw mill, and wood working machinery, as well as 38 residences.

Seasonal development occurred in Standish, largely because of the shortened travel time between Portland and the Sebago Lake area. It is also interesting to note that this mobility has been a factor in the development of residential communities often far removed from places of work.

The role of Standish has changed a great deal since Ebenezer Shaw set up his saw mill on the Ossipee Trail. Standish can no longer be thought of as an isolated community. Some of its services are now being coordinated with neighboring communities; the impact of the ever growing Greater Portland area and Southern Maine have already wrought substantial changes to the town and its residents. The town's relationship with, and to some extent its dependency on, the region is firmly established.

INVENTORY AND ANALYSIS

Historical Resources Inventory

Two structures and a district are currently registered in the National Register of Historic Places. The structures include Daniel Marrett House on Ossipee Trail East, and the First Parish Meeting House ("the Old Red Church") on Oak Hill Road. The registered district is the Paine Neighborhood Historic District on Rte. 133, or Pequawket Trail.

The Old Red Church, built between 1804 and 1806, was entered on the National Register of Historic Places in 1975. The Rev. Daniel Marrett served as pastor of the church for the first 33 years of the building's life. By the late 1800s, the building was used as a school. The structure houses the Old Red Church Museum on the second floor, maintained by the Standish Historical Society. A board of trustees maintains the church, and holds a non-denominational summer colonial service. Weddings are held in the Old Red Church from May 1st through October.

The Marrett House was built in 1769 and is famous for its perennial garden and the interior of the home. The interior has been kept as it was during the tenure of the Marrett family. The interior of the house has remained constant since 1813. Helen Keller was a frequent visitor to the Marrett House, since one of Marrett's daughters taught school when Helen received her education. The Marrett House is owned by Historic New England (formerly the Society for the Preservation of New England Antiquities) and is open for tours during the summer months.

The Henry Pierce Library, also known as the Steep Falls Library, was placed on the National Register in 2004. It was built by Pierce, a San Francisco railroad magnate, as a tribute to honor his hometown (Steep Falls) and his family. Built 90 years ago in the Colonial Revival style, it has many features that set it apart -- columns, brickwork, slate shingles, copper gutters, and medallions on the undersides of the soffets.

An annex was added in 1925, designed by renowned architect, John Calvin Stevens, from Portland. The library is supported by an endowment that Pierce left for the purpose; the original \$25,000 has grown to \$350,000. The endowment plus fund raising and minimal support from the Town of Standish help to fund the library.

The Paine Neighborhood District was entered on the National Register of Historic Places in 1985 because it is an "outstanding example of a typical settlement pattern of the 18th century in Maine." The district is named after Joseph Paine, who moved to Maine from Cape Cod in 1780. The Paine Family built homes on hundreds of acres, ranging from Watchic Lake to Oak Hill. Three of the homes still stand on Rte. 113 (Pequawket Trail): the Myrick Paine Homestead (1795), the Joseph Paine Jr. House (1795-97), and the Richard Paine House (1795-97).

To document the existing historic resources of the Town, the Comprehensive Plan Committee of 1992 developed a detailed inventory of structures through slides and interviews. This slide inventory showed the influences of the various architectural styles on structures in Standish, and is presently part of a private collection.

Values of Historic Resources to the Community

In addition to telling what is left of their story of the place, historic structures lend unique character and identity to the places and communities in which they are located. Often it is the presence of historic structures, their scale, their setbacks from roads and their density that give identity to a village center. In that sense, they tell and retell the history of a place, and often have scenic and cultural value as well as historic value. Where historic resources exist as a group they can, if "gainfully employed" as residences and/or offices or stores, remain an active and prominent part of the community that is attractive to many people and types of businesses, and valuable as a tourist economy asset, whether occupied by businesses that cater to tourism or by others. Sometimes historic structures offer attractive sites for professional offices as well.

While the occupancy of historic structures may not always offer the most remunerative use of land and buildings, historic buildings that exist together reinforce the value of what they can be used for as historic

INVENTORY AND ANALYSIS

properties and thereby help to maintain property values for their own sites and for surrounding properties where a community chooses to limit the more remunerative uses that have detrimental impacts on the community or village as a whole. To their detriment, such communities often reserve non-historic locations with high traffic and/or other assets attractive for business development because they are near such historic centers, although not within them. In short, historic resources are an important part in what keeps villages and some other locations livable.

For a community such as Standish, which finds its villages, especially Standish Village, under increasing regional developmental pressure along a major arterial, and which strongly values its villages, as indicated in the survey; historic resources may be seen as a key element in retaining village center identity.

In addition to these general characteristics of the value of historic structures to the community, there is also more specific information from the survey that indicates how particular historic structures and sites are valued.

Here is a list of sites mentioned as worthy of becoming historic sites/landmarks, followed by the number of comments received concerning each. Note that in addition to sites within villages, there are sites in outlying rural locations, some of them along high traffic arterials that may be subject to commercial as well as residential redevelopment pressures:

Sites Worthy of Becoming Historic Sites/Landmarks, According to Survey

Steep Falls: 46 comments	Sebago Lake Village: 49 comments
Railroad Station Site: 20	Payne Neighborhood – Route 113: 11
Route 35A, Cape Road: 6	Canal: 3
Route 35: 2	Manchester Farm: 1
River Area: 3	Oak Hill Road: 8
Red Church: 5	Route 114: 2
Schoolhouse Theater: 1	Saint Joseph's College Area: 3
Four Corners: 1	Smith Mills: 6
Farms: 5	Orchards: 1

Table 43: Possible Historic Sites

Threats to Historic Resources

- Standish is experiencing development pressures along major arterials, especially in Village Centers where many of our historic buildings are located.
- Town land use ordinances allow retail business over 2,000 square feet in the Village Center District with Zoning Board of Appeals approval. This ordinance encourages developers to demolish or move older, smaller structures, in favor of constructing newer, larger commercial buildings. Many residents fear the rural and historic 'feel' of Standish has already been lost along Route 25 as new enterprises arrive and displace the Town's older structures.
- Standish historic buildings are primarily farms, residences and churches. Along major arterials and intersections zoned Village Center and Rural, many business uses are allowed. Residential use is quickly giving way to commercial and business use as the 'highest and best use' in the real estate market place.
- In rural areas of Standish, farms and barn structures are being replaced by residential subdivision growth, where again, the principal of 'highest and best use' dictates land use.

INVENTORY AND ANALYSIS

- It is expensive to adapt old buildings to current codes. Older residential structures in Standish's village centers could be renovated for retail and professional office space; however, the high costs associated with adapting and maintaining old buildings forces developers to seek more economically viable alternatives.
- Maintenance and operating costs associated with older structures also threaten historic preservation. Owners of older buildings sell their properties for relief of high maintenance costs, and buildings are replaced with today's modern construction technologies.
- There is an inherent conflict between historic preservation and private property rights. Standish citizens recognize this and are struggling to adopt a historic preservation ordinance that is not burdensome to owners of specially designated historic resources.
- Standish lacks a formal inventory of historic, archeological and cultural resources. The town cannot protect what it does not recognize.
- Standish lacks incentive programs to encourage owners to maintain older properties as historic resources.
- There does not appear to be a strong awareness of the benefits in preserving our connection with the past.

INVENTORY AND ANALYSIS

Standish Residences Torn Down, Burned, or Moved

To illustrate the extent of historic resources' vulnerability in Standish, Dana Edgecomb, the Curator of the Standish Historical Society, has assembled the following list of historic structures that have been lost through neglect, fire, demolition or removal to locations outside Standish:

<ul style="list-style-type: none"> House where Dunkin Donuts is now located. Moved by Kevin McDonough to Smith Mills Road, before Don Roy's farm. Kevin's wife was a Roy. 	<ul style="list-style-type: none"> Farmhouse where the driveway to Colonial Marketplace is now located.
<ul style="list-style-type: none"> Sawyer House, across the street from the Municipal Building (175 Northeast Road). Moved. 	<ul style="list-style-type: none"> Sebago Lake Station and Pavilion.
<ul style="list-style-type: none"> Steep Falls Railroad Station. 	<ul style="list-style-type: none"> Old Congregational Church, Oak Hill Rd., burned 2004.
<ul style="list-style-type: none"> Old Richville Library building-- burned. 	<ul style="list-style-type: none"> Rich's Mill--burned.
<ul style="list-style-type: none"> Covered Bridge at Bonny Eagle. 	<ul style="list-style-type: none"> Sebago Lake House, on Fort Hill Road, where the Sebago Lake Post Office is now.
<ul style="list-style-type: none"> Pudding Hill Schoolhouse. 	<ul style="list-style-type: none"> Free Will Baptist Church by Chadbourne's Landing.
<ul style="list-style-type: none"> Chadbourne Hotel, where the Portland Water District Ozonation Plant is now (corner Chadbourne Road and Rt. 237). 	<ul style="list-style-type: none"> Hillcrest Hotel-Northeast Road, near Herbert and Audrey Woodbrey's house.
<ul style="list-style-type: none"> DuPont Mill in Richville. 	<ul style="list-style-type: none"> Ice Houses at the Otter Ponds.
<ul style="list-style-type: none"> Shaw's Mill. 	<ul style="list-style-type: none"> Other sawmills in Standish.
<ul style="list-style-type: none"> Androscoggin Mill on Saco River in Steep Falls. 	<ul style="list-style-type: none"> Old Schoolhouse in Steep Falls-Mill Street?
<ul style="list-style-type: none"> Old Fort and Meetinghouse at Standish Corner. 	<ul style="list-style-type: none"> Mussey House, where "The Squires" (Greenleafs) lived, where First Technology now is, corner of Northeast and Moody Road, moved further up the Northeast Road, now owned by Dr. James Haddow.
<ul style="list-style-type: none"> Masonic building was moved from Steep Falls. 	<ul style="list-style-type: none"> Tom Shaw's house was torn down, taken to New Hampshire and reconstructed. It was located where Dana Wescott's house is now. Arthur Wescott's house and farm stand on the same property downtown.
<p><i>* There are still a number of other historic buildings existing in Standish, still used and not moved.</i></p>	

Table 44: Historic Sites Lost

Current Measures to Protect Historic Resources

Private Sector: Some private owners and developers very much want to preserve the historic value and appearance of their properties. Thus, sometimes such preservation happens, at least for as long as they own them. However, perhaps more often such values are not held by owners of other historic properties, and these are demolished, redeveloped without regard to preserve historic values or appearance. The Standish Historical Society, as noted above, maintains a museum in the Old Red Church that keeps parts of the record of this historic community available for the public to know and appreciate.

Town Government: In 2002, the citizens of Standish passed a referendum, creating the Standish Village Historic District. The Standish Corner Historic District is listed with the United States Department of the Interior as a historic village and crossroads. Included in this district are the Albion Howe School, the Marean House, the Daniel Marrett House, and c.1789, the Thompson Tavern, the Dennett House, the Hartford House, and the Cole House. At the time of this writing in early 2006, there is controversy over the present Historic District's degree of legitimate power and its particular standards in helping to protect the historic

INVENTORY AND ANALYSIS

values and appearance of the properties listed above. The Town Council has entertained but also rejected an effort to repeal the ordinance. While it has provided some limited protection since its adoption, it may warrant examination in light of more detailed information concerning historic resources in and around it. Careful consideration is also required in terms of what kinds of changes to historic structures are acceptable, as the village in which it is located examines its collective preferences and directions for the future, which it will need to do to keep its identity and livability as a community.

It is notable that most of the historic sites listed above as being commented on by respondents to the survey are located outside of the present historic district and, whether deserving of inclusion in a district or not, are not presently subject to any form of local regulation that would protect their historic appearance or values.

Potential Measures to Help Protect Historic Resources

The Maine Historic Preservation Commission offers technical and financial resources to communities that want to protect their historic resources. These include technical assistance with the historic resource inventory techniques needed to complete local historic resource surveys that can identify additional historic properties that may qualify for voluntary listing by their owners on the National Register of Historic Places. Such surveys, if done correctly, can also lay the groundwork for voluntary certification of the local government that will make the community eligible to participate in programs that provide federal tax incentives for historic preservation and other benefits relative to the creation and administration of historic district regulations by local officials.

Other communities in Maine have such historic districts. Topsham is one example. Still other communities have initiated primarily private and voluntary historic preservation measures through raising awareness of the particular historic values of their properties among those properties' owners and the community at large. In Portland, it was the shock of the demolition of Union Station and its replacement by a shopping center that galvanized members of the community to found Portland Landmarks. This private non-profit organization has over the years researched and document community and individual structure histories, and its members often display small placards on the fronts of their homes and businesses that designate the structure as a Portland Landmark and give the date of its construction and original name or owner/builder. Historic preservation regulation in Portland is relatively recent, and most of the revitalization of the Old Port was done on private and community initiatives. These capitalized on the unique situation of that extraordinary collection of structures and their value as retail outlets for artists and craftspeople. While this is very different from Standish's situation, it may still offer an example that would be useful to those who want to raise awareness of the values of historic preservation, and the tradeoffs of redevelopment that does not take such values into consideration.

Archeological Resources

Historic Archeological Sites. The Maine Historic Preservation Commission currently has no historical archeological sites listed in their inventory, since no professional survey has been completed. The Commission recommends that the Town undertake fieldwork which focuses on sites relating to the earliest European settlement of the Town beginning in the 1760s.

Pre-Historic Archeological Sites. The Commission has identified seventeen prehistoric archeological sites in Standish. In particular, the shorelines of Sebago Lake and associated tributaries are extremely sensitive in terms of potential sites. The Commission recommends further surveying in the community.

Threats to Archeological Sites

The principle threat to archeological sites is the fact that they may be disturbed or destroyed by excavation and/or development without anyone knowing that this has happened. This is possible for both historic and pre-historic sites, but somewhat more likely for pre-historic sites in that the most likely locations for such sites are in riparian areas. To the extent that shoreland property is undeveloped or redeveloped, such sites as may continue to be at risk for inadvertent disturbance or destruction.

INVENTORY AND ANALYSIS

The chance of a pre-historic site being encountered inland from riparian areas is much more remote. However, the possibility of discovering historic archeological sites such as cellar holes, former dumps, old mill sites or other historic industrial locations is less remote, especially when developing or redeveloping in historic centers of commerce, but also at sites near historic sources of water power and in other locations. These sites are also threatened in the event of excavation or development without knowledge or care that they are present.

