

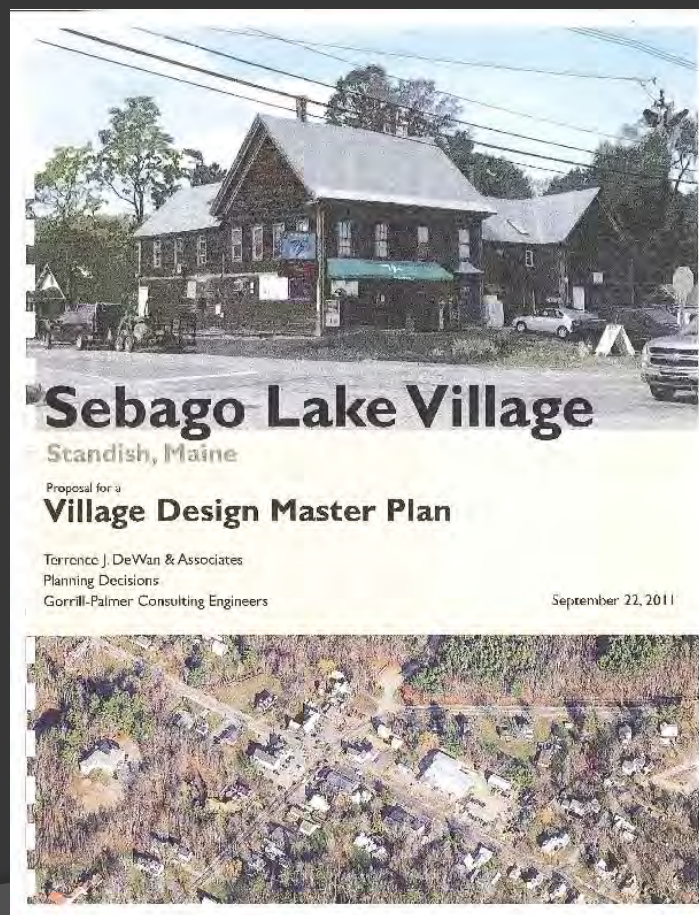


SEBAGO LAKE VILLAGE MASTER PLAN

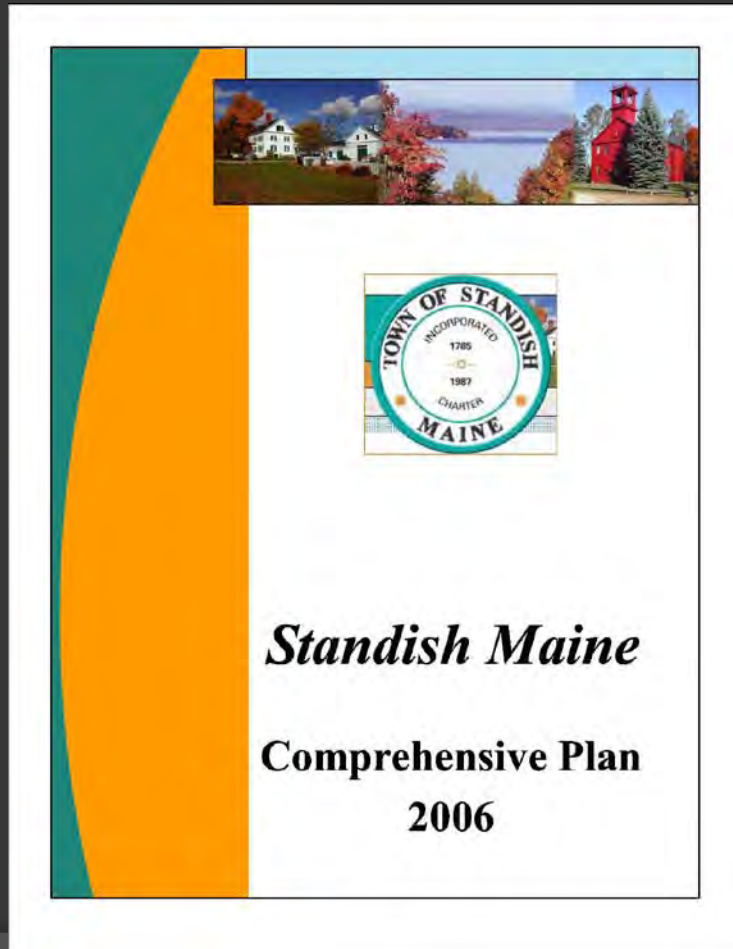
PUBLIC FORUM

Wednesday, May 16th, 2012
7:00 PM
Town Hall

Introduction by: Alton Benson
Presenting
Terry DeWan & Associates



THE VILLAGE DESIGN PROCESS CAME OUT OF A RECOMMENDATION FROM OUR 2006 COMPREHENSIVE PLAN





THE 2006 COMPREHENSIVE PLAN USED A 2005 TOWN WIDE SURVEY

SURVEY STATISTICS

- 5,100 surveys mailed to taxpayers/voters in March 2005
- 719 returned (14.1% response rate).
- 95% confidence level
- +/- 3.5% margin of sampling error.
- Results are consistent with the U.S. 2000 Census Data



2005 Survey Results

- ⦿ Current vision hasn't changed!
 - Protect our natural resources
 - Preserve our rural character
 - Maintain a reasonable tax base
- ⦿ 31% of population envisions Standish as a diverse community with a mix of commercial and residential development
- ⦿ 20% are satisfied with the way Standish looks now and do not want any substantive changes

New Town Services for Consideration over the next 10 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.

