

SEBAGO LAKE VILLAGE PUBLIC FORUM

May 16, 2012



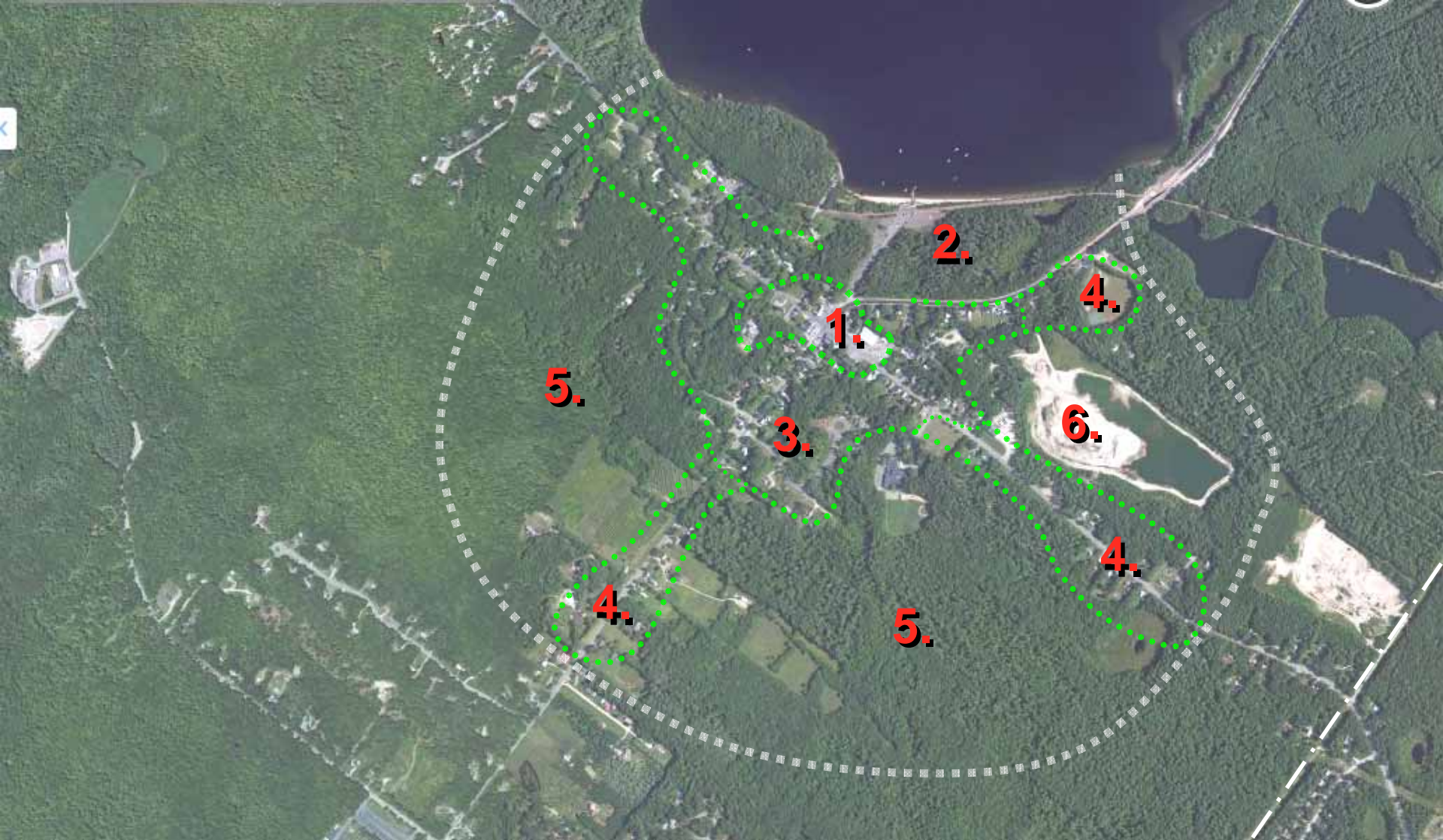


LGA1

TA2

GA3

GA3 Growth Area
Sebago Lake Village
2006 Comprehensive Plan



1. Village Core