Current Measures to Help Protect Archeological Sites

Regulatory measures consist mainly of the Maine DEP Site Location of Development review, which requires an archeological resource survey of the subject property on large development projects subject to DEP review. In addition, there is a standard requirement in Maine's shoreland zoning guidelines, also reflected in Standish's shoreland zoning ordinance that requires notification of the Maine Historic Preservation Commission (MHPC) just prior to the Planning Board review of construction in the shoreland zone, to see whether there is any record of an archeological site being present. If there is, the Planning Board must be notified, and the MHPC can make recommendations concerning the disposition of the application before the Board and work with the landowner to protect the site.

Potential Measures to Help Protect Archeological Sites

Archeological resource surveys are expensive. They can only reasonably be imposed as a requirement on developers of large projects who can afford them. Standish can rely on the DEP to regulate projects large enough to fall under their jurisdiction, or it could lower the size threshold for requiring such surveys to a threshold of its own choosing under site plan review. Also, Standish can obtain and require consultation of maps of archeological resource probability prepared by the Maine Historic Preservation Commission for its own use in planning selection of locations for new public facilities, such as boat launch sites or beaches and related parking facilities that may not be subject to DEP review.

Standish Libraries

Standish is served by two small private non-profit libraries open to the public. One is located in Richville; the other is in Steep Falls. The former director of the Steep Falls Library, Kate Robinson, has provided this portrait:

"The Steep Falls library was given to the Town of Standish's residents as a gift nearly 90 years ago by Henry Pierce, a resident of Steep Falls who went west later in his life and made his fortune. His niece, Henrietta Pierce, donated the children's wing in 1917, designed by noted architect John Calvin Stevens. When I was the director, we had an inventory of 40,000 books, tapes and periodicals, a large and growing circulation, children's programming which included two story hour meetings weekly for preschoolers and a summer reading program which met weekly throughout the summer and served children K-grade 8. A favorite among the children was 'Night of a 1000 Stars,' at which the children attended in their pajamas to be read bedtime stories aloud by local 'celebrities' such as the local postmaster, family practice doctor and grade school teachers. There were four annual open houses which featured programs like folk dancing performances at the winter celebration and a maypole demonstration at the spring holiday among many others, all of which were widely attended. Adult programming included American History reading groups led by professors from the University of Maine and funded by the Maine Humanities Council through grants written by myself and other librarians, as well as individual periodic programs. Every program and library service offered was completely without charge to every citizen of Standish. Our goal was to widen awareness of services available at the library while improving the collection consistently and paying special attention to the needs of Standish students of every age. With the library, Mr. Pierce left an endowment which in the late 80s was providing an operating budget of \$18,000 annually. At the time, it barely covered expenses, the purchase of new books, utilities, repairs on an aging building, programs, supplies and meager salaries. During my administration we employed a chief and children's librarian for 19 hours each week, an assistant librarian for 6 hours each week, and a cataloguer for 4 hours each week. Needless to say, the staff worked many hours every week as volunteers and the library enjoyed the benefit of an active Friends of the Library group who raised funds for many projects and the Standish Lions Club, which adopted some of our children's programming. The library serves as a meeting place, also free of charge, to groups like the Standish Historical Society, the Cumberland County Cooperative Extension Service and Literacy Volunteers which might consist of one student and one tutor. It can hardly be argued that the Steep Falls Library has not been one of Standish's most valuable assets, in fact, I can think of twice during my tenure when I opened the library especially for two different town managers who wanted to show it off to visitors from away. Since the time I worked at the library it has suffered financial difficulties and has had to slash both personnel and operating hours. I found it sad to hear that in the past 15 years since I left, the town's fiscal support of the library has increased not one red cent. I recall a study released by the Maine Library Association. in the late 1980s which listed the support of every town of its libraries per capita.

We were embarrassed to find Standish listed NEXT TO LAST in the entire state, with slightly over 50 cents per capita per annum. Despite money woes and through grants in the past several years, the current librarian, Mrs. Paul, has managed to computerize the circulation, get

INVENTORY AND ANALYSIS

the library online and has acquired 5 personal computers for the patrons' use. I'm sure she, or any member of the Board of Trustees would be happy to give you input on an accurate assessment of the state of the library and what the town could do in the upcoming years to realistically support and improve library services."

The Richville library is run by volunteers and has a very small operating budget and no endowment, and is open for very few hours each week.

The Town of Standish does provide a small amount of support for the libraries in Standish, but is limited in its ability to expand that support because the libraries are privately owned.

As private institutions, the libraries are also serving the public in other communities. Other library resources that are not in Standish, but are able to serve Standish residents, include the USM library in Gorham, the Saint Joseph's College library, and the Portland Public Library.

As Standish's population ages, and elderly housing is accommodated here during the next ten years and beyond, the library service needs of the community will also likely change in ways that may affect the collections and services of libraries as well as access to their services.

INVENTORY AND ANALYSIS

Recreation and Scenic Resources

The Town of Standish has a total of 31.85 acres of designated recreational areas for use by town residents. This figure includes school facilities and any private facilities which may be open to the public for a fee. The town also provides recreational programs for Town residents through a Town appointed Recreation Committee. The Recreation Committee sponsors the summer recreation program and the organized team sports. The summer recreation program provides six weeks of activities from 8 AM until 3 PM during the week for Standish residents who are in kindergarten through 6th grade. The program includes various sports and program activities as well as field trips for a very low fee. The organized team sports include baseball, basketball, soccer and skiing.

Standish Recreation has a variety of programs and activities for people of all ages. All the assets this department offers are listed along with the following at the Town of Standish website: <http://www.standish.org>. Large community events include the Family Festival in August, Harvest Festival in October and Ice Skating parties during the winter season. Other programs include the After School Programs and Summer Camp Programs, Fall Soccer, Girls' Youth Basketball, Partnerships with Saint Joseph's College, and a variety of new programs for senior citizens in our community.

The mission of the Standish Recreation Department is to provide all Standish residents with the best quality recreational programs, events and facilities possible. Standish Recreation is committed to its stated goals, focusing on making a difference to each of its citizens:

1. To promote and provide safe, affordable recreation opportunities to all members of the community regardless of age.
2. To encourage citizens of all ages to engage in various volunteerism in recreational and community activities.
3. To foster a sense of community through volunteerism in recreational and community activities.
4. To coordinate groups, agencies and organizations to assist in providing new and innovative opportunities to include as many members of the community as possible.
5. To continually assess the needs of an ever-growing and changing community.

The Standish Recreation Committee is raising funds and working with volunteers to create a year-round, multi-purpose sports complex at Johnson Field.

Mountain Division Trail

The Mountain Division Trailhead in Standish is at Johnson Field. The trail is 4.7 miles long and runs through the towns of Standish, Gorham and Windham. The Mountain Division Rail-with-Trail is a project to develop a multi-use trail along the entire length of the 10th Mountain Division transportation corridor, which runs from Windham to Fryeburg on the New Hampshire border.

INVENTORY AND ANALYSIS

Playgrounds

The Town of Standish offers playground equipment for use at Standish Memorial Park and Johnson Field. All SAD 6 school playgrounds are open to the public after school hours and all day on weekends, holidays and school vacations.

Playgrounds in Standish	
<ul style="list-style-type: none"> Edna Libby School Route 114, Standish 	<ul style="list-style-type: none"> George E. Jack School Route 35, Standish
<ul style="list-style-type: none"> Steep Falls Elementary School Boundary Road, Steep Falls 	

Table 45: Playgrounds at Schools

Playing Fields Owned by Town of Standish

- | | |
|---|--|
| <ul style="list-style-type: none"> Baseball Softball Soccer Tennis Skating Basketball | <ul style="list-style-type: none"> (2) Johnson Field and Steep Falls field. Plus (1) at privately owned Kiwanis Beach. (3) Johnson Field/Memorial Park/Steep Falls Park (4) Johnson Field/Memorial Park (2) Johnson Field. Plus (3) at SAD 6 Buxton locations. (2) Johnson Field/Steep Falls on Mill Road. (0) Except (2) half-court hoops at SAD 6 GE Jack and Edna Libby schools |
|---|--|

Table 46: Playing Fields - Standish Owned

Public Access to Water

At present there are no points of public access to any of Standish's lakes and ponds, or to the Saco River within Standish, except for the boat launch on Sebago Lake at the end of Northeast Road and Harmon's Beach.

Scenic Resources

The Town of Standish is filled with plentiful forest and a variety of lakes which provide the Town with ample scenic resources. In a scenic resource inventory developed by the members of the 1992 Comprehensive Plan Committee, individual tree stands, cranberry bogs, deer habitats, apple orchards, lake views and old stone cut bridges were identified as being particularly scenic. An especially good view of the White Mountains was identified on Oak Hill Road. This inventory was undertaken as what was then planned as the first step in developing some criteria for acquiring recreational and scenic open areas for the community. However, no such criteria have yet been developed.

A town-wide open space planning process could include an update to this scenic resources inventory. It could determine what resources were lost to the development of the past 14 years, and give greater clarity as to the level and nature of public interest in protecting the scenic values of Standish.

There is no local land trust that is dedicated to serving Standish, although there are land trusts in neighboring communities and regional land trusts that might or might not be interested in the protection of scenic and other values of undeveloped land in Standish.

INVENTORY AND ANALYSIS

Public Facilities and Services

Public Facilities and Services

Standish is basically a rural town on the suburban ring of Portland. Over the past decade, significant growth has been generated by the economic upswing in the Portland area as urban residents seek more reasonably priced housing and open space. As Standish has grown, the need for services and facilities has also grown. Furthermore, like many rural communities experiencing urban spin-off growth, the type of services demanded by many formerly urban residents may also have changed. The challenge facing Standish residents is in selecting an appropriate level of services to meet these demands while maintaining a reasonable tax rate. This section of the Comprehensive Plan lays out the existing services and facilities which the town currently provides, and suggests where new services may be needed. For an assessment of facilities and other capital investment items, a citizen subcommittee (the Capital Planning Committee) worked directly with the Town Manager to lay out a five year Capital Improvement Program. These items are described under the appropriate categories below. Costs associated with these items are described later on in this report under the heading of Capital Investment Program.

Citizen Ratings of Services

To be determined by the latest survey.

General Government

Since 1987, Standish has had a Town Council / Town Manager form of government. The Town still holds an annual Town Meeting for budget approval, but the Town Council performs all other legislative functions. The Town also makes use of a tremendous number of volunteers, appointed or elected to various offices and committees. Among those elected committees are the following: the Planning Board, the Board of Appeals, the Board of Assessment Review and the Recreation Committee. The Town uses volunteers to staff the Fire and Rescue Squads as well as special committees like the Comprehensive Plan Committee. The Town also has appointments to regional boards such as the Saco River Corridor Council and the Greater Portland Council of Governments.

The Town currently has 32 full time, paid staff members who work out of the new Town Office. These include the Town Manager, Town Clerk, Town Planner, code enforcement officer, Assessor, and various support staff. The Fire Department has 2 full time positions (Chief and Lieutenant) and 4 dispatchers. Other positions are paid when services are needed. These positions would include volunteer fire people who are paid for responding to calls. On the average there are 65 volunteers per month. The Town also has 11 full time employees at the Town Garage and Transfer Station.

Water Supply

The Portland Water District serves areas starting from White's Bridge to Sebago Lake Village. A public water supply is also available at Steep Falls. Most of the Town is served by wells. With Sebago Lake nearby, there is no problem providing town water to existing or future development. The Portland Water District is willing to provide the service as long as the Town or someone else pays for the extension of the current service area. However, there is no financial plan for the extension of the central water supply by the Town. Any extension of this area will need to come from developers or homeowners paying for the cost of such facilities. Maintenance of the existing water supply infrastructure is the responsibility of the Portland Water District.

Steep Falls Village is served by a municipal well. A 9,000 foot extension has just been added to serve a proposed development on the Boundary Road.

INVENTORY AND ANALYSIS

The majority of homes in Standish use wells for their water supply. There appears to be an abundant source of water through an extensive underground aquifer. The main concern for the water supply is ensuring new development does not adversely affect the groundwater supply.

No portion of the Town is on Public Sewer. The need for public sewer has been discussed in previous studies; however, the majority of Town residents do not want to see public sewers developed.

Law Enforcement

The Town no longer has a Police Department; that service is now contracted to the Cumberland County Sheriff's Office. This arrangement is more cost effective for the Town.

Fire and Rescue

The Town currently has a 24-hour/365 day a year dispatch office, which serves as the central dispatch for the emergency services of rescue, police and fire. The demands of the fire department have increased as the population has increased. The Town has two fire stations, at Steep Falls and between Standish Village and Sebago Lake Village. There is also a truck housed at the North Gorham fire station to accommodate the growth in the White's Bridge area of town.

The Town's Emergency Medical Services Department uses volunteers who are paid for their time spent on calls. The service is partially funded by contributions from users of the service. The rescue units are located at the Town Hall Complex and at Steep Falls.

In terms of existing equipment; the Town has 15 vehicles at a value of approximately \$1.6 million, with a new rescue/pump truck on order.

Solid Waste

Since the last Comprehensive plan (1992), the Town is using RWS for waste disposal. The transfer station is located on Moody Road off Route 35, one half mile north of the Town Hall. The station has 3 full time workers.

Recycling is an important part of the solid waste cycle. RWS has incorporated Standish into its current recycling program. RWS has supplied drop off facilities for recyclables in various locations of the town. These drop off facilities are owned and maintained by RWS.

White goods and construction debris are also brought to the Moody Road site.

Other Public Works Projects

The Town is constructing a salt and winter sand storage shed on land purchased next to the transfer station. This department has 13 pieces of equipment, including 5 highway sanders.

General Assistance

The People's Regional Opportunity Program (PROP) administers the Town's assistance program for Standish citizens who require help for basic necessities. The State reimburses 50% of the Town's cost for the program. According to PROP, housing ranks as the most difficult hurdle for its clients. Some clients are waiting almost two years for a placement in subsidized housing. The 2005 budget for assistance is \$97,152. In 2004, it was \$78,467.