<u>Service</u>	Yes	No	No Opinion
Town Beach	68.30%	14.90%	9.90%
Village Sidewalks	66.50%	17.70%	9.20%
Adult Education	53.80%	19.60%	19.20%
Sports Fields	49.70%	26.80%	15.40%
Other Recreational Facilities	49.40%	21.10%	20.00%
Community Center	48.40%	26.00%	17.20%
Public Water	44.60%	32.40%	14.60%
Garbage Pick Up	39.10%	42.80%	10.60%
Public Sewer	33.80%	42.80%	15.30%
Other	2.80%	2.10%	4.90%

Sebago Lake Village compared to our Steep Falls & Standish Corner villages

	Standish Corners				<u>Sebago Lake Village</u>				Steep Falls			
	Excl	Good	Fair	Poor	Excl	Good	Fair	Poor	Excl	Good	Fair	Poor
Overall layout	3.60%	39.60%	33.10%	9.50%	1.30%	22.50%	30.50%	21.60%	1.90%	27.00%	22.10 %	10.40 %
Building Design	3.90%	46.60%	27.50%	6.00%	0.30%	16.30%	32.00%	25.90%	1.10%	20.70%	27.00 %	11.80 %
Signage	3.60%	42.70%	30.30%	7.10%	1.40%	24.90%	30.60%	16.40%	1.30%	22.50%	38.20 %	9.90%
Sidewalks	1.50%	9.90%	17.70%	54.80%	0.60%	5.00%	15.20%	53.00%	0.80%	8.80%	17.90 %	31.20 %
Parking	2.20%	23.80%	24.20%	34.40%	0.60%	10.70%	25.90%	37.60%	1.40%	13.80%	27.00 %	16.80 %
Traffic Flow	2.10%	24.80%	38.10%	21.40%	1.00%	18.90%	32.70%	22.70%	2.80%	35.00%	17.00 %	5.10%
Lighting	2.60%	38.80%	32.40%	10.20%	0.60%	20.70%	33.70%	18.90%	0.70%	19.90%	25.70 %	12.20 %
Landscaping	2.80%	31.20%	37.10%	13.40%	0.30%	9.70%	26.40%	37.40%	0.80%	17.40%	23.80 %	17.40 %
Neatness	4.50%	40.10%	33.00%	7.40%	0.60%	12.40%	29.80%	31.20%	1.30%	20.70%	24.80 %	12.90 %
Diversity of Uses	2.90%	32.80%	33.90%	12.10%	1.50%	16.00%	31.70%	21.10%	1.00%	27.50%	26.40 %	16.10 %

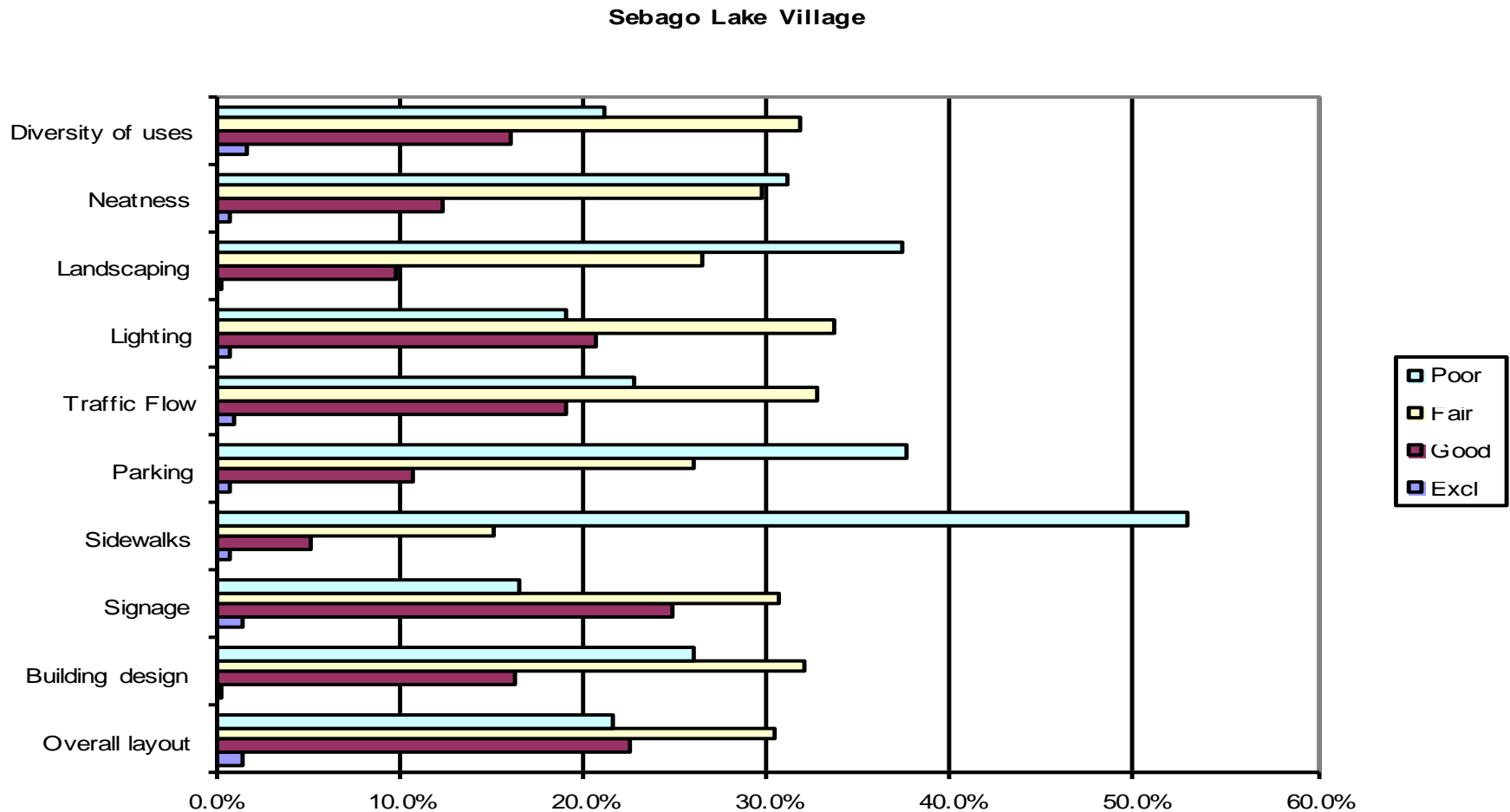
Part 4, Question #5: In general, how would you rate the following features in the VILLAGE AREAS (Standish Corners, Steep Falls, Sebago Lake Village)? Please put a check mark in the appropriate box (excellent, good, fair, or poor) for the village areas that you are familiar with.