2. Lakefront
3. Inner Residential

4. Outer Residential
5. SE / SW Quads
6. Gravel Pit

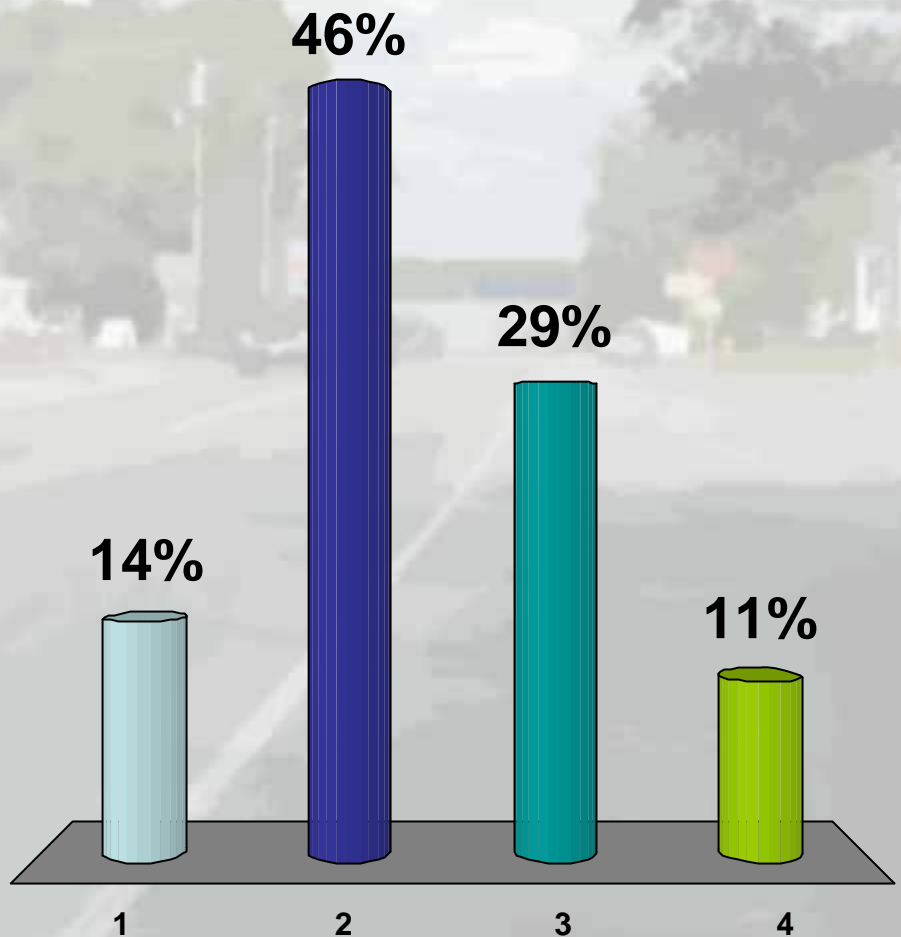
Growth SubAreas Sebago Lake Village

INTRODUCTION