Town Assessment

The last complete outside revaluation of the Town was conducted in 2004. Our tax rate (\$/1,000) has decreased from \$17 in FY2001 (based on \$376,454,653) to \$9.77 in FY2007 (based on \$986,427,306).

INVENTORY AND ANALYSIS

The Library

The Town of Standish has two public library facilities (not including school libraries). The Steep Falls Library is a public library supported by an endowment and some town funds. Borrowing privileges are extended to residents of Standish, Limington, Baldwin and Cornish. The Richville Library depends on private donations and an annual appropriation from the Town of Standish.

The Town also benefits from the availability of the Saint Joseph's College library and the neighboring University of Southern Maine Gorham campus.

Education

Education is a significant part of a community's planning agenda. The school budget tends to make up the largest portion of a town's budget. Maine communities place a high value on the education of their children and will continue to value education in the future.

Standish shares its school system with three other towns in the School Administration District 6. These towns are Buxton, Hollis and Limington. This school organization is one of the largest geographical areas in the State covered by one district. Since this district includes three other towns, the Town of Standish does not have direct control over the school district. Any decisions regarding the future of the school is dependent on the four towns working together toward decisions.

The cost per student during 2004 was \$6518.

The budget for MSAD #6 for 2004 was \$14,579,637, a 5.77% increase from 2003.

Cumberland County High School Comparison 2004/2005

		Bonny Eagle		Cape Elizabeth		Greely		Falmouth		Freeport		Gorham		Grey / New Gloucester
# of pupils	1234	504	664	578	426	708	660	728	1136	808	1096	873		
867 476														
Cost per pupil	\$6518	\$7253	\$5858	\$6011	\$8725	\$6085	\$7942	\$8063	\$8399	\$5495	\$8204	\$8118		
\$6535 \$8442														

Table 47: Cumberland High School Enrollment

MSAD #6 Enrollment History

1995-96	1996-97		1997-98		1998-99		1999-00		2000-01		2001-02	
	4603	4666	4638	4488	4387	4187	4111	4086	4026			

Table 48: MSAD #6 Enrollment History

INVENTORY AND ANALYSIS

Fiscal Capacity

Executive Summary

This section provides an analysis of the financial condition of the Town of Standish. It examines comparison and trend data on valuation, assessments, tax rates, median family income and other financial indicators.

The document looks in-depth at the financial activities of the Town for the Fiscal Year 2004, the most recent year available. From this analysis, the reader can assess the manner in which the Town of Standish stewards its assets, reinvests in its capital infrastructure and provides public services.

A comparison is presented on a measure of per capita tax burden experienced by Standish's residents in relation to the residents of other municipalities within its economic area.

To complement the per capita tax burden data, the report compares median family incomes to enable the reader to assess an ability to pay.

A summary of the key indicators that the report develops includes the following observations:

- The 2003 Per Capita Tax Burden of \$866 was the second lowest in the County, and was well below the \$1,617 average for this economic area.
- The 2000 Median Family income of \$53,461 compared favorably with the County median of \$53,147.
- Standish residents experienced the second lowest full value tax rate in FY2004 amongst the 27 municipalities in Cumberland County – \$11.84 vs. County average of \$15.15.
- The Town maintained a strong undesignated fund balance for FY2004 – \$3,167,106, or 23.6% of budget.
- The municipality continued a healthy capital reinvestment strategy for FY2004 of \$1,632,650, or 12% of budget.
- The Town held a relative low long-term debt burden in FY2004 – \$2.3 million vs. the \$105.7 million statutory limit.

Background

A key factor in evaluating municipal services is the fiscal capacity of a community to finance desired services and infrastructure improvements. This section examines trends in the overall tax value of the Town and the corresponding tax rate paid by property owners. The property tax rate is the tax payer's assessment in dollars per thousands of dollars in value. Similar data from other Cumberland County municipalities are provided for comparative purposes. The property tax burden in Standish is examined in relation to the family median income and to other local municipalities. Municipal expenditures, revenues and net assets for the Town of Standish are also examined for fiscal year 2004.

Data used in this analysis is based upon valuation information compiled by the Maine Bureau of Taxation records from the U.S. Census Bureau, and audited financial statements prepared for the Town of Standish.

INVENTORY AND ANALYSIS

Trends in Assessed Value of Property

The Maine Bureau of Taxation audits each municipality's locally assessed valuation on an annual basis. Adjustments are made to the local valuation based upon actual sales within the Town during the previous period to bring the data to 100% value. That value establishes the State Valuation. State Valuation data are used in setting the level of state revenues that are shared with the municipality for such items as General Purpose Aid to Education, General Assistance, Municipal Revenue Sharing, Homestead Reimbursement, Local Road Assistance, etc.

State Valuation of Cumberland County Municipalities (millions)						
Fiscal Years 2000-2005						
MUNICIPALITY	2005	2004	2003	2002	2001	2000
BALDWIN	107.10	92.50	79.65	76.15	72.55	69.60
BRIDGTON	649.35	540.70	466.75	404.20	365.35	349.70
BRUNSWICK	1,566.00	1,431.15	1,312.65	1,185.95	1,130.60	1,080.45
CAPE ELIZABETH	1,424.95	1,217.45	1,053.80	918.15	814.15	749.75
CASCO	400.65	335.80	293.05	260.10	245.10	224.70
CUMBERLAND	1,053.35	894.00	764.55	664.35	603.10	545.60
FALMOUTH	1,556.90	1,453.20	1,278.15	1,107.75	997.25	895.20
FREEPORT	1,180.75	1,044.10	1,021.55	895.05	811.30	751.90
FRYE ISLAND	90.60	69.20	56.00	51.00	46.90	44.00
GORHAM	1,085.60	937.30	835.20	716.65	643.80	609.15
GRAY	630.50	552.00	470.30	422.90	383.70	352.80
HARPSWELL	1,184.80	1,024.40	892.85	775.80	621.85	594.30
HARRISON	351.75	285.35	248.80	221.80	198.75	180.00
LONG ISLAND	77.35	62.90	56.70	48.35	40.40	35.60
NAPLES	520.90	435.80	356.45	303.80	274.80	260.60
NEW GLOUCESTER	321.15	271.85	243.80	215.20	196.60	182.00
NORTH YARMOUTH	325.05	285.70	246.50	218.65	187.40	171.35
PORTLAND	6,289.90	5,501.10	4,944.65	4,305.15	3,873.90	3,577.80
POWNAL	145.30	134.35	112.80	99.60	88.70	85.75
RAYMOND	728.75	610.35	524.15	454.15	406.95	371.15
SCARBOROUGH	2,538.80	2,158.30	1,864.80	1,571.70	1,374.95	1,253.45
SEBAGO	246.40	207.70	182.20	165.65	154.05	144.25
SOUTH PORTLAND	3,071.60	2,681.80	2,437.25	2,128.90	1,925.30	1,792.95
STANDISH	780.35	704.60	571.25	528.05	471.20	431.15
WESTBROOK	1,434.35	1,256.80	1,147.05	1,061.00	965.80	892.10
WINDHAM	1,280.65	1,129.20	1,009.65	893.75	827.00	765.50
YARMOUTH	1,258.50	1,141.00	1,043.10	950.20	882.00	830.20
TOTAL	30,301.35	26,458.60	23,513.65	20,644.00	18,603.45	17,241.00

Source: Maine Bureau of Taxation

Table 49: State Valuation of Towns

Table 49 shows the trends in State Valuation for Cumberland County from 2000 to 2005. Growth and inflation pressures over this six year period resulted in an overall County valuation rise from \$17,241,000,000 to \$30,301,000,000, a 76% increase.

During this same period Standish valuation rose 81% from \$431,150,000 to \$780,350,000, an average annual valuation growth rate of 13%.

The Bureau of Taxation compares the State Valuation data for a municipality to its tax assessment to determine a full value tax rate. The full value tax rate can then be compared between like municipalities to give some indication of the relative tax burden. A low full value tax rate would be a positive indicator of the fiscal capacity to fund services.

INVENTORY AND ANALYSIS

Equalized Tax Rate Trends*						
Fiscal years 1998 - 2003						
CUMBERLAND	2003	2002	2001	2000	1999	1998
BALDWIN	12.27	13.44	14.87	14.19	14.58	14.28
BRIDGTON	13.06	14.11	15.18	15.64	16.76	17.46
BRUNSWICK	16.12	16.72	17.55	17.81	17.79	18.08
CAPE ELIZABETH	12.72	13.91	15.07	15.88	17.18	18.55
CASCO	10.95	11.44	12.57	12.89	13.28	14.10
CUMBERLAND	14.22	15.67	16.74	17.41	17.36	17.50
FALMOUTH	15.28	15.48	16.38	17.15	16.39	16.23
FREEPORT	14.71	15.96	15.39	15.84	16.45	16.97
FRYE	15.15	18.22	20.71	19.91	21.53	22.84
GORHAM	15.22	16.11	16.61	17.74	18.24	17.84
GRAY	13.70	14.49	15.11	14.79	15.76	15.93
HARPSWELL	6.74	7.52	7.56	8.29	9.59	9.55
HARRISON	10.49	12.18	12.88	13.55	14.02	15.07
LONG ISLAND	10.21	12.38	13.47	15.42	17.76	17.91
NAPLES	10.43	11.83	11.64	12.42	13.11	13.58
NEW GLOUCESTER	13.19	14.81	15.89	16.13	16.24	16.19
NORTH YARMOUTH	13.76	14.36	14.56	15.02	15.61	15.50
PORTLAND	17.59	19.03	19.57	20.91	22.15	23.40
POWNA	12.01	12.57	14.92	15.08	14.43	14.20
RAYMOND	10.65	11.60	12.62	13.11	13.64	14.71
SCARBOROUGH	12.86	13.93	15.11	16.27	17.41	17.50
SEBAGO	12.82	14.28	14.29	13.89	12.88	13.56
SOUTH PORTLAND	14.91	16.40	18.53	18.57	18.91	18.62
STANDISH	10.94	11.82	13.21	12.12	14.23	14.52
WESTBROOK	17.30	18.44	19.30	19.35	19.67	22.59
WINDHAM	13.91	14.33	14.78	15.45	14.89	15.17
YARMOUTH	18.00	19.33	18.46	18.56	18.82	19.25
COUNTY AVERAGE	14.62	15.77	16.62	17.24	17.88	18.44
* Equalized Tax is Full Value Adjusted for Homestead and TIF						
Source: Maine Bureau of Taxation						

Table 50: Tax Rate Trends

Tax Rate Trends

Table 50 shows the trends in equalized full value tax rates as computed by the State for the years 1998 to 2003. The equalized full value tax rate reflects adjustments for Homestead tax exemption reimbursements and the effect of Tax Increment Financing, if any.

As shown, the Standish equalized full value tax rate dropped during the period, as have the State and County averages. Standish's relative low full value tax rate, however, compared to those of other municipalities in Cumberland County, would indicate a more favorable fiscal capacity to fund services, provided the taxpayer's ability to pay were comparable.

Property Tax Burden and Ability to Pay

One measure of a town's fiscal capacity would be the relationship between the full value tax rate and the family median income. That measure could in turn be compared to those of other municipalities within the same economic area. Table 51 shows the 2002 estimated population data from the Census Bureau, 2000 median family income (the most recent data available), 2003 property tax assessment, 2004 State Valuation and full value tax rates plus a measure of per capita property tax burden for Cumberland County municipalities.

As shown in Table 51, the median family income in Standish for 2000 of \$53,461 compares favorably with the County median of \$53,147.

Note also in Table 50 that the Standish full value tax rate (non-equalized) for 2004 was \$11.84 per thousand dollars of assessed value. That compares very favorably to the County average of \$15.15. Indeed, the Standish full value tax rate was ranked second lowest to Harpswell among the twenty seven (27) municipalities in Cumberland County. It should be noted that Harpswell is a coastal community with a considerable amount of high value oceanfront property.

INVENTORY AND ANALYSIS

Another sign of fiscal capacity can be seen by comparing the per capita property tax burden. Table 51 shows a relative measure of per capita property tax burden that is computed by comparing the 2003 tax assessment to the 2002 population, the latest data available. While this measure is inexact, since it assumes that absentee and business property tax payers for each municipality would be similar, it does give some insight into fiscal capacity as measured through relative tax burden.

As noted in Table 51, this measure of per capita property tax burden in Standish for 2002/2003 of \$866 is the second lowest in the county and is slightly less than half the \$1,617 burden for the average taxpayer in Cumberland County. Again that would indicate a favorable ability to pay or fiscal capacity.

FY2004 Audit Highlights

An analysis of the FY2004 audited financial statement is provided to acquaint the reader with the revenues, expenditures and changes in fixed assets that occur under governmental activities. It should be noted that Standish education is provided by a regional school district, the Maine School Administrative District # 6 (MSAD#6). MSAD #6 provides K-12 education for the Towns of Standish, Frye Island, Buxton, Hollis and Limington.

FY2004 was the Town of Standish's initial year of implementation of Statement Number 34 of the Governmental Accounting Standards Board (GASB) *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*. In conjunction with this implementation, the Town of Standish presented for the first time a fixed asset group that comprised all land, buildings, improvements, infrastructure (roads, bridges, and signal lights/controllers), equipment, and vehicles valued at historical cost.