2006 Comprehensive Plan survey - Rating of village areas

Sebago Lake Village

	Excl	Good	Fair	Poor
Overall layout	1.3%	22.5%	30.5%	21.6%
Building Design	0.3%	16.3%	32.0%	25.9%
Signage	1.4%	24.9%	30.6%	16.4%
Sidewalks	0.6%	5.0%	15.2%	53.0%
Parking	0.6%	10.7%	25.9%	37.6%
Traffic Flow	1.0%	18.9%	32.7%	22.7%
Lighting	0.6%	20.7%	33.7%	18.9%
Landscaping	0.3%	9.7%	26.4%	37.4%
Neatness	0.6%	12.4%	29.8%	31.2%
Diversity of Uses	1.5%	16.0%	31.7%	21.1%

2006 Comprehensive Plan Public Opinion Survey

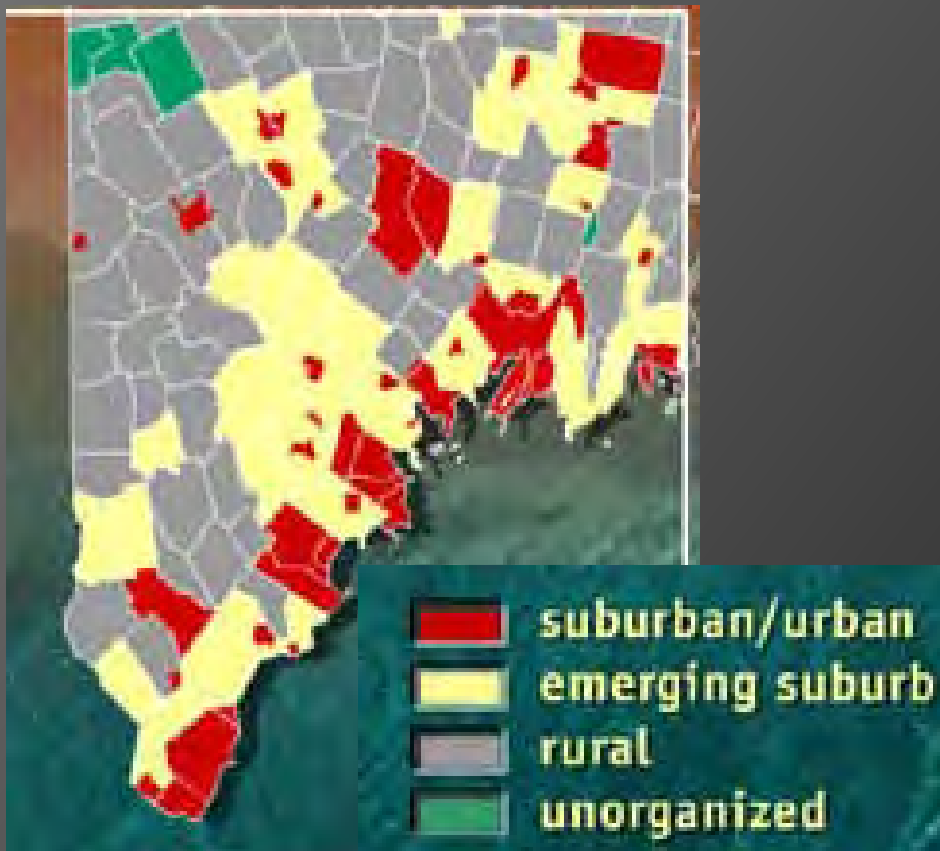




Growth Management

A Suburban Trend: Past and Present

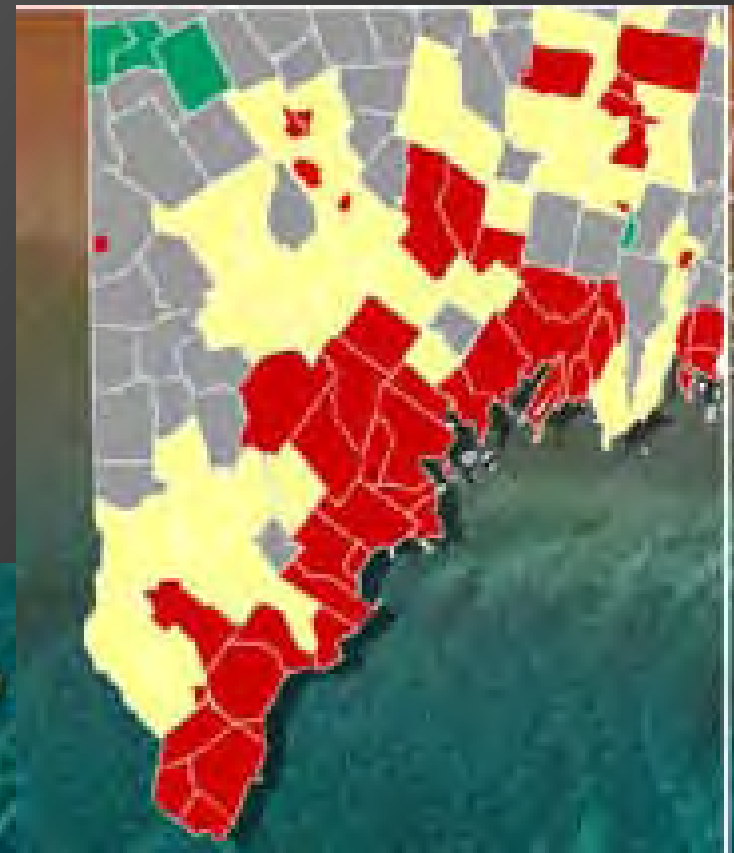
1980



Standish Population: 5,946

Cumberland County
Population: 215,868

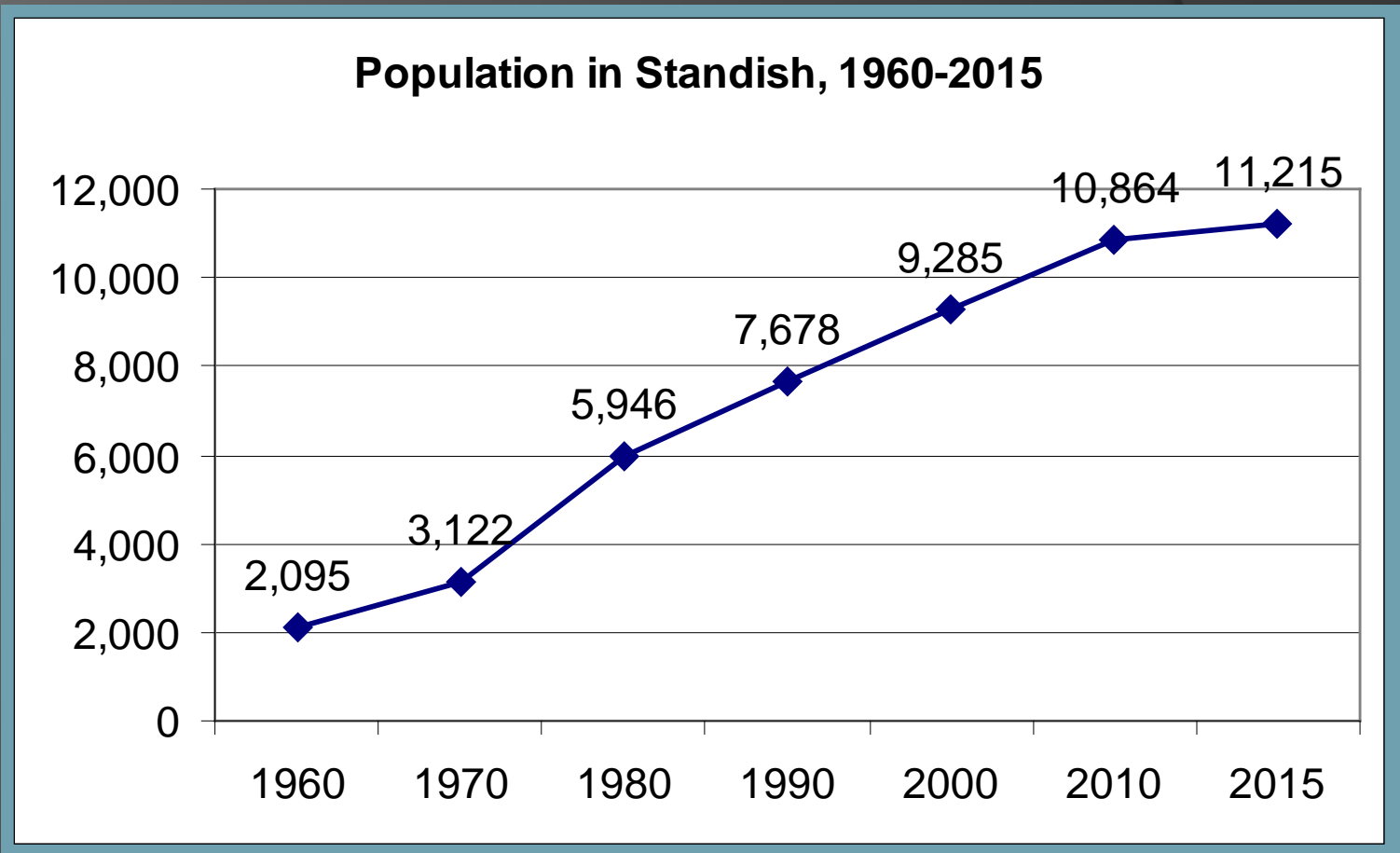
2000



Standish Population: 9,285

Cumberland County
Population: 265,447

POPULATION TREND PAST AND PRESENT



POPULATION TREND FUTURE

- By 2015 Standish will need 761 more housing units for its projected increase of 1930 residents
- At least 10% (76 units) should be affordable housing
- Standish's aging population will require elderly housing

3 MOST IMPORTANT REASONS TO LIVE IN STANDISH

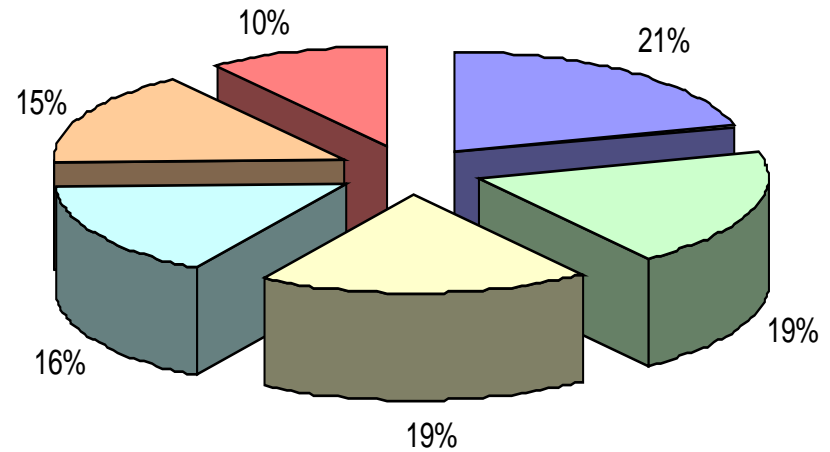
	1	2	3	Total
Rural Character	126	146	120	392
Relatives	101	112	33	246
Tax Level	94	67	66	227
Lakes Region	91	48	62	201
Housing	86	63	35	184
Nature	84	84	74	242
Near Job	51	25	29	105
Near Portland	37	89	114	240
Low crime	34	111	75	220
Schools	13	25	22	60
Town services	7	11	14	32

- ◎ The most important reason to live in Standish is the town's rural character
- ◎ Other reasons include relatives, low tax level, and location in the heart of the Lakes Region.

WAYS TO KEEP STANDISH RURAL

- To keep Standish rural and protect the town's natural resources, respondents supported developing a 'Sebago Lake Compact', expanding multi-use trails, and acquiring areas that should be protected from development

Ways to Keep Standish Rural and Protect Open Space



■ Sebago Lake Compact	■ Multi-use trail	■ Acquire areas for protection
■ Growth Management Tools	■ Develop Land Trust	■ Increase lot sizes in rural areas

TYPES OF NEW DEVELOPMENT

- 68% supported development of senior housing
- Most favored diversity of housing, i.e., single family, duplexes, townhouses, apartments
- Commercial and industrial development is supported with tight standards only