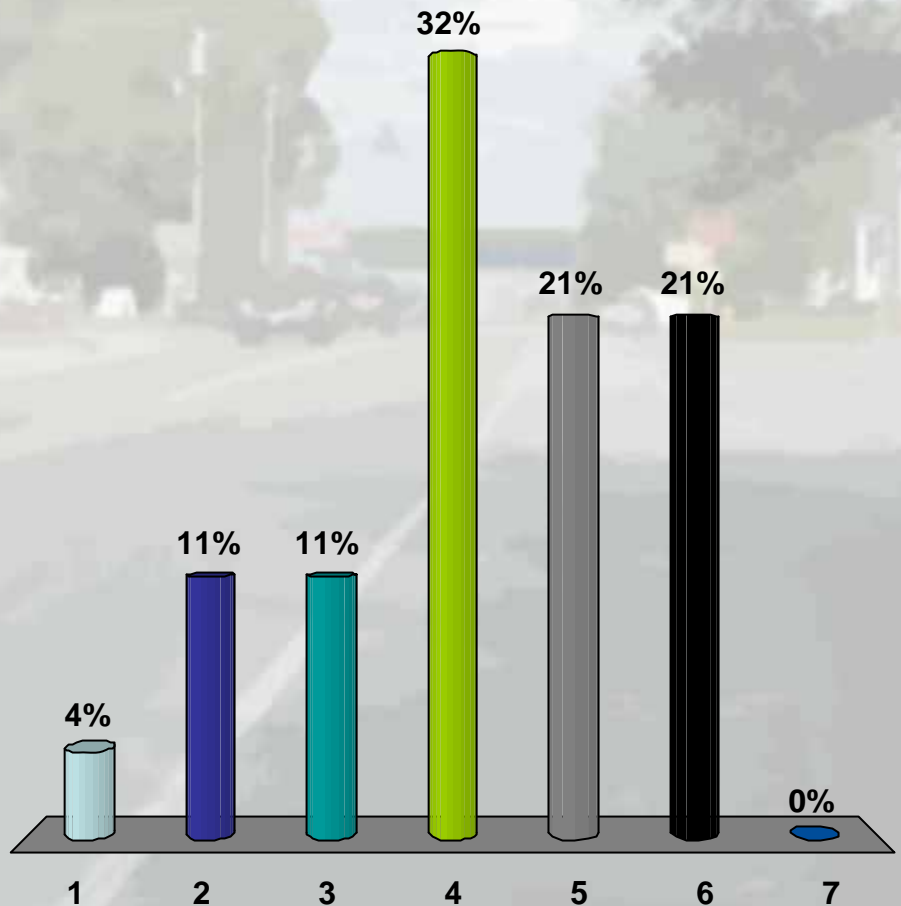
What is your favorite time of the year?

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



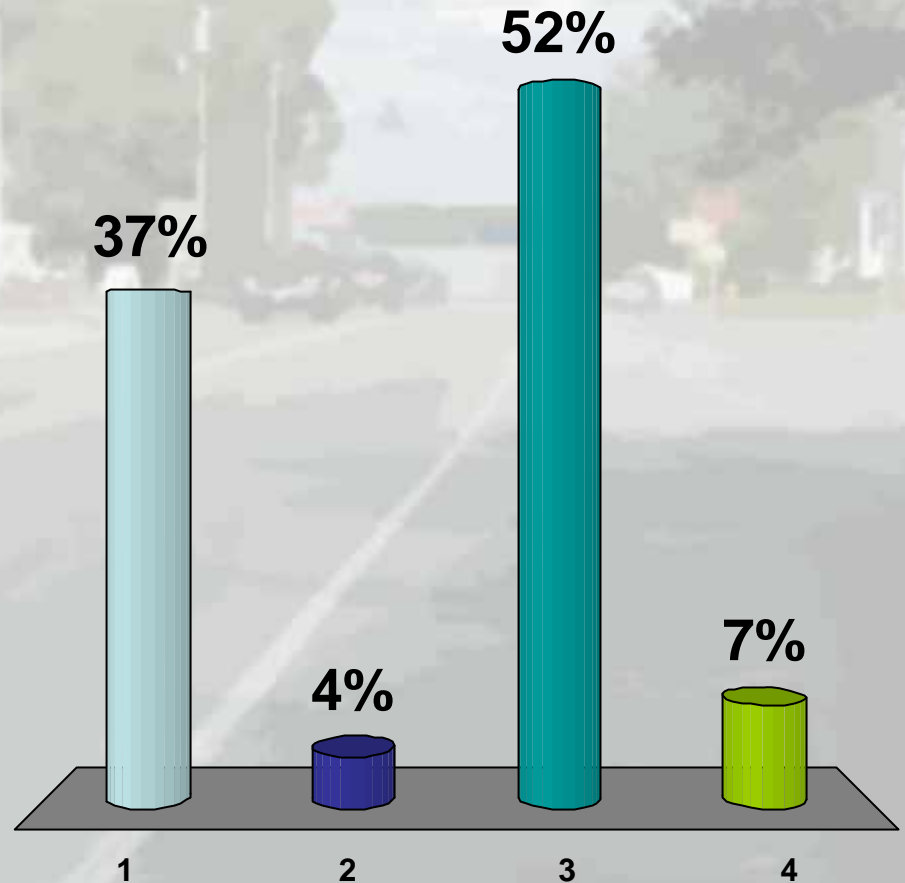
What is your age?