Per Capita Tax Burden and Full Value Mil Rates for Cumberland County						
Cumberland County Municipality	2002 Population	2000 Median Family Income	2003 Tax Assessment (thousands)	*Per Capita Property Tax Burden	2004 State Valuation (millions)	2004 Full Value Mil Rate
BALDWIN	1,307	38,750	1,288,522	986	92.5	13.93
BRIDGTON	5,001	42,392	8,328,682	1,665	540.7	15.40
BRUNSWICK	21,271	49,088	24,755,144	1,164	1,431.2	17.30
CAPE ELIZABETH	9,180	86,126	17,981,535	1,959	1,217.5	14.77
CASCO	3,481	49,500	4,272,092	1,227	335.8	12.72
CUMBERLAND	7,567	76,571	14,839,515	1,961	894.0	16.60
FALMOUTH	10,791	87,304	23,595,920	2,187	1,453.2	16
FREEPORT	7,859	58,134	17,061,064	2,171	1,044.1	16.34
FRYE ISLAND	-	-	1,372,103	-	69.2	19.83
GORHAM	14,225	55,434	16,066,237	1,129	937.3	17.14
GRAY	6,816	55,806	8,513,255	1,249	552.0	15.42
HARPSWELL	5,217	45,119	7,908,790	1,516	1,024.4	7.72
HARRISON	2,382	42,159	3,638,995	1,528	285.4	12.75
LONG ISLAND	202	43,214	785,348	3,888	62.9	12.49
NAPLES	3,305	40,825	5,361,383	1,622	435.8	12.30
NEW GLOUCESTER	4,963	57,727	4,095,420	825	271.9	15.06
NO YARMOUTH	3,351	65,000	4,387,928	1,309	285.7	15.36
PORTLAND	64,392	48,763	109,398,739	1,699	5,501.1	19.89
POWNAL	1,524	60,000	1,715,801	1,126	134.4	12.77
RAYMOND	4,427	56,118	7,574,905	1,711	610.4	12.41
SCARBOROUGH	18,182	65,137	32,213,655	1,772	2,158.3	14.93
SEBAGO	1,458	43,512	3,119,586	2,140	207.7	15.02
SO PORTLAND	23,526	52,833	44,637,682	1,897	2,681.8	16.64
STANDISH	9,634	53,461	8,341,336	866	704.6	11.84
WESTBROOK	15,727	47,120	23,770,990	1,511	1,256.8	18.91
WINDHAM	14,912	52,218	17,476,093	1,172	1,129.2	15.48
YARMOUTH	8,383	73,234	22,532,937	2,688	1,141.0	19.75
CUMBERLAND COUNTY AVERAGE	269,083	\$ 53,147	\$ 435,033,657	\$ 1,617	\$ 26,458.6	\$ 15.15

*Per capita property tax burden derived from 2003 tax assessment divided by 2002 population
Sources: Maine State Treasurer's Office, US Census Bureau Records

Table 51: Per Capita Tax Burden

These new standards move governmental reporting closer to the private sector model, which is more familiar to readers of financial statements.

FY2004 Financial Highlights

Some of the key findings of the FY2004 audit under the new GASB Statement Number 34 reporting requirements reflect:

- I. The assets of the Town of Standish exceeded its liabilities at the close of fiscal 2004 by \$34,979,957. The total net assets were comprised, in part, by "unrestricted net assets," \$3,342,516, which may be used to meet the Town's ongoing obligations to employees, citizens, and creditors.

INVENTORY AND ANALYSIS

2. The Town's total comparable net assets (net of related debt) decreased by \$513,216 from the prior year, a 1.5% change attributable to capital outlays in excess of current year depreciation, bond repayments that exceeded new current year bond proceeds, and unearned revenues.

Town of Standish - Statement of Net Assets		
<u>Assets</u>	Governmental Activities	
	Dollars	Percent
Current and Other	5,222,017	14 %
Capital Assets (Net of Depreciation)	32,856,468	86 %
Total Assets:	\$ 38,078,485	100 %
<u>Liabilities</u>		
Current and Other	1,096,897	35 %
Long Term	2,001,631	65 %
Total Liabilities:	3,098,528	100 %
<u>Net Assets</u>		
Invested in capital assets, net of related debt	\$ 30,559,016	87 %
Restricted		
Subsequent Year's Expenditures	595,696	2 %
Specific Purposes	466,895	1 %
Other Purposes	15,834	0 %
Unrestricted:	3,342,516	10 %
Total Net Assets:	\$ 34,979,957	100 %
<i>Source: Audited Financial Statements for FY2004</i>		

Table 52: Net Assets

3. As of the close of the 2004 year, the Town's General Fund reported an ending undesignated fund balance of \$3,167,106 compared to \$3,066,464 for the prior year, a modest increase of \$100,642, maintaining the historic flat trend. The Total fund balance of \$4,212,681 represented a decrease of \$1,068,406 in comparison with the prior year and is attributable, in large part, to use of "designated for subsequent years," or the completion of many capital projects "carried forward" from prior year(s).
4. At the close of the 2004 fiscal year, the Town's ratio of general fund expenses to general fund undesignated fund balance, stood at 23.6 percent.
5. The Town's total bonded debt decreased by \$62,587 (current year bond repayments of \$280,273 exceeded bond proceeds of \$217,686 received), or 2.7% during the current fiscal year. The key factor in this decrease was normal bond principal reductions as planned.

Statement of Net Assets

Net assets can serve over time as a useful indicator of a government's financial position. As shown in Table 52, in the Town of Standish assets exceeded liabilities by \$34,979,957 at the close the 2004 fiscal year. By far the largest portion of the assets, 86 percent, or \$32,856,468, reflected investment in capital assets net of depreciation and amortization, segregated into: vehicles, equipment, land, buildings, infrastructure (paved roads, gravel roads, sidewalks, culverts, bridges, erosion control systems, traffic light controllers and systems, fire tanks, dry hydrants, and wharfs and docks) and improvements, net of any accumulated amortization or depreciation and net of related debt.

The Town uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending.

A portion of the Town of Standish net assets represents resources that are not subject to external restrictions on how they may be used. The *unrestricted net assets* of \$3,342,516 may be used to meet the Town's ongoing obligations to employees, citizens, and creditors.

Fixed Assets

The Town's fixed assets can be reported by function of activity as well as attribution to fund; however, the Town of Standish's activities are all governmental. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

INVENTORY AND ANALYSIS

Since 2004 was the first year that the Town's financial statements were prepared in conjunction with GASB Statement Number 34, there were no prior year fixed asset data with which to compare 2004. Table 53, however, provides a depiction of the distribution of the net book value of fixed assets (capital assets, net of depreciation and amortization) by asset class.

Net Book Value of Fixed Asset Classes FY2004		
Item	Value	Percent
Land	220,346	0.7%
Buildings	2,880,981	8.8%
Vehicles	1,580,477	4.8%
Equipment	448,423	1.4%
Improvements	81,516	0.2%
Infrastructure	27,636,219	84.1%
Intangibles	8,506	0.0%
Total	\$ 32,856,468	100%
<i>Source: Audited Financial Statements for FY2004</i>		

Table 53: Net Assets

Statement of Activities

As shown in Table 54, during 2004 the Town of Standish's net assets decreased by \$513,216, represented wholly by governmental activities. Because this was the Town's initial year of implementation of GASB Statement No. 34, comparative information regarding changes in net assets by program was not available.

Town of Standish - Statement of Activities FY2004		
Revenues	Governmental Activities	
	Dollars	Percent
General Revenues		
Taxes, levied for general purposes	9,811,752	90.7%
Intergovernmental revenues	862,552	8.0%
Investment earnings	46,306	0.4%
Miscellaneous revenues	96,437	0.9%
Total General Revenues:	\$ 10,817,047	100%
Expenses		
General Government	1,317,503	11.6%
Public Safety - Protection and Enforcement	709,826	6.3%
Public Works	2,122,823	18.7%
Community Services and Health	33,494	0.3%
Education Fixed Charges	6,626,347	58.5%
Fixed Charges	520,270	4.6%
Total Governmental Activities Expenditures:	\$ 11,330,263	100%
Change in Net Assets:	\$ (513,216)	
<i>Source: Audited Financial Statements for FY2004</i>		

Table 54: Net Assets

Financial Analysis of the Government's Funds

As noted earlier, the Town of Standish uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The following charts illustrate total expenses and revenues by source for all governmental activities. Note the percentages of the overall general revenues and expenditures are depicted with each category in the pie charts for "Revenues by Source – Governmental Activities," Chart A, and "Expenditures by Service Area – Governmental Activities," Chart B, as reported in the Audited Financial Statements for FY2004.

INVENTORY AND ANALYSIS

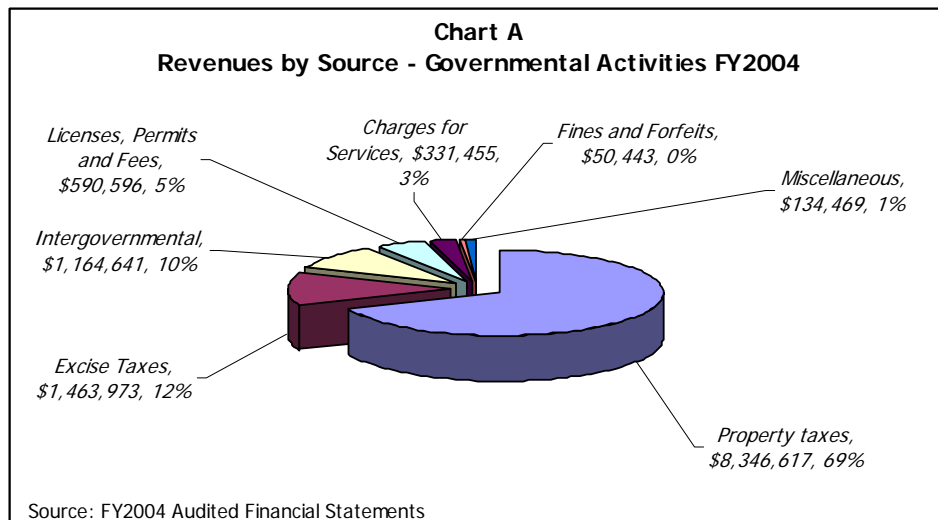


Figure 34: Revenues by Source

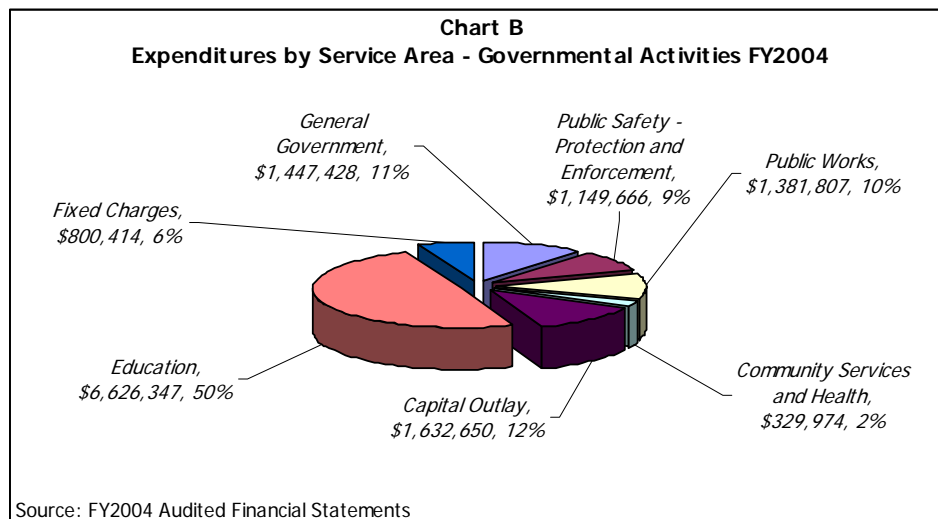


Figure 35: Expenditures by Service Area

Governmental Funds

The focus of the Town of Standish's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *expendable* resources. Such information is useful in assessing the Town's financing requirements. In particular, *unreserved fund balances* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the FY2004, the Town of Standish governmental funds reported combined ending fund balances of \$4,245,531, with \$4,212,681 specific to the general fund. Approximately 75 percent of this total amount, \$3,167,106, constitutes an *unreserved fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance, \$449,879, is *reserved* to indicate that it is not available for new spending because it has already been committed to account for specific purposes, while \$595,696 is designated for subsequent years' expenditures, most likely to occur in Fiscal 2005 as "carry forward projects" or projects that span beyond the bounds of one fiscal year.

The Town of Standish's general fund undesignated balance experienced an increase of \$100,642, the difference between \$3,066,464 in Fiscal 2003 and \$3,167,106 for the year end FY2004. The key contributing factors in this increase were as follows:

INVENTORY AND ANALYSIS

- **Revenues:** Overall exceeded target by \$479,804, with the following notable contributing segments:
 1. Excise taxes continued their historic trend of out performing targeted estimates and this year exceeded the goal by \$217,048
 2. State Municipal Revenue Sharing exceeded its budget by \$90,764
 3. Building Permits / Code Enforcement fees exceeded their budgets by \$45, 931
 4. Transfer Station User fees also exceeded their budget by \$24,959
 5. Recycling Revenues were also better than anticipated by \$10,951
 6. Lien Filing charges and interest exceeded their budget by \$13,216
 7. Other Revenues as a group surpassed their budget by \$61,912
 8. Shortfalls, however, that offset some of the above gains, were most notably in Recreation, EMS Revenues, and boat launch fees.
- **Expenditures:** Overall expenses were within appropriations by \$863,318, of which \$595,696 was carried forward to 2005, with the following significant variances by governmental category:
 1. General government expended \$209,309 less than appropriated against a total budget of \$1,656,633
 2. Capital outlays expended \$448,222 less than appropriated against a total budget of \$2,080,863
 3. The balance of unexpended appropriation was among Public Works, Community Services and Health, and Fixed Charges; it is noteworthy that no governmental category had expenditures in excess of appropriations.

General Fund Budgetary Highlights

For FY2004, the Town of Standish budgeted for total revenues of \$11,542,263, total expenditures of \$14,230,005, sources (uses) of other surplus (undesignated fund balance) at \$661,000, prior year carry-over (designated fund balances) of \$1,801,742, and projected bond proceeds of \$225,000. Actual revenues outpaced the budget by \$479,804 and expenditures were below appropriation by \$863,318, resulting in a net use of other financing sources of \$1,126,934.

A recap of funds expended from the dedicated fund balance, capital improvements, or departmental operations within Fiscal 2004 are grouped by governmental activities.

General Government

- Computers and/or printers were added in Finance, Assessing, Code Enforcement, Planning, Town Clerk, and General Administration in conjunction with new Vision appraisal software, servers and server-based operating systems.
- Invision software for the voter registration system was added in Town Clerk.
- Invision software for laser printed documents, check and purchase orders was added in Finance.
- Historical records and vital records were professionally bound for archives for the years 1972 through 1982.
- A FireKing legal file cabinet in Finance.

Public Safety

- New Modine Heater and heating system upgrades for the Steep Fall Fire Station.