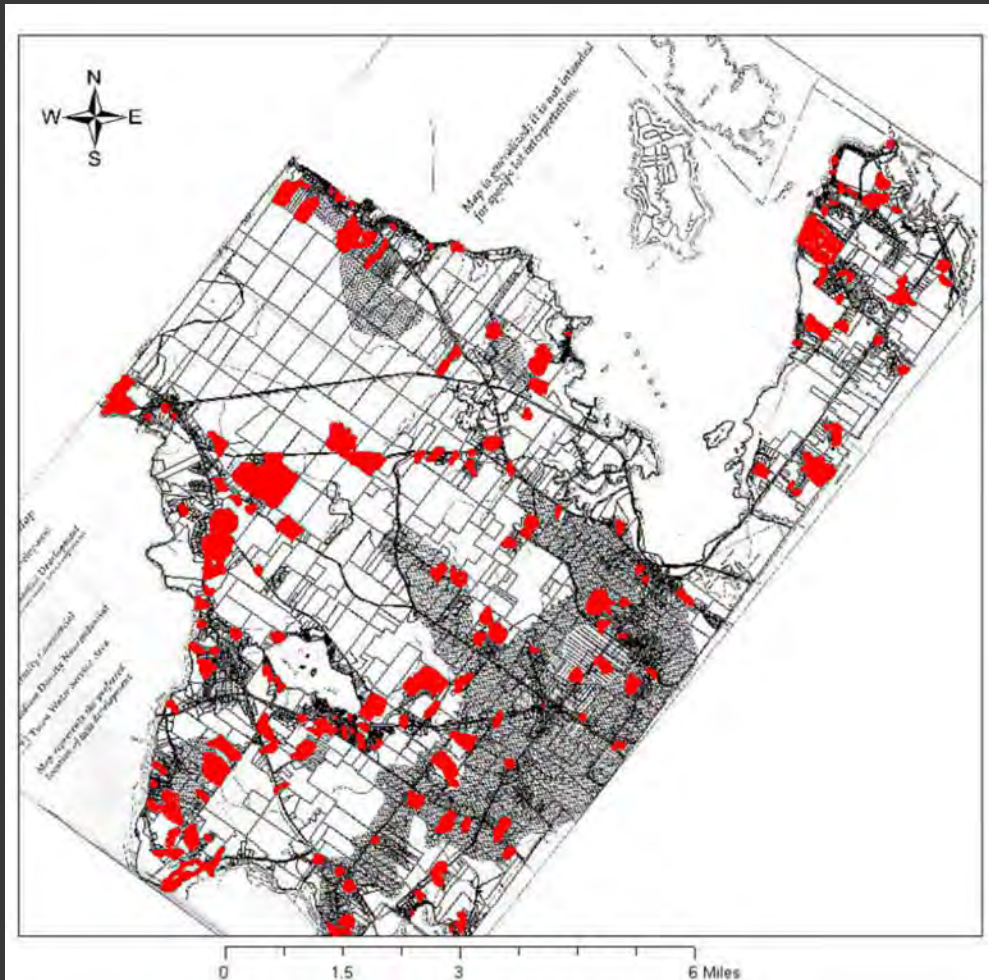
Development Type	Yes	No	Yes, TS	No opinion
Senior Housing	68%	8%	13%	5%
Single Family	66%	5%	18%	4%
Home Occupation	46%	8%	20%	15%
Duplexes	36%	28%	22%	5%
Townhouse	32%	33%	22%	4%
Commercial	32%	15%	42%	3%
Apartment	28%	32%	24%	6%
Industrial	19%	33%	34%	5%
Cluster Development	18%	38%	19%	11%
Mobile Homes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

LOCATION OF NEW DEVELOPMENT

- Overall, respondents felt that new development should be located closer to the village centers rather than in rural areas

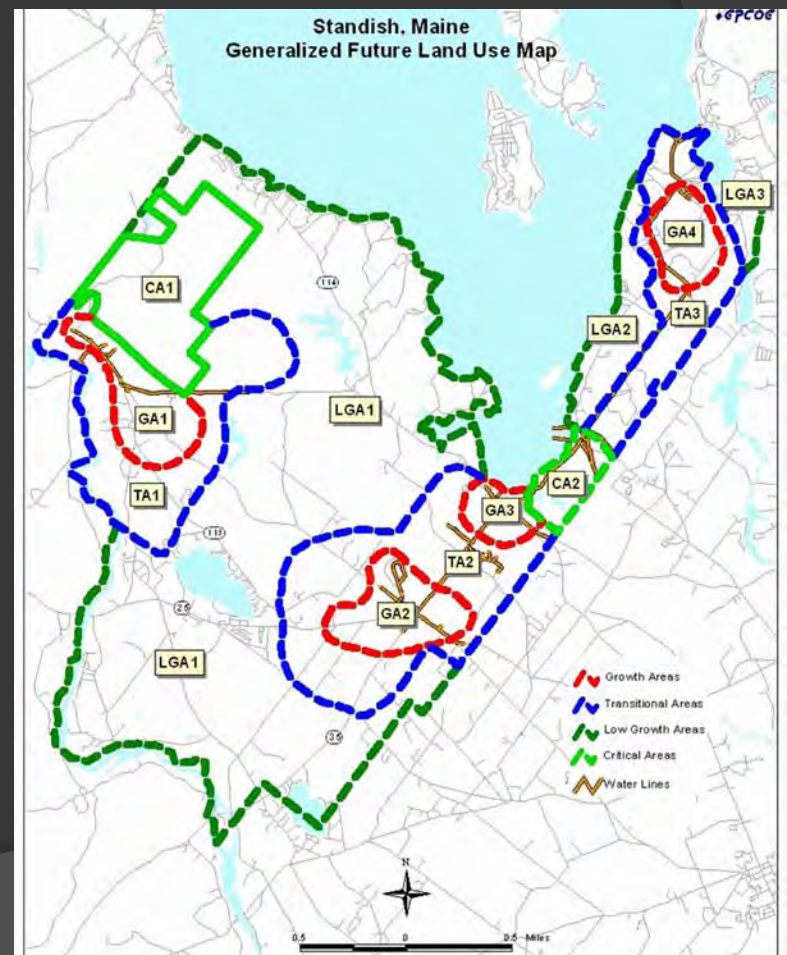


THE 2006 COMPREHENSIVE PLAN RECOMMENDED INDIVIDUAL VILLAGE STUDIES TO CREATE VILLAGES THAT WOULD ATTRACT GROWTH INTO THESE DESIGNATED GROWTH AREAS.