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



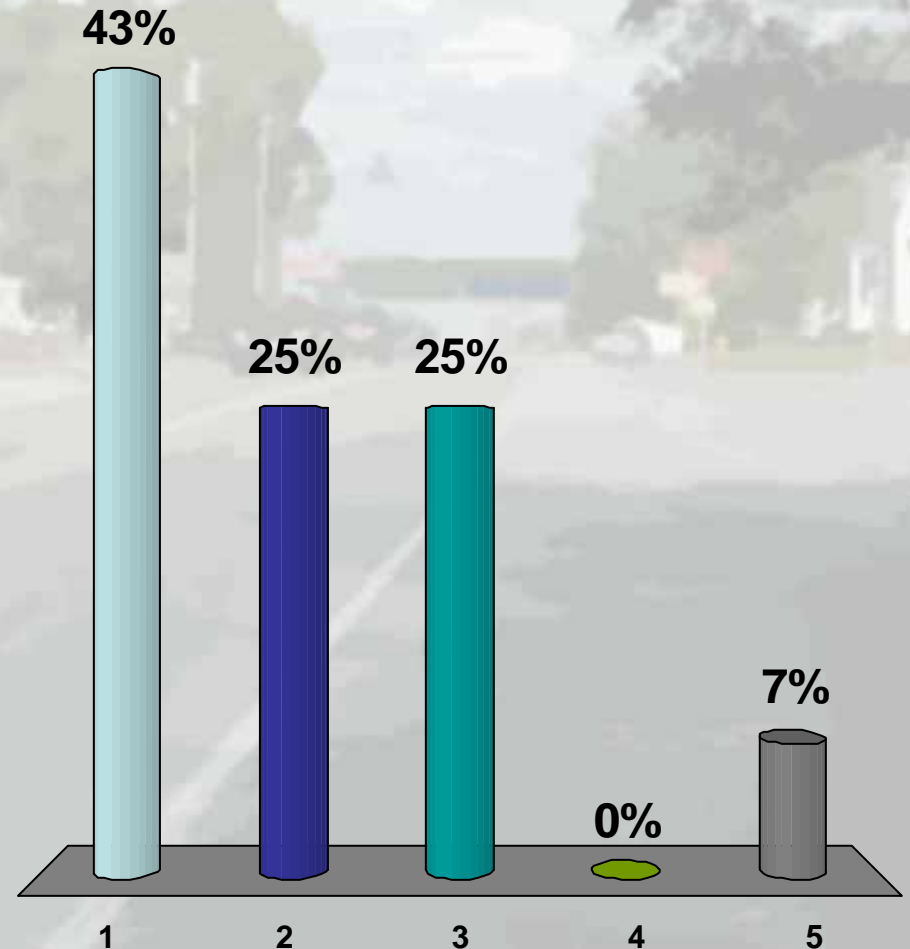
Where do you call home?