INVENTORY AND ANALYSIS

- Equipment acquisitions of: a flammable liquid storage container, an Amkus Hydraulic combi-tool, an Amkus Model A Hydraulic pump, multiple Scott Multi gas meter instruments, multiple Stryker stretchers, multiple Motorola CDM 1250 mobile radios, and multiple wet suits.
 - Refurbish and overhaul work to Fire Engine I.
 - A new 2003 Ford PL Custom Ambulance (Rescue I).

Public Works

- Equipment acquisitions of: 1999 6' x 10' utility trailer, a 1987 JD 770BH Grader, a 2004 CAT 420D Loader/Backhoe, a York Rake, a 10' Hydraulic Truck Broom, a 4540 Power Max 380 plasma cutter, an RG5410 refrigerant recovery unit.
- Rebuilt transmission work on 1989 JD 344E 4-WD Loader.
- A new 2004 Chevrolet 2500HD 4x4 pickup with 8' Fisher plow (T-7).
- A new 2004 Sterling SL8500 Dump-plow truck.
- Construction in progress; site work and construction of Salt Shed and aggregate storage.
- Reconstruction and Paving projects reflected increased values to Boundary Road, River Road, Milt Brown Road, Cape Road, Blake Road, Thomas Road, Saco Road, and Liza Lane.

Community Services and Health

Enhancements were made to the Johnson Field parking lot to allow it to be used as a trailhead for the new 4 mile hiking and biking trail along the Mountain Division railroad tracks. Plans were approved to proceed with development of a multipurpose year-round recreational facility at the Johnson Field ice skating rink.

Capital Asset and Debt Administration

Capital assets: The Town of Standish's investment in capital assets for its governmental and business type activities as of June 30, 2004, amounted to \$32,856,468 (net of debt and accumulated depreciation/amortization). A summary of the Capital Assets by Class are contained in Figure 36.

Buildings comprise HVAC systems, roofing systems, carpet replacement, electrical and plumbing systems.

Equipment is categorized as kitchen/fixed appliances, telephone/telecom, computers and networking, software and operating systems, office, other, safety – medical, safety – firefighting, tools, mobile communications, furniture and fixtures, heavy equipment, fixed dispatch, public access audio/video, outdoor fixed, and custodial.

Land, besides the obvious category, also encompasses structures, ground works.

Vehicles are subdivided into other, auto/light trucks, trucks one-ton or greater, fire trucks, EMS/ambulance, ladder/tower trucks.

Infrastructure is divided into paved roads, paved road improvement; overlay, paved road improvement; cold planning, paved road; reclaim, paved road reconstruction, gravel roads, sidewalks, traffic lights/switches, traffic signs, street lights, detention ponds, fire tanks, pump stations, bridges, dams, wharfs/docks, subdivision acceptances.

Figure 36 introduces a “construction index” to be used in years subsequent to Fiscal 2004 as road segments are improved or fully reconstructed. This approach will allow the Town to “lock the roads infrastructure list as of the implementation year, fiscal 2004” and provide the flexibility of adding supplemental information to our detail reflective of any construction on any road and any segment of road from that point forward.

INVENTORY AND ANALYSIS

Town of Standish's FY 2004 Capital Assets by Class

Buildings	\$2,880,981	8.77%
Equipment	\$448,423	1.36%
Improvements	\$81,516	0.25%
Infrastructure	\$27,636,219	84.11%
Intangibles	\$8,506	0.03%
Land	\$220,346	0.67%
Vehicles	\$1,580,477	4.81%
Grand Total	\$32,856,468	100.00%

Figure 36: Capital Assets by Class

The Town of Standish, in conjunction with the *Depreciation Method* for infrastructure developed a **“Fixed Assets – Protocol for Infrastructure”** which established historically developed cost standards to the diverse components which made up the Town’s infrastructure. This was a collaborative effort between the Town’s DPW Director, the Finance Director, and discussions with an independent outside auditor partner to apply these standards as indexed to a construction COLA and applied to a “construction index for new and existing roads.” The document defines the CIP categories of overlay, cold planning, reclaim, and reconstruction.

Construction Index for New and Existing Roads

CIP CATEGORY	ROAD SURFACE DEFINITION	USEFUL LIFE	STD VALUE LINEAR/FT
Overlay	Improved driving/wearing surface (1/4 the value of reconstruction)	10 Years	\$28.67
Cold Plane	Improvement to the top 3 inches of the road (1/2 the value of reconstruction)	20 Years	\$57.34
Reclaim	Pulverize to gravel; improve the top six inches of the road (3/4 the value of reconstruction)	30 Years	\$86.00
Reconstruct	Full box cut; a total reconstruction of the road	40 Years	\$114.67

Figure 37: New Roads Construction Schedule

Paving projects undertaken in FY 2004 include paving of Thomas Road, Liza Lane and portions of Blake, Saco and Milt Brown Roads; the installation of culverts under Cape Road; the rehabilitation of River Road; the removal of ledge and straightening of Milt Brown Road; the rehabilitation and reconstruction of Boundary Road and the redesign of the intersections between Boundary Road and Route 113 and Boundary Road and Middle Road.

Road and Subdivision Acceptances included a final report from the Roadway Action Plan Committee which was received and approved. The report recommends asserting the Town’s rights to certain range roads (rangeways) laid out by the proprietors in 1775. The Council requested a survey of the rangeways that surround Standish Village as a first step. Development of those rangeways could expand the road network around the village, enable development of interior parcels and relieve traffic congestion at the intersections of Routes 25 and 35. A Cluster Development Ordinance provision was adopted. It encourages a pattern of development to preserve trees, natural topography and geologic features; provides for smaller networks of utilities and streets; preserves existing undeveloped land along roads, and sets aside common areas as a buffer between clustered lots and abutting property. The Ordinance provides economic incentives to developers to extend water mains into new developments. As a result, an additional 9,000 feet of water main was installed from Steep Falls to a proposed development on Boundary Road. Finally, a plan to

INVENTORY AND ANALYSIS

reconstruct a portion of Route 114 in Sebago Lake Village was approved that includes parallel parking and a sidewalk from the school to the intersection. The wider roadbed provides a safer environment.

Capital Improvements conducted during the year included action to replace two trucks, a grader and a backhoe/loader for Public Works and a Rescue Unit for Public Safety.

Intangibles include operating system software, networking software, application software, and intellectual property applications in areas of GIS data layers, custom Crystal Report structures for core accounting systems, and the like.

Long-term debt

At the end of the 2004 fiscal year, the Town of Standish had a total bonded debt outstanding of \$2,297,452, 100% being general obligation bonds, backed by the full faith and credit of the Town. All of the Town's outstanding debt is associated with governmental activities. In Fiscal 2004, \$225,000 of bonded indebtedness was approved with \$217,686 issued by Banknorth, N.A., for the purchase of an emergency vehicle, a 4-WD loader/backhoe, and a highway dump-plow truck. While this represented new borrowing, previous debt instruments were paid down in the amount of \$280,272 or a net principal reduction of \$62,586.

State statutes limit the amount of general obligation debt a municipality may issue to 15 percent of its total state assessed valuation. The current debt limitation for the Town of Standish based on a State valuation of \$704,600,000 is \$105,690,000, which is significantly in excess of the Town of Standish's outstanding general obligation principal balance of \$2,297,452; in fact, Standish's general obligation bonded indebtedness calculates at about 2.2% of its statutory limit. If Standish's population for 2004 were 9,800, the Town's debt would be allocated to about \$234 per resident for that year.

Economic Factors and Future Year's Budgets and Rates

A review of Planning Board activity and approvals is an indicator of Standish's economic momentum. During 2003-2004, there were two subdivisions approved. Saco River Bound, an 11-lot subdivision, was approved November 2003, located off Florence Lane in Steep Falls. In February 2004, Prouty Estates, a 7-lot subdivision was approved off of Boundary Road. Business approvals numbered 11 and included Hopkins Consignment Shop, Standish Business Park subdivision, Standish Veterinary Hospital, Richard Wing & Son retail business offices, "From the Garden Up" floral shop, Finished Wood Product Processing and Retail Business at 490 Bonny Eagle Road, a Home Day Care at Chase Street, Gravel Extraction Operation at Chadbourne Road, Jeff Cannell's Efficiency Electric, Jan & Ron's Redemption (expansion, site plan amendment), and Sebago Auto Sales (also expansion, site plan amendment).

Pertinent to local economics is a discussion of population and population trends. "Standish's population growth can be attributed to many factors. First, the community encompasses some prime lakefront property. The town is also within commuting distance of Portland and the surrounding urban area. With housing prices increasing by double digits every year since 1998, urban workers are willing to drive further out to rural areas to find an affordable home with desirable amenities."ⁱ A review of building permits issued by the Town of Standish Code Enforcement Office provides the following statistics:

Building permit statistics provide a forward indicator of proposed construction activity within the Town of Standish; however, actual occupancy permits and/or final inspections can serve as a basis for the municipality's actual property growth.

INVENTORY AND ANALYSIS

Building Permit	Fiscal '02	Fiscal '03	Fiscal '04
Man/Mob Homes	12	8	16
Single Family Residences	84	55	61
Duplexes	1	0	0
Multi-Family Residences	0	0	0
Commercial Combined	1	4	3

Table 55: Building Permit History

The same draft report quoted from above provides some insight into some of the economic “drivers” specific to the Town of Standish. Some points include that the population growth is expected to slow from the years 2000 to 2010 when compared to earlier years. The draft concludes that data from the U.S. Census Bureau and Maine State Planning Office support that the population will increase by a total of 1,579 people, or about a moderate 17% gain. Tourism and seasonal residential land uses are still strong elements of the regional economy. Specifically in Standish, 688 seasonal units were identified by the same draft report. It points out that if assuming 3 to 5 people per unit, the seasonal population would add 2,752 to the residential population. According to the 2000 Census, there are 310 individuals, or 3.6%, living in poverty. Despite that statistic, Standish boasts a substantial middle class.

Summary of Fiscal Capacity Indicators

The following fiscal indicators that have been discussed in this section provide insight into the capacity of the Town of Standish to continue to provide services in relation to other municipalities within its service area.

1. The 2000 Median Family income of \$53,461 compared favorably with the County median of \$53,147.
2. The 2003 Per Capita Tax Burden of \$866 was the second lowest in the County and was well below the \$1,617 average for this economic area.
3. Standish residents experienced the second lowest full value tax rate in FY2004 amongst the 27 municipalities in Cumberland County – \$11.84 vs. the County average of \$15.15.
4. The Town maintained a strong undesignated fund balance for FY2004 – \$3,167,106, or 23.6% of its budget.
5. The municipality continued with a healthy capital reinvestment strategy for FY2004 of \$1,632,650, or 12% of the budget.
6. The Town held a relatively low long-term debt burden in FY2004 – \$2.3 million vs. its \$105.7 statutory limit.

Town of Standish
2006 COMPREHENSIVE PLAN
UPDATE

APPENDIX

APPENDIX

Growth Management Plan Land Area Analysis

STANDISH 2006 FUTURE LAND USE MAP DEVELOPABLE LAND AREA ANALYSIS

Developable(1) Residential Acres within Growth Areas (GAs)

	GA1: Steep Falls Village		GA2: Standish Village		GA3: Sebago Lake Village		GA4: Standish Neck	
	2 acre MLS(1)	<2 ac. MLS(3)	2 acre MLS	<2 ac. MLS(3)	2 acre MLS	<2 ac. MLS(3)	At 2 acre MLS	<2 ac. MLS(3)
Acres	152	448	225	475	100	250	150	225
Units(4)	65	190	96	202	43	106	64	96

GA Res Acreage Totals	GA Res Unit(4) Totals
627	266
1,398	594
2,025	861

Developable Residential Acres within Transitional Areas (TAs)

	TA1: Steep Falls Area		TA2: Surrounding Standish and Sebago Lake Villages		TA3: Standish Neck Area	
	2 acre MLS	<2 ac. MLS(3)	2 acre MLS	<2 ac. MLS(3)	At 2 acre MLS	<2 ac. MLS(3)
Acres	602	1,261	675	1,775	275	925
Units(4)	256	536	287	754	117	393

TA Res Acreage Totals	TA Res Unit(4) Totals
1,552	373
3,961	1,683
5,513	2,056

RESIDENTIAL	ACRES NEEDED(3): 1,750 UNITS PROJECTED: 761	ACRES DEVELOPABLE: 7,538 UNITS SUPPORTABLE ON ACRES DEVELOPABLE: 2,917
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Footnotes	(1) Not Developed, Not undevelopable. (2) MLS = Minimum Lot Size. Soils: Very Low or Low Soil Development Potentials (3) Soils: Medium or High Soil Development Potentials. Minimum lot size may vary depending on soil quality, presence or absence of public water, and available incentives affecting density for the type of residential factors such as development proposed, but all these acres can reasonably be assumed to support 2 acre minimum lot sizes. (4) Assumes 2 acres/unit, plus 15% new for roads. Other net residential acreage elements - wetlands, steep slopes - and land in Wetlands, Stream Protection and RP is already deducted from the acreage.
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COMMERCIAL AND INDUSTRIAL	Estimated Developable Commercial and Industrial Land within GAs and TAs			
	VC Zone	BC Zone	I Zone	Total
	450 acres	55 acres	100 acres	605 acres

GA+TA Res Acreage Totals	GA+TA Res Unit (4) Totals
2,179	639
5,359	2,278
7,538	2,917

Figure 38: Developable Land Area Analysis

APPENDIX

Public-Opinion-Survey Comments

Schools (23 comments)

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| <ol style="list-style-type: none"> 1. Bonny Eagle High School is way too populated. Split school system. 2. Want own high school. 3. Get rid of drugs in school. 4. Want Standish High School. 5. Strongly dissatisfied with grades 6-12. 6. The schools are by far the worst in the state. 7. Strongly dissatisfied with middle and high school. 8. I was born here, and after my children were educated I moved back. 9. Strongly dissatisfied with the high school. 10. Standish needs its own high school. | <ol style="list-style-type: none"> 11. Education should be held at a higher standard. Teachers accountable. 12. Programs for disabled children and adults. 13. Parking at Edna Libby School. 14. SAD6 does a good job with adult education. 15. Adult education is good, many courses offered now. 16. We need to think about schools. 17. Strongly dissatisfied with high school. 18. Satisfied with primary, dissatisfied with 6-12. 19. New high school. 20. Very satisfied with K-8. 21. Cost too much. 22. No youth programs for middle and high schoolers. |
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Hospital/Medical Needs (4 comments)