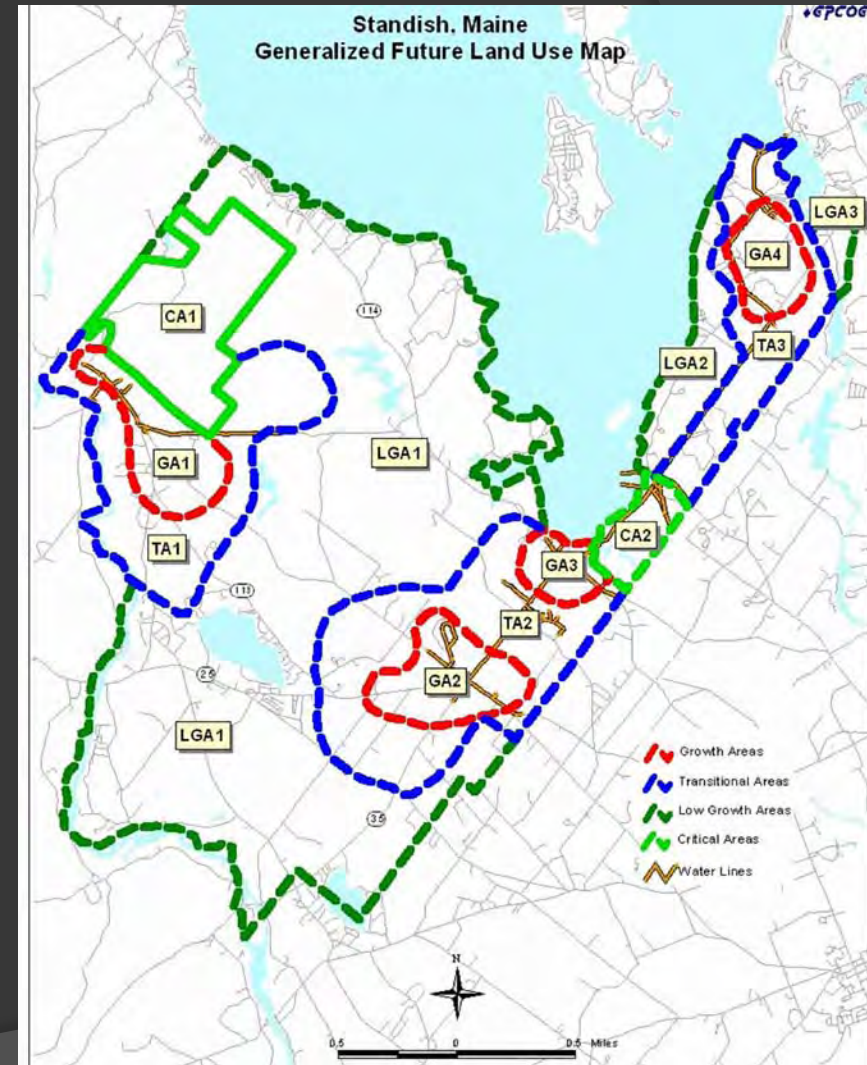
The above graphic shows the red as new lot development from 1999 to 2004