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



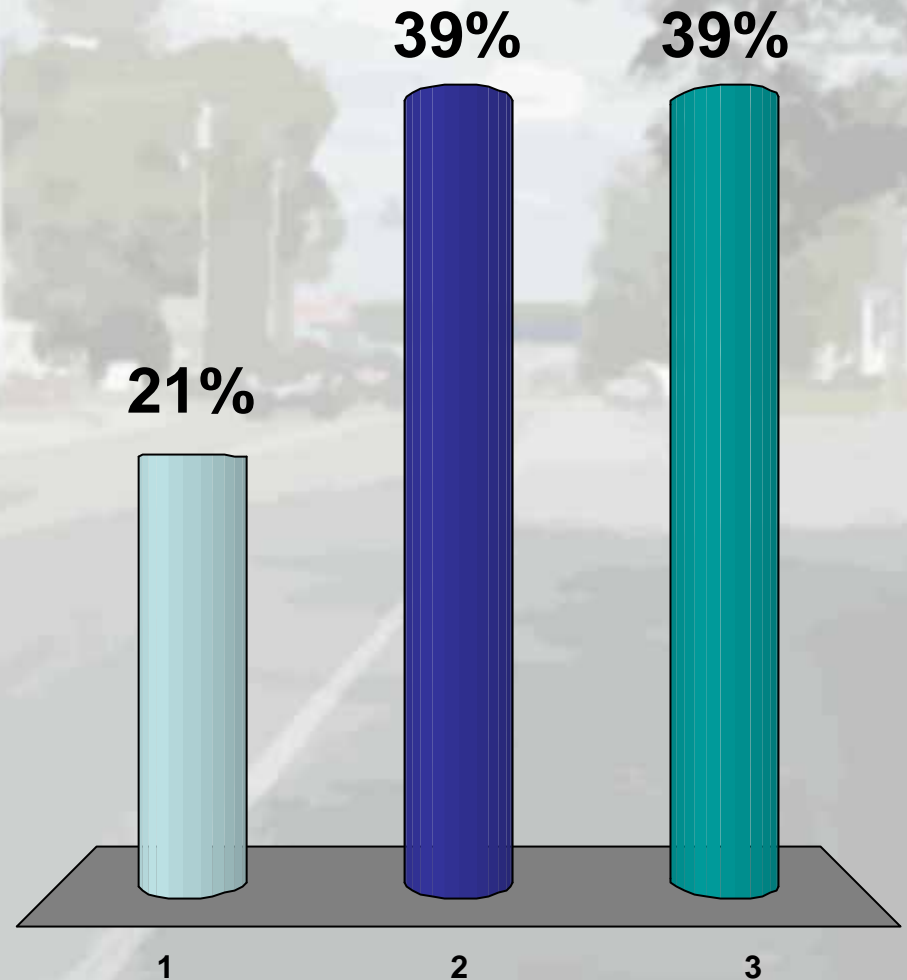
How long have you lived in Standish?

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



How involved have you been in planning for Standish?

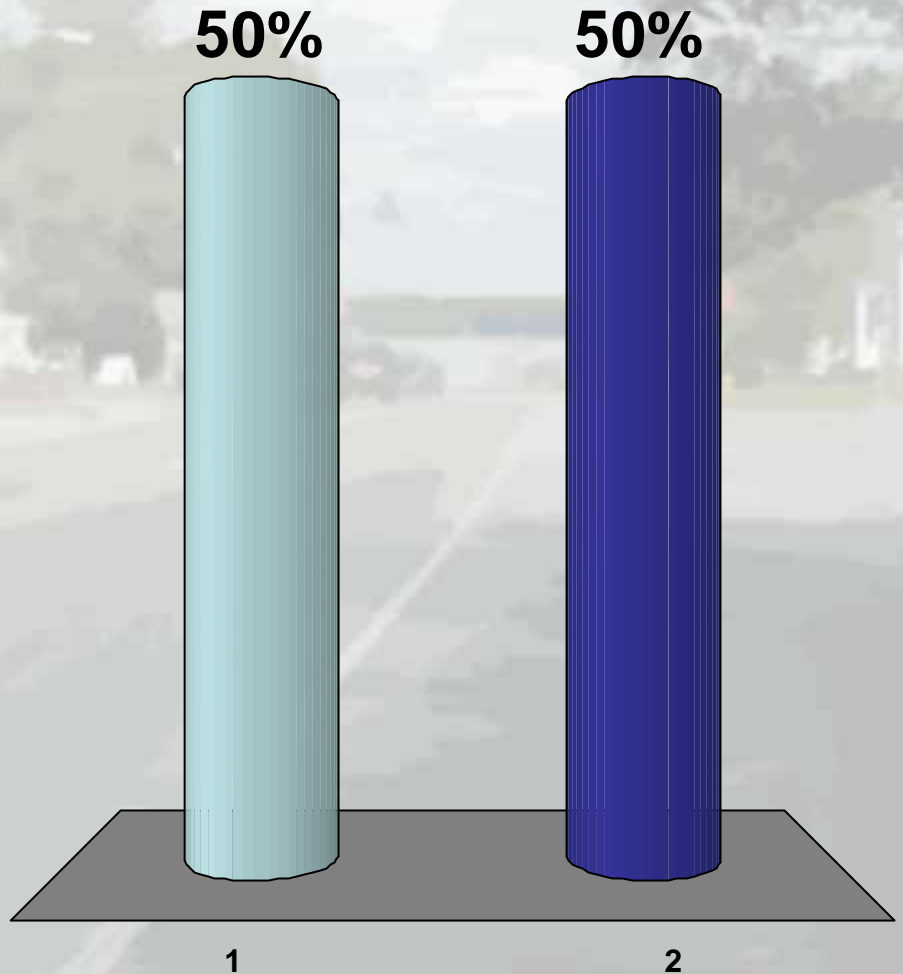
1. Deeply involved
2. Somewhat involved
3. This is my first planning meeting