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| <ol style="list-style-type: none"> 1. Hospital/medical needs should be closer. 2. Senior care services are starting to be good. | <ol style="list-style-type: none"> 3. There are no senior care services. 4. Promote senior mental health housing. |
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Developmental/Zoning (90 comments)

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| <ol style="list-style-type: none"> 1. Zones of small housing developments and recreation and zones of commercial properties. 2. Allow development, don't discourage it. 3. Dissatisfied with rural character. 4. Housing for seniors (3). 5. Restricted growth, not more. 6. Discourage gravel pits. 7. Affordable housing. 8. Senior housing would also accommodate young children with disabilities. 9. Do not change lot sizes. 10. The preservation of open land and parks so that development is concentrated, not sprawling. 11. Worried we will lose natural environment and rural character through new development. 12. Limit future growth. 13. Pedestrian walkways. 14. Increase lot sizes in rural agricultural areas, but not in rural residential areas. 15. Rate of development is too fast. 16. Bring more business in. 17. Standish should protect rural activities (timber and agriculture) and some manufacturing to become a self-reliant community once again. 18. Mixed use village centers in Sebago Lake, Standish Village, and Steep Falls. Commercial development that compliments rural land uses, not suburban big box retail centers. 19. Incentives for rural land uses. 20. As the gateway to Sebago Lake, Sebago Lake village needs to be more attractive and pedestrian friendly. 21. Do not let any more low income houses in. 22. Future development should be encouraged closer to the Village Centers for commercial development. 23. Yes for new development. 24. Cluster development and dedicated open space, requirements are | <ol style="list-style-type: none"> 46. Houses on lots no smaller than 5 acres. 47. On larger lots, don't do the tiny lots with green space that is supposed to prevent sprawl. 48. Permit forestry with tight standards. 49. Sidewalks, Wal-Mart or other clothing outlet, goodwill store, a fine restaurant steakhouse, a senior citizen home, resident care facilities, a street light at Sebago Lake routes 35 and 114. 50. Clean industrial park. 51. Limit growth. 52. Too many new houses and stop giving permits to the trailer park. This is taxing our school resources. Very needy and behavior problems. 53. Service industry. 54. Business development. 55. Too much development, more open space needed. 56. Use existing land trust. 57. Decrease lot sizes in rural areas, why should others control my property? 58. Private property rights, let development happen. 59. Property rights should be protected. 60. Larger—more welcoming, but safe. 61. It is too bad we need to put in roads better than the town has to and that you control my land, not me. 62. Need more development. 63. Large Building Lots. 64. Increase home building lots to prevent cluster housing. 65. No new commercial development. 66. Lot size 3 acre minimum should be reduced. 67. No more development. 68. I would prefer that we stop new housing—there is too much growth. 69. Stop new development. 70. Developing old range roads around Standish corner an exciting possibility. 71. Require open spaces in wooded areas for wildlife habitat and |
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APPENDIX

better.

25. Satisfied, but getting to be more like a city.
26. Too much business.
27. I don't want to see Standish become a city.
28. Reduce lot size and promote development.
29. Existing housing development is satisfactory.
30. Do not want Standish "old range roads" developed.
31. Want to stay rural.
32. Avoid further development.
33. Preservation of forestry and agriculture is good.
34. Too much new housing.
35. Starting from the center of town and working outward, develop a downtown area incorporating historical buildings.
36. Get rid of cluster housing, this never should have been reinstated.
37. Lodging establishments no larger than 20 rooms and square footage.
38. No chains—just local business.
39. Regional planning and permitting.
40. No more building.
41. Industrial Park.
42. Impact fees need to be increased and expanded zoning area need to changed and expanded by use.
43. Development should be slowed.
44. No commercial industry.
45. Eliminate commercial development.

recreational use.

72. Better to encourage cluster development with higher impact fee for rural areas.
73. Too many new streets and subdivisions.
74. We already have a Windham; just don't do what they've done.
75. Do not become like another Scarborough, where overbuild and lose our country character, especially building extravagant homes. I know we have room for growth, but do not need to build every square inch.
76. Keep Standish rural, if you want all of the above move to the city.
77. Commercial development should be tourist oriented.
78. Mobile homes only in official trailer parks. Standish has a lot of mobile homes already.
79. Permit clear cutting with tight standards.
80. Open space zoning/conservation zoning/agricultural land zoning.
81. Looks like Maybury RFD, very poor looking area.
82. Would rather big lots with mixed, spread out neighborhoods.
83. Residential development should be designed to protect open space and environment.
84. Don't want new commercial development.
85. Nothing polluting or ugly.
86. Don't overcrowd.
87. I feel that some decisions have not been the best.
88. Don't consider new architectural design standards for renovations: became a real problem in Bar Harbor.

Telecommunications (11 comments)

1. Limited phone service.
 2. Fairpoint is ripping us off.
 3. No Verizon DSL or fiber optics.
 4. Dissatisfied with telephone service.
 5. Communications and technology too expensive.
- Cable TV service too expensive.

6. No choice—too expensive.
 7. Need phone options/cell options.
 8. Satisfied, except for rates which the town and state cannot regulate (FCC statute).
 9. Telephone service is expensive.
- Adelphia is horrible.

Taxes (27 comments)

1. Taxes went up for no reason.
2. Cut services to keep taxes low.
3. After a person is 60 there should be no school taxes.
4. Up too high too fast, should have been paced out slower, jumped unreasonable.
5. Regionalize services to lower taxes.
6. Cost of living too expensive.
7. High Taxes (2).
8. Want to do everything, but keep taxes low.
9. No services for taxes, too much \$\$ to B.E. Schools.
10. Keep taxes low (4).
11. Keep taxes low, this is the country.
12. Keep taxes as low as you can.

13. Stop spending. Save tax dollars. Taxes at one time were reasonable, but not anymore.
14. Used to be low taxes, but not anymore.
15. Strongly dissatisfied with tax rate.
16. If we have so many people, and so many more expected, why are taxes high? While more people mean more teachers, more trash, etc, can't there taxes paying their way then some?
17. I pay \$3,500 a year in taxes and get no services provided by the town—road, police or fire, not even a town report sent to me.
18. There was a reasonable tax level, but not now.
19. We remain here until the tax situation drives us out.
20. Need more tax base.
21. Tax the Portland Water District.

Recreation/Beach, Water/PWD (42 comments)

1. It is a travesty that Standish owns more lake frontage than any other town surrounding Sebago Lake, and yet there is no beach for residents.
2. Want town beach (5).

19. A park would be more attractive than the old town hall and fire station.
20. I think this would be smart, clean, and profitable course for Standish future. I am not a radical environmentalist against all

APPENDIX

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| <ol style="list-style-type: none"> 3. Collect taxes from PWD. 4. Too many snowmobiles and jet skis. 5. Would like to see a nature reserve. 6. Recreational sports fields would be nice overlooking water. 7. Take advantage of what they have to offer. I'm amazed at the grudges held, these years for PWD. I say move forward for a more beautiful town. 8. YMCA. 9. Community hall/skate park. 10. Involve Portland Water District as little as possible; they don't own the lake. 11. Need to have access to lake shorefront. 12. Lake access (2). 13. I think that charging \$65 for a child to play t-ball in Standish is outrageous. You are making it so that only wealth can play. Is this Cape Elizabeth? 14. Find a way to bury the Hatchet with the Water district, enough is enough. 15. Sebago Lake access. 16. Improve the sports field we have, SMP Johnson. 17. Larger playhouse theater, better sign, better for tourist attractions and locals. 18. Standish Village Park. A center of town, a "green" for outdoor concerts or fairs, etc. | <p>growth. Tourism is a big business. We need to attract more summer and winter casual tourists as well as more hunting and fishing sportsmen/women.</p> <ol style="list-style-type: none"> 21. Sebago Lake is our more important tourist attraction. 22. Expanding exempt tail lines for recreational use. 23. Lakes, woods, wildlife, hiking, boating, hunting, and fishing sports, etc. 24. Town beach—Per PWD State Law. 25. Have PWD pay their fair share of town taxes. 26. Quality campgrounds attract more tourists with their money. 27. Need town beach and more parks. 28. Long overdue, should be considered immediately; not in 10 years. Having a nice town beach would attract tourism. 29. Beach should not be in current proposed area. 30. Not Portland Water District's choice. 31. There should trail systems. 32. Sebago Lake water should be #1 priority for protecting. 33. More participation to keep Sebago Lake clean and fishable. Salmon? 34. Bike paths. 35. Kick out Portland Water District. 36. A public park, centrally located (Village Center?), one similar to Westbrook. Where the towns people could come together for festivals, music, recreation, etc. 37. No beach. |
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Waste (66 comments)

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| <ol style="list-style-type: none"> 1. Require Recycling. 2. The present cost is very fair, raise cost 5% when necessary. 3. Offer fee to those who choose not to recycle. Pay per bag or open bag system. 4. Public sewer septic tanks are a pain. 5. Better or stronger litter/garbage control along our roads and ditches. 6. Keeping farm animals from subdivisions, and preventing rubbish and old car accumulation unregulated. 7. We can take lessons from our European counterparts. I bag trash per week. 8. Public sewer in certain areas. 9. Trash pickup would be nice. 10. Expand public sewer/water lines. 11. Keep fees reasonable so that garbage does not get dumped illegally. 12. Increase dump fee (double), also half year for seasonal residents. 13. Pay per bag system is a good idea, but I know a lot of people will just illegally throw garbage in woods to avoid the cost of the bags. Thus it would not be worth it in terms of polluting the forest. 14. Continue as is, just charge a larger yearly fee. 15. The present cost is very fair. Rise cost 5% when necessary. 16. Pay per bag if it is not special bag that have to be bought from the town, otherwise not change. 17. Public sewers where feasible. 18. Solid waste disposal costs too much. 19. Swap shop. 20. Satisfied, although the dump road seriously needs to be redone. 21. Pay per bay at transfer station, no "special" bags. 22. Garbage/trash needs to be picked up from the sides of the roads. Can highway department do this? 23. Make trash part of the bill from the town to prevent dumpers. | <ol style="list-style-type: none"> 33. Better enforcement of recycling requirements. 34. The harder it becomes to get rid of trash, the more you find it in remote places. 35. Free trash days two times per year. This would keep trash from being dumped on roads and woods. 36. Tighter restrictions at transfer station with better control. 37. In addition to permit, require recycling to dump or fee. 38. Free spring/fall cleanup day. 39. Include cost in property taxes. Get rid of bureaucracy. 40. Double dump stickers, take everything or the woods. 41. Charge higher dump rates and enforce them during summer. 42. Free dump day to keep old motors and furniture from ending up in woods. 43. Stop charging for wood debris. 44. Strict management of recycling/clear waste bags. 45. Provide containers for recycling or pickup. 46. Mandatory recycling. 47. More silver bullets. 48. Charge people at dump who don't recycle; don't penalize those who do. 49. Encourage private contractors to offer a pickup service, a fee, and charge the contractors a tipping fee. I believe a number of seasonal residents would be interested. 50. Recycling pickup. 51. Keep the transfer station but encourage recycling. I for one cannot afford to pay for bags. Please try to avoid doing that, thank you. 52. Our own litter removal 53. Do not charge for large items, have same system as was in the 90s. 54. Increase yearly fee at transfer station—it is so cheap. 55. Encourage composting by educating town folks, it's easy and saves trash. |
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APPENDIX

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| <ol style="list-style-type: none"> 24. Allow multi-car families to purchase dump stickers for all vehicles at a discount. Pay per bag so that those of us who recycle can get rewards for our efforts. 25. Higher fee for non year round owners. 26. Solid waste disposal too expensive. 27. Find those persons who do not recycle. If people want to be lazy let them pay for it. 28. If must—up sticker fee. 29. Too much trash on the side of the road. 30. Pay per bag will make people recycle who don't recycle and produce the trash pay for it. 31. Shouldn't be able to dump in hopper unless you prove you have recycled everything possible. 32. Really checking stickers at the dump. | <ol style="list-style-type: none"> 56. Recycling pickup. 57. Anyone who has appropriate septic like Gorham. 58. Increase fees to cover costs. 59. Require waste facilities staff to enforce recycling. 60. Tax breaks for those who recycle and conserve. 61. Not enough people recycling. 62. Garbage pickup, public sewer and water are the most important. 63. Land owners need to be able to dispose of trash left on property at no fee. 64. Curbside recycling pickup. 65. Raise sticker prices to offset costs. 66. Pay per bag program is not a direction Standish should go given annual income of residents. |
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Historical (137 comments)