Graphic below shows 2006 Comprehensive Plan Generalized Future Land Use map

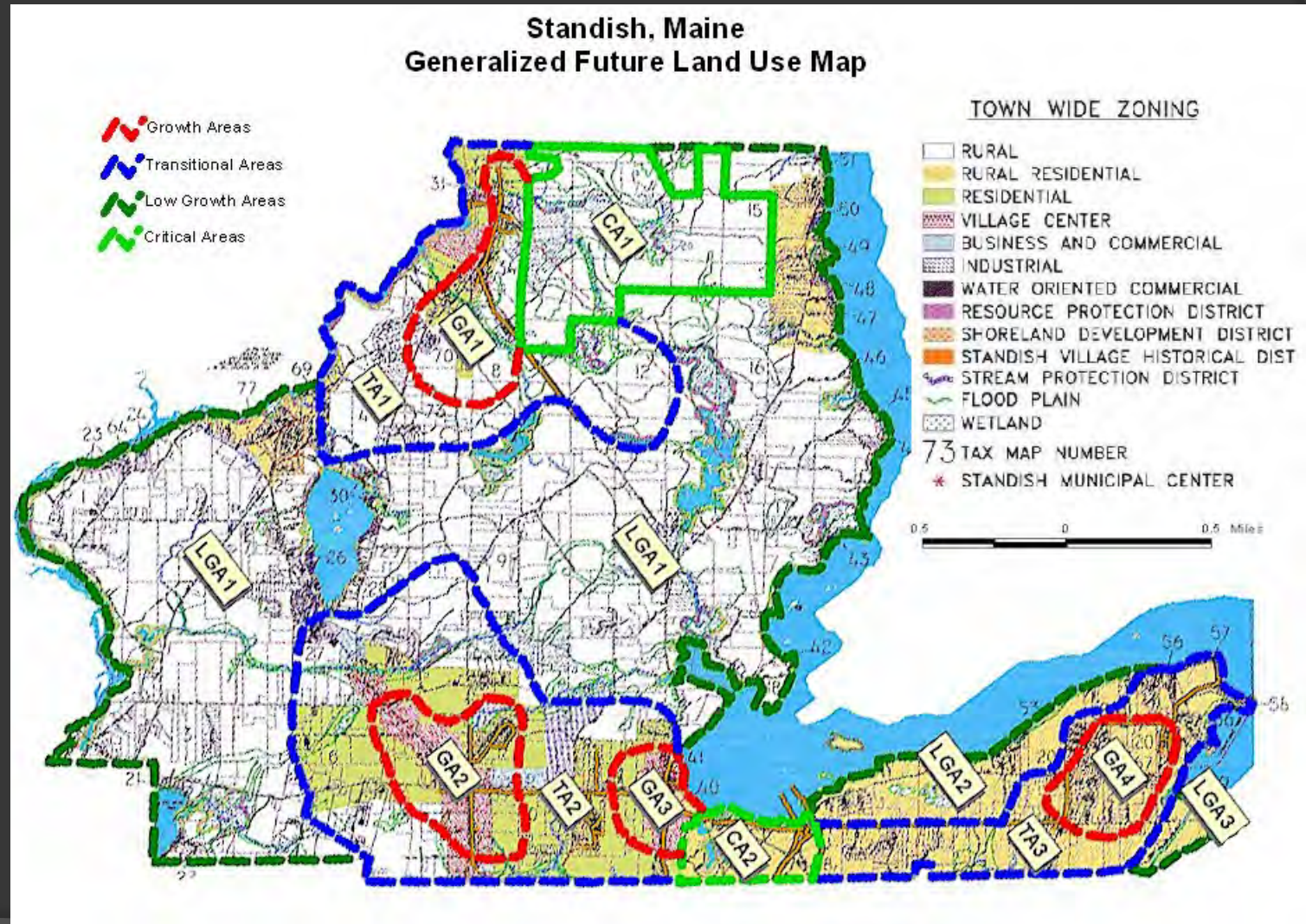


FUTURE LAND USE MAP & LEGEND

- **Growth Area (GA)**
 - Growth is incented and encouraged
- **Transitional Area (TA)**
 - Growth is expected and accommodated
- **Low Growth Area (LGA)**
 - Growth is discouraged, controlled and buffered
- **Critical Area (CA)**
 - No growth is expected



OVERLAY OF FUTURE LAND USE MAP ON TOP OF STANDISH ZONING MAP



SEBAGO LAKE VILLAGE IS THE 2ND OF THE 3 VILLAGE PLANS PROPOSED IN THE 2006 COMPREHENSIVE PLAN.



Scene Sebago Lake Maine

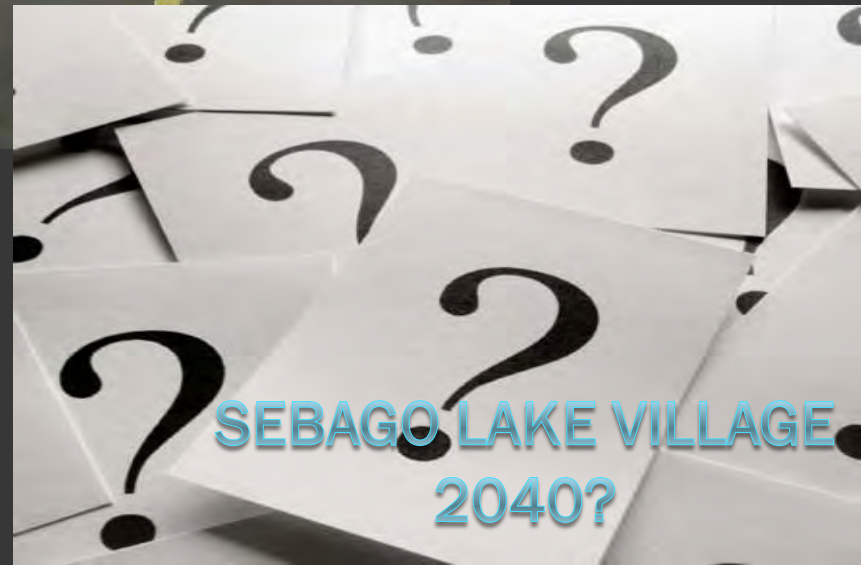
11.

ONE THING IS CERTAIN CHANGE WILL COME. THE GOAL
IS THAT WHEN CHANGE COMES IT WILL MAKE THIS
VILLAGE A BETTER PLACE TO LIVE AND WORK.

SEBAGO LAKE VILLAGE 2000



SEBAGO LAKE VILLAGE
1940



SEBAGO LAKE VILLAGE
2040?

ONE THING IS CERTAIN CHANGE WILL COME. THE GOAL IS THAT WHEN CHANGE COMES IT WILL MAKE THIS VILLAGE A BETTER PLACE TO LIVE AND WORK.



COMPARISON OF A GOOGLE STREET VIEW IMAGE TODAY TO AN OLD POSTCARD LOOKING AT TJS AND DOWN NORTHEAST ROAD EXTENSION TO SEBAGO LAKE



Historic postcard
Road to Lake, Sebago Lake, ME



Current Google Street View image

OLD POSTCARD LOOKING AT TJS AND DOWN NORTHEAST ROAD EXTENSION TO SEBAGO LAKE



SEBAGO LAKE VILLAGE IS SHOWN AS GROWTH AREA #3 ON THE FUTURE LAND USE MAP

The Comprehensive Plan recommended an individual village plan for each village, not a one size fits all solution for everyone.

An RFP process was created and Terrence DeWan & Associates team with Planning Decisions and Gorrill Palmer consulting Engineers were chosen to lead this village design project.

Village Core Issues

- Traffic Flow
- Parking - Sidewalk

Growth Area

- Overall Layout
- Diversity of uses