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| <ol style="list-style-type: none"> 1. Steep Falls Village (30). 2. Payne's historic settlement, Rt 113. 3. Rt. 113. 4. Rt. 35A, Cape Road. 5. Some old carriage roads, Sebago Lake, Old Mill areas, Old Church. 6. Sebago Lake Village, history of the old railroad station. 7. Steep Falls near river, bridge area towards Limington. 8. Sebago Lake Village (31). 9. South Standish, Cape Road, Saco Road. 10. Steep Falls Library (6). 11. The canal from Sebago Lake. 12. If determined to be historic, should be honored. 13. Sebago Canal, some cemeteries with famous Standish resident buried there. 14. Historic Area is ruining the change for needed development. 15. Sebago Lake Village, houses around lake and Portland Water District. 16. Rt. 35 towards the high school. 17. Sebago Lake station. 18. Perimeter of Sebago Lake. 19. Homes in Sebago Lake and Steep Falls area. 20. Isn't there an area on Rt 113 that's historic also? 21. South Standish (Saco and Cape Rd intersections) Rt. 113 near Watchic. 22. Sebago Village/boat launch. 23. The Manchester Farm/Homestead. 24. Middle Jam Rd.—Cumberland and Oxford Canal, SIB Protected. 25. Richville, Sebago Village, Train terminal area, Smith Mills-DuPont area. 26. Sebago area or the old town square. 27. If it's historical don't mix with commercial. Designate a commercial area. 28. River areas, train tracks and trails. 29. Payne neighborhood. 30. Old doesn't mean historic, depends on what the history is. 31. Mountain division trail, railroad tracks, Sebago Lake area, apple orchards or farms. 32. Sebago Lake Village, bring back train station and access to tracks, take down fences. 33. By boat ramp, should push fact we had beautiful railroad station there, beautiful stonework in the woods, that area is entrance to | <ol style="list-style-type: none"> 49. Old Red Church. 50. Sebago Lake village, station. 51. Property/farm across from Saint Joseph's College. 52. Richville. 53. Paine neighborhood. 54. Rt. 114 and Rt. 107. 55. Payne historic district. 56. Entire lake region. 57. Richville Crossing. 58. I'm not sure, but I strongly feel that we need to preserve the feel of a small town even when the town grows. 59. Sebago Lake Train station, Steep Falls market, the mill. 60. York Corner Cabbage Yard. Part of Oak Hill Rd, including Old Red Church. We do have another historical area, the Paine Neighborhood. 61. Old Schoolhouse theater. 62. Sebago Lake Village waterfront. 63. Oak Hill (3). 64. Any areas which might promote tourism and preserve the "feel" of small-town Maine. 65. Wherever we currently have existing. 66. Boat landing—railroad. 67. Steep Falls Village, houses, etc. 68. Steep Falls/Richville and Steep Falls center. 69. Steep Falls Village, especially areas near Saco River. 70. Watchic Lake, farm houses out past high school. 71. Monuments of the old Sebago Lake station. 72. Rt. 24, Rt. 113, Rt. 114, also 35 35A, plus small antique and farms market in our town. 73. I don't know of any, this could be a problem in itself. 74. An old farm plus historic. 75. Saint Joseph's College area. 76. Old Red Church, Sebago Village. 77. South Standish. 78. Vast area of farmland, etc. 79. The area at the four corners encompassing the old tavern, town hall, and Steep Falls. There are many historic buildings that would make a wonderful historic district. 80. Saint Joseph's College and boat areas. 81. From Gorham/Standish line on Rt. 25 right to the area right beyond Standish House of Pizza, Rt. 25. Rt. 35 from redemption center 1.5 |
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APPENDIX

<p>lake area, should be beautiful, and hook up with mountain trail.</p> <p>34. Mt. Kineo is truly a gem.</p> <p>35. Johnson School.</p> <p>36. Historic things marking history of early residents—have a pamphlet.</p> <p>37. Old Boat Ramp.</p> <p>38. Sebago Lake (5).</p> <p>39. Near Apple Rowe on Rt. 113 Watchic.</p> <p>40. Oak Hill Road to red church.</p> <p>41. Sebago Lake village, bring the train station and hotels back.</p> <p>42. Create historic districts where colonial homes exist.</p> <p>43. Anything that is considered valuable and worthy as an historical asset. Anything that can be utilized to promote more tourism.</p> <p>44. In general, historical preservation has become an elitist movement contrary to the general population views.</p> <p>45. Any that apply. History should not be lost anywhere, especially if it has been somewhat preserved up until now.</p> <p>46. All of Oak Hill Road.</p> <p>47. Steep Falls, old mill community.</p> <p>48. Any areas that are historic in value.</p> <p>Sebago Lake Village area, public landing, park development here for taxpayers, open space preserved.</p>	<p>miles to BEMS on Rt. 35.</p> <p>82. Rt. 113.</p> <p>83. Saco River around Steep Falls.</p> <p>84. Payne neighborhood at Rt. 113.</p> <p>85. Parts of Cape Road, as example where older homes are.</p> <p>86. Steep Falls, Main street.</p> <p>87. Oak hill area, steep falls center.</p> <p>88. Cape rd; Cape rd and Saco rd.</p> <p>89. Older homes.</p> <p>90. Old mill sites, old homestead sites, old red church, railroad tracks and station.</p> <p>91. Steep Falls Library area.</p> <p>92. Mill sties, railroad stations, related areas.</p> <p>93. Too restrictive.</p> <p>94. Wherever there are old buildings, especially if on national/state register.</p> <p>95. If Portland Water District has its way, there will be no more Sebago Lake Village. Too much of that area has already been torn down. Many of those old buildings need to be saved.</p> <p>96. Steep falls train station, Sebago lake village train station, dock, beach, and immediate area.</p> <p>97. Tracks, old rail.</p> <p>98. Sebago Station</p>
<u>Roads</u> (13 comments)	
<p>1. There needs to be a 3-way light at the Sebago Lake Village corner.</p> <p>2. Road quality would be better.</p> <p>3. A stoplight at the intersection of Rt. 25 and Manchester Rd will make that intersection less dangerous.</p> <p>4. Paved Road shoulders.</p> <p>5. Rt. 35 need redoing.</p> <p>6. Strongly dissatisfied with Pond Road.</p> <p>7. Rt. 114 is bad.</p>	<p>8. Streets in village centers ought to be better designed to slow traffic and accommodate on street parking. Developers ought to be held to maintain connectivity in new street. Discourage long cul-de-sacs.</p> <p>9. Excellent snow removal.</p> <p>10. Village sidewalks, paved shoulders.</p> <p>11. Roads need shoulders and sidewalks.</p> <p>12. The whole state has a problem with quality of roads.</p> <p>13. Sebago Lake Village needs a traffic light.</p> <p>14. Village sidewalks are a must.</p>
<u>Retail</u> (9 comments)	
<p>1. Retail.</p> <p>2. Grocery store, simply for competition and fair prices.</p> <p>3. Don't overdo like North Windham.</p> <p>4. We have enough shopping centers.</p> <p>5. Shopping center in town center.</p>	<p>6. No Wal-Mart.</p> <p>7. We don't want a Wal-Mart in every town.</p> <p>8. Brimfield, MA, for example, has 3 huge flea markets per year. Brings in revenue for town. Need clever ways to bring in income.</p> <p>9. Not McDonalds—no fast food.</p>
<u>Town Hall</u> (9 comments)	
<p>1. Town hall needs to stay open to accommodate working people.</p> <p>2. Get rid of the mess at the old town hall.</p> <p>3. Town hall hours not convenient for people who work in Portland.</p> <p>4. They aren't open late one night a week.</p> <p>5. Needs after 5 PM hours.</p>	<p>6. Not open at all on Saturdays.</p> <p>7. Dissatisfied with town hall budget.</p> <p>8. Need better hours to accommodate people who work during the day.</p> <p>9. Need evening and Saturday hours.</p>
<u>Public Safety</u> (5 comments)	
<p>1. Fire & Rescue, Police.</p>	<p>4. Sebago Lake marine patrol.</p>

APPENDIX

2. My mailbox keeps getting vandalized.
3. Strong dissatisfied with the Sheriffs.

5. Our own police force.

Library (11 comments)

1. I didn't think Standish had a library. We should have at least a small town library.
2. Want a library (3).
3. Public library at town hall for all residents.
4. Would like to see library at Standish Corner.

5. Need more hours.
6. Library needs help.
7. Dissatisfied with library.
8. Strongly dissatisfied with library.
9. Wish we had a good one.

General Comments (7 comments)

1. I'd like to see the town more involved with having a community feel. Growing up from 5 years old to now I have send the feeling decline and it is quite disappointing. Everyone seems too concerned with political correctness and would rather do nothing than worry about finding a way to include people.
2. Could be more job opportunities.
3. Stop selling Maine to out of state people. You raise the taxes on shorefront property to push families that have had places since 1942. You are putting Maine up for sale.
4. Perfect, because it is just right away from mountains and city.

5. No more unnecessary gas stations like the one proposed near Colonial Market. Greed should be legislated, it is a wetland area. This station is going to ruin town for everyone, everyone involved should be ashamed.
6. We don't have maximum lake frontage because we voted it down. PWD owns the majority of Sebago Lake and Standish.
7. The first thing I thought when I saw this survey is that this is a tactic for your pro-water district people to try to move the boat launch again. Keep the boat launch again; I hope this is not the reason. Stop trying to close it. How many times do you have to say it?

APPENDIX

Senior Housing Ad Hoc Committee Report and Recommendation

Mission: Research the need, define the requirements, identify possible locations, financing, and development for affordable housing suitable for the needs of senior citizens in Standish. (So ordered by Council Order 17-05 February 8, 2005.)

Committee Members: Cindy Hopkins, Pat Cloutier, Joleen Webber, Betty Edwards, Dick Green, Kit Schofield, and Gary Willison.

Research the need:

I. Educate ourselves

- a. What is "Senior Housing"?
- b. Where is the Comprehensive Plan Committee on this question?
- c. What do our Seniors want?
- d. What are the "must dos" and what should we stay away from?
- e. What are the current applicable Land Use/Ordinances?
- f. What are the benefits (and barriers) of private versus public funding and management?

Section 1.02 Senior Living is truly a "staged" process

Senior Housing could be termed as any form of housing for persons 62 and older. The Department of Human Services promotes the concept of people aging in place. That means supporting persons to stay in their own homes as long as it is reasonable and safe. The levels that are identified are:

Independent living: this would include private individual homes, apartments or condominiums.

Assisted living: facilities or group homes staffed by medical personnel or specially trained staff that provides 24 hour intermittent support to individuals who for whatever reason cannot live independently. This includes help with personal care, medications, food preparation, etc.

Nursing care facility: this level is for individuals who require 24 hour nursing care or nursing supervision.

Assisted Living Facilities and Nursing Care Facilities are licensed by the State Department of Human Services and individuals must meet Federal/State criteria for the appropriate level of care.

This committee focused primarily on Independent Living. Owning your own home is at the top of the list. However, as people mature, they often do not want the responsibility of home maintenance. This has given rise to apartment complexes that offer many levels of supportive services. Note, I said "apartment complex," individual apartments that are rented or condominiums which are purchased or rented. These complexes include non nursing personal care service on-site. What is offered is maintenance (inside and out) and possibly food service. At this point in time there are only 12 of these units available in Standish and there is a waiting list of 70 people. As we look to the future, more residents are becoming aware that in order to access this type of housing, they would have to move from Standish. This should be a choice, not a necessity.

Section 1.03 The need is strong

The 2000 Census shows that there were 757, or 8.2% of the population, individuals aged 65 and older in Standish. The total population in 2000 was 9285. In working with our current voter registration list, there are currently 917 individuals 65 and older, and 1110 individuals 62 and older, representing a 21% increase.

At the U.S. level, by 2030 the number of people 65 years and older will double in size to constitute 20% of the population. At the beginning of the 20th century, only 1 in 25 people were senior citizens. That number is now 1 in 8 and will balloon to 1 in 5 in the next 25 years.

Senior Housing Committee Report

The current independent living housing facility in Standish has 12 units. There is a two year waiting list of 70 people.

APPENDIX

We met with the Comprehensive Planning Committee to discuss how we could both leverage the findings and detailed work for the benefit of both our missions. We agreed to share the details and data of our committee with them. As you have seen from the review of the Comprehensive Plan Survey results, Senior Housing was one of the top priorities listed.

The committee conducted a phone survey of 75 + people 62 years and older in Standish and attended the Steep Falls Senior Citizens' meeting.

The results of these activities were very interesting and the participants were very clear on their needs and desires.

If and when the time comes when they need to sell their homes and/or move, the majority want to rent rather than own. They were very adamant that the two critical factors in happy and healthy seniors were socialization and food services. The top priorities for Independent Living Housing are:

1. community room & workshops
2. food/cafeteria service
3. transportation
4. easy access medical support
5. onsite maintenance personnel.

Seniors would like to see staged housing available in Standish, e.g. independent living staging to assisted living. Most importantly, they want this **yesterday!**

One of our key activities was to meet with representatives of Westbrook Housing Authority and Department of Human Services. The information and guidance they provided was initially very overwhelming, but in the end truly educated us on the opportunities and challenges for bringing Senior Housing opportunities to Standish. Key messages we took away from this meeting included:

1. Maintain control – Set your own destiny
2. Do not try to manage a facility on your own; hire the experts
3. Stay away from nursing homes
4. Focus on Group Homes for the Assisted Living options
5. Now is the time to start – Standish is a young community
6. We can leverage other Towns' Housing Authority
7. There is an opportunity to expand existing private facility
8. Does the Town of Standish want to get into the "housing development" business?

Section 1.04 Our Land Use Ordinances need to change

Our current land use ordinances do not support the development of senior housing facilities. Standish currently requires 3 acres per unit (1 acre in the Village Center).

Standish needs to think through a broad range of issues associated with aging. We will likely face a challenge of balancing the needs of an aging population with views of those in the community resistant to accommodating new, and some times denser, senior housing developments.

Unless zoning codes are updated to account for new types of housing uses, the traditional categories of single family, multi-family, and nursing homes will make it difficult to accommodate new kinds of senior housing.

Senior housing has often been located in downtown or close to the center of small towns, recognizing the advantages of proximity to health and social services, public transportation, shopping, banking and other activities.

Senior Housing Committee Report

At the present time, zoning in Standish does not allow housing projects such as senior housing or housing for the elderly.

APPENDIX

We have looked at Ordinances from Gorham and Windham, which do have zoning in place that allows for elderly housing projects. Gorham zoning allows elderly housing in two zones, the urban residential district and the suburban residential district; Windham also has two zones that can accommodate housing for the elderly, the medium-density residential district, and commercial district I.

Senior Housing Funding

While there is a significant demand for senior housing within Standish, as evidenced by the results of comprehensive planning survey, there are the aspects of funding for this type of housing that can take a few different tracks. Of course, they fall into the two most notable categories, which are private and public funding. However, there is also a mixture of the two that will fall into the area of public/private partnerships that will be explored for the purpose of this committee's findings.

Private Funding

Private funding is simply what that category would imply: that there is a private funding source that becomes available from investors or bank loans that will be willing to develop a parcel within the town for the purpose of providing senior housing at a profit. Many private facilities can provide many amenities to the people living there because, in many cases, they are not limited by financial resources in competing for public funding or by people's ability to pay. These facilities will typically develop in areas that have a high demand for a high level of service within the community. They are facilities that may also provide the highest percentage of independent and assisted living accommodations, but can provide for nursing care as well. These companies employ the classic business models.

Many private facilities fall under the private/non-profit category. They are operated by a solicited board of professionals drawn from a variety of banking, business, public, community, social service, and housing organizations. These are private facilities that operate not-for-profit to aid in keeping costs to a minimum but also can provide many amenities in their projects. A couple of examples of this type of facility are Piper Shores in Cape Elizabeth and The Highlands in Topsham.

There are private and private/non-profit companies that are also willing to provide 'turnkey' facilities for communities interested in hosting community housing. Standish hosts such a facility for seniors. The private/non-profit company that invested in Standish is Avesta. As an example, they invest in senior housing as well as affordable and rental housing units. This type of company can provide all levels of development from marketing to construction to property management services. They can also provide for many levels of income, which presents a wide diversity of choices in senior, affordable, and low income housing for elderly and special needs individuals as well as families.

Private/non-profits have the ability to leverage public funding sources also. This funding includes the U.S. Department of Housing and Urban Development's (HUD) Section 202 Supportive Housing for the Elderly Program and the Maine State Housing Authority's Rental Loan Program and Low Income Tax Credit Program. Other sources of funding have included HUD grants, McKinney Homeless Funds, tax-exempt state bond proceeds, and Federal Home Loan Bank of Boston Affordable Housing Program funds.

Public Funding

Public funding has historically consisted of the funding programs offered by the federal and state governments from the Department of Housing and Urban Development and the Maine State Housing Authority's Loan Programs. These federal and state dollars are typically administered by the communities through local housing authorities for the purpose of meeting the local housing demands.

APPENDIX

Senior Housing Committee Report

Local housing authorities are in the business of providing local housing to an ever changing local demographic for a wide variety of housing services to a broad age group. They not only provide housing to seniors but also fund and construct housing for affordable rental housing and special needs individuals. They have a broad range of experience in the construction, administration, and property management of housing projects to meet that demand. Local housing authorities are a separate entity from municipal government, but are also controlled by a board of directors made up of local volunteer members. They are closely in touch with local needs and are very active in soliciting local input into the planning process. Their decision making process is community based and their projects reflect what the community envisions. One housing authority has a citizen focus group that meets quarterly to give the authority direction and guidance as to community housing needs. The focus group determined, in one instance, that senior housing homes to purchase were needed. The housing authority has accommodated the input of the focus group by building a senior homes project.

Housing authorities can leverage federal and state funding as they have over their histories. This includes the same list of federal and state funding programs as private/non-profits; the U.S. Department of Housing and Urban Development's (HUD) Section 202 Supportive Housing for the Elderly Program and the Maine State Housing Authority's Rental Loan Program and Low Income Tax Credit Program; other sources of funding have included HUD grants, McKinney Homeless Funds, tax-exempt state bond proceeds, and Federal Home Loan Bank of Boston Affordable Housing Program funds.

One distinctive difference is the ability for a housing authority to issue its own bonding. This allows for flexibility in funding based on the community needs as determined by the community. Bonding capacity also allows for availability of funds without having to compete for limited state bond funding programs. Moreover, this creates some advantage in filling the funding gaps on any community's housing plans.

Public/Private Partnerships

While private/non-profit and public entities both have the advantages of obtaining funding from federal and state loan programs, the bottom line remains that much of this type of funding is drying up while the demand for senior, affordable moderate-to-low income housing is still expanding. This has motivated the need for communities to partner with a housing developer to create a working relationship that works to the advantage of both the community and the developer.

One of the biggest assets a community has to offer for a senior housing developer is the land. Property that a community may own becomes a large motivator for any senior housing project that wants to locate in the town. The land can be made available to the project developer through an outright purchase from the town or a lease agreement from which both partners can benefit.

Tax increment financing (TIF) is an economic development tool that can be used by a municipality to assist in the development of affordable housing for households whose income does not exceed 120% of the median income for the community. This new program, administered by the Maine State Housing Authority, authorizes municipalities to establish tax increment financing to aid in financing of housing development. TIFs are a partnering opportunity for municipalities to assist financially in the creation of affordable housing for the town's low to moderate income senior residents.

One of the biggest benefits of TIFs to the town is the capture of additional tax revenues that will assist the town in funding certain municipal projects. Also, the captured assessed value of the TIF District will be sheltered from the negative impacts of new development that result in increased county taxes and the loss of state aid to education.

Recommendations:

“A community should take care of its own.”

- I. **Define Requirements:** We have broken down the requirements by increments of 5 years. Based upon the census data, voter registration list, national aging trends and the waiting list at the current housing facility we are recommending:

APPENDIX

Senior Housing Committee Report

- a. Over the next 5 years, or Phase I, there is a need for a minimum of 250 Independent Living units. For Assisted Living, the definition of a Group Home should be modified to match the State definition to support the establishment of State recognized homes.
 - b. Phase II should see the Town expand to match the requirements identified over the next five years. This would include monitoring the same census data, local population and national trends.
 - c. Phase III should follow the same track as Phase II, but include Nursing Care Facility research.
- 2. Characteristics of Location: We are recommending that the units be built within the Village Center and Residential zones close to necessary services. We are also recommending that there should be multiple housing units rather than one large single building (or facility). Focus on the “Village Community concept” and make public water an incentive.**
- a. Recommendations for Land Use Ordinances
 - i. We think that updating the ordinances is the key to the success or failure of a senior housing project. If the Town is willing to make changes to the current zoning and allow a higher density of units per acre of land, it would make a housing project more affordable to a developer.
 - ii. By implementing changes to the ordinances, the Town will still maintain control of these projects through its zoning, much the same way a new subdivision is controlled today. We can also use these ordinances to provide Standish residents with priority and subsidized housing.
 - iii. There are two zones that we feel should be considered for permitted use: the Village Center and the Residential Zones. (See town of Standish zone map.) The Village Zones have access to public water and some areas in the residential zone could access public water at a relatively low cost.
 - iv. Within these zones there are several parcels of land, 5-15 acres that would be ideal for this kind of development. In fact, members of the committee have been approached by at least four land owners who would be interested in selling property to support this initiative.
 - v. Ideally, we would like to have housing of this type serviced by public water and sewer. The three villages within the town are serviced by public water but no sewer at this time. Although public water is a strong plus for this type of housing project, it is felt that a good reliable well would accommodate several units of this type.
- 3. Financing**
- a. Private – Investment Group
 - b. Public – Non Profit
 - c. Public/Private Partnerships
 - d. Strong Support by the Town
 - e. Standish should NOT own and/or operate
- 4. Summary:** As noted in the previous pages, there is a very strong need in the Town of Standish for Senior Housing. The Town should take a strong leadership role in ensuring that our citizens have this option available to them.
- 5. Recommended next steps**
- a. Prepare for the inevitable
 - b. Implement ordinance changes
 - c. Develop partnership with a Housing Authority
 - d. Leverage experts (GPCGO, DHS, Housing Authorities)
 - e. Representative from Committee to work with Comprehensive Plan Committee

APPENDIX

People to Thank

1. Staff at the Town Hall for the Land Use and zoning information, the voter registration reports, and making the time to meet with the committee to educate and answer questions.
2. Special thanks to Bud Benson, Mary Chapman, and Gordy Billington.
3. Representatives of the Comprehensive Plan Committee who took time away from their busy meeting schedule to meet and talk with the committee.
4. Westbrook Housing Authority and the DHS for sending representatives to meet with the committee and answer our follow-up questions.
5. Residents of Standish who not only participated in our surveys and attended meetings, but also called with questions and input to the process.

INDEX

TABLES

TABLE 1: COMPREHENSIVE PLAN UPDATE COMMITTEE	6
TABLE 2: SURVEY DEMOGRAPHICS.....	13
TABLE 3: PLACE OF WORK.....	14
TABLE 4: AGE OF RESPONDENTS	14
TABLE 5: ANNUAL HOUSEHOLD INCOME	15
TABLE 6: VISION FOR STANDISH	16
TABLE 7: VISION FOR TOWN GOVERNMENT.....	17
TABLE 8: NATURAL RESOURCES FOR PROTECTION.....	17
TABLE 9: WHY RESPONDENTS LIVE IN STANDISH	18
TABLE 10: SATISFACTION MEASURES	19
TABLE 11: NEW DEVELOPMENT DESIRED	20
TABLE 12: TOWN POLICY TOWARD ECONOMIC DEVELOPMENT	20
TABLE 13: VILLAGE AREA RATINGS	21
TABLE 14: NEW TOWN SERVICES WANTED.....	23
TABLE 15: KEEPING STANDISH RURAL.....	24
TABLE 16: PRIORITIZATION OF STRATEGIES	103
TABLE 17: SEASONAL POPULATION	115
TABLE 18: GROUP QUARTERS.....	116
TABLE 19: AGE DISTRIBUTION 1990 - 2015.....	117
TABLE 20: HOUSEHOLD GROWTH 1990 - 2000	118
TABLE 21: STANDISH HOUSING STOCK.....	122
TABLE 22: GROUP QUARTERS.....	122
TABLE 23: STANDISH HOUSING STOCK.....	123
TABLE 24: AGE & TYPE OF HOUSING	123
TABLE 25: AGE & TYPE OF HOUSING - RENTER.....	124
TABLE 26: HOUSING FORECAST 2015.....	125
TABLE 27: HOUSING AFFORDABILITY - OWNER	127
TABLE 28: HOUSEHOLDS BY INCOME.....	128
TABLE 29: HOUSING AFFORDABILITY ANALYSIS	129
TABLE 30: RENTER AFFORDABILITY ANALYSIS.....	130
TABLE 31: STANDISH ORDINANCE PROVISIONS	132
TABLE 32: PAYROLL JOBS IN STANDISH	136
TABLE 33: PAYROLL JOB GROWTH	137
TABLE 34: RETAIL SALES PULL FACTOR	139
TABLE 35: RAILROAD CROSSINGS IN STANDISH	155
TABLE 36: BRIDGE INVENTORY	157
TABLE 37: VEHICLE CRASH OCCURRENCES.....	158
TABLE 38: WATER QUALITY RATING	163
TABLE 39: PHOSPHOROUS ALLOCATIONS BY LAKE	164
TABLE 40: ENDANGERED SPECIES	171
TABLE 41: RARE ANIMAL HABITATS	171
TABLE 42: HABITAT REQUIREMENTS	173
TABLE 43: POSSIBLE HISTORIC SITES.....	177
TABLE 44: HISTORIC SITES LOST	179
TABLE 45: PLAYGROUNDS AT SCHOOLS.....	184
TABLE 46: PLAYING FIELDS - STANDISH OWNED	184
TABLE 47: CUMBERLAND HIGH SCHOOL ENROLLMENT	187
TABLE 48: MSAD #6 ENROLLMENT HISTORY	187
TABLE 49: STATE VALUATION OF TOWNS	189
TABLE 50: TAX RATE TRENDS	190
TABLE 51: PER CAPITA TAX BURDEN.....	191
TABLE 52: NET ASSETS	192
TABLE 53: NET ASSETS	193

TABLE 54: NET ASSETS	193
TABLE 55: BUILDING PERMIT HISTORY	199

Figures

FIGURE 1: SURVEY DEMOGRAPHICS	13
FIGURE 2: WHERE STANDISH RESIDENTS WORK.....	14
FIGURE 3: AGE OF SURVEY RESPONDENTS.....	15
FIGURE 4: ANNUAL INCOME OF RESPONDENTS	15
FIGURE 5: VISION FOR STANDISH	16
FIGURE 6: RATING VARIOUS ASPECTS OF STANDISH'S THREE VILLAGES	22
FIGURE 7: WASTE MANAGEMENT	24
FIGURE 8: KEEPING STANDISH RURAL	24
FIGURE 9: CONSERVATION DIAGRAMS.....	49
FIGURE 10: ACCESS MANAGEMENT DIAGRAM	81
FIGURE 11: POPULATION 1960 - 2015	114
FIGURE 12: POPULATION CHANGE 1990 - 2000	114
FIGURE 13 : POPULATION BY AGE 1990 - 2015.....	116
FIGURE 14: MEDIAN INCOME 1989 – 1999	119
FIGURE 15: INCOME DISTRIBUTION 1999.....	119
FIGURE 16: EDUCATIONAL ATTAINMENT 2000	120
FIGURE 17: HOUSING TYPES 2000	121
FIGURE 18: MEDIAN HOME SALE PRICES.....	126
FIGURE 19: MEDIAN HOME PRICE 2002-2003	126
FIGURE 20: COST BURDENED HOUSEHOLDS 1999	130
FIGURE 21: DISTANCE TO WORK.....	133
FIGURE 22: INDUSTRY SECTOR JOBS - PORTLAND	134
FIGURE 23: UNEMPLOYMENT 1999 - 2003.....	134
FIGURE 24: GREATER PORTLAND JOB GROWTH.....	135
FIGURE 25: ANNUAL JOB GROWTH.....	135
FIGURE 26: CONSUMER RETAIL SALES STANDISH.....	137
FIGURE 27: RETAIL SALES IN STANDISH.....	138
FIGURE 28: RETAIL SALES BY CATEGORY.....	139
FIGURE 29: ACRES OF HARVESTED TIMBER.....	140
FIGURE 30: STRENGTHS OF REGION	141
FIGURE 31: LAND USE BY PARCEL.....	146
FIGURE 32: LAND USE BY ACREAGE.....	146
FIGURE 33: LAND GROUP SUBCATEGORIES	147
FIGURE 34: REVENUES BY SOURCE	194
FIGURE 35: EXPENDITURES BY SERVICE AREA	194
FIGURE 36: CAPITAL ASSETS BY CLASS	197
FIGURE 37: NEW ROADS CONSTRUCTION SCHEDULE.....	197
FIGURE 38: DEVELOPABLE LAND AREA ANALYSIS.....	202

Maps

MAPS 1: GROWTH PATTERNS 1999 - 2004	33
MAPS 2: FUTURE LAND USE MAP.....	51
MAPS 3: FUTURE LAND USE MAP WITH ZONING	53
MAPS 4: EXISTING LAND USE.....	149
MAPS 5: NEW DWELLINGS 1999 - 2005	152

STANDISH MAPS

STANDISH 'DEVELOPMENT-CONSTRAINTS MAPS

- 1. High Value Habitats**
- 2. Existing Land Use**
- 3. Steep Slopes and Unsuitable Soils**
- 4. Farm, Open Space and Tree Growth Parcels**
- 5. Undeveloped Habitats and Conservation Land**
- 6. Water Resources**