Are you involved in other town activities?

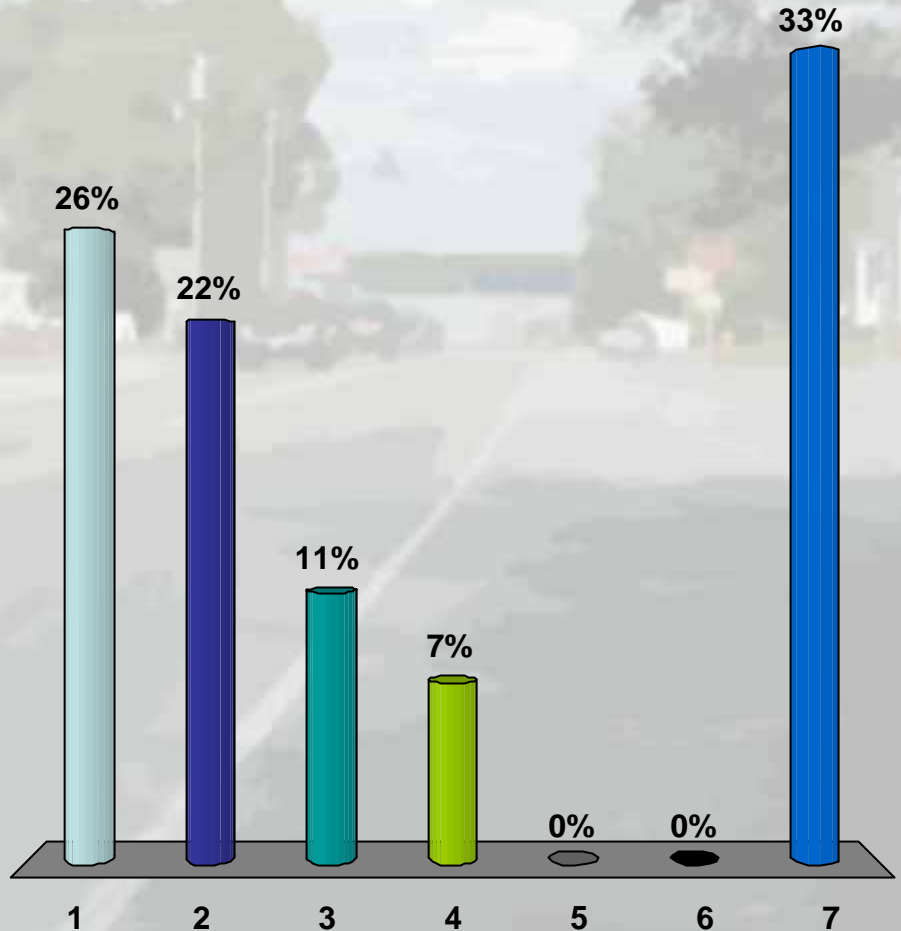
1. Yes

2. No



How did you hear about tonight's meeting?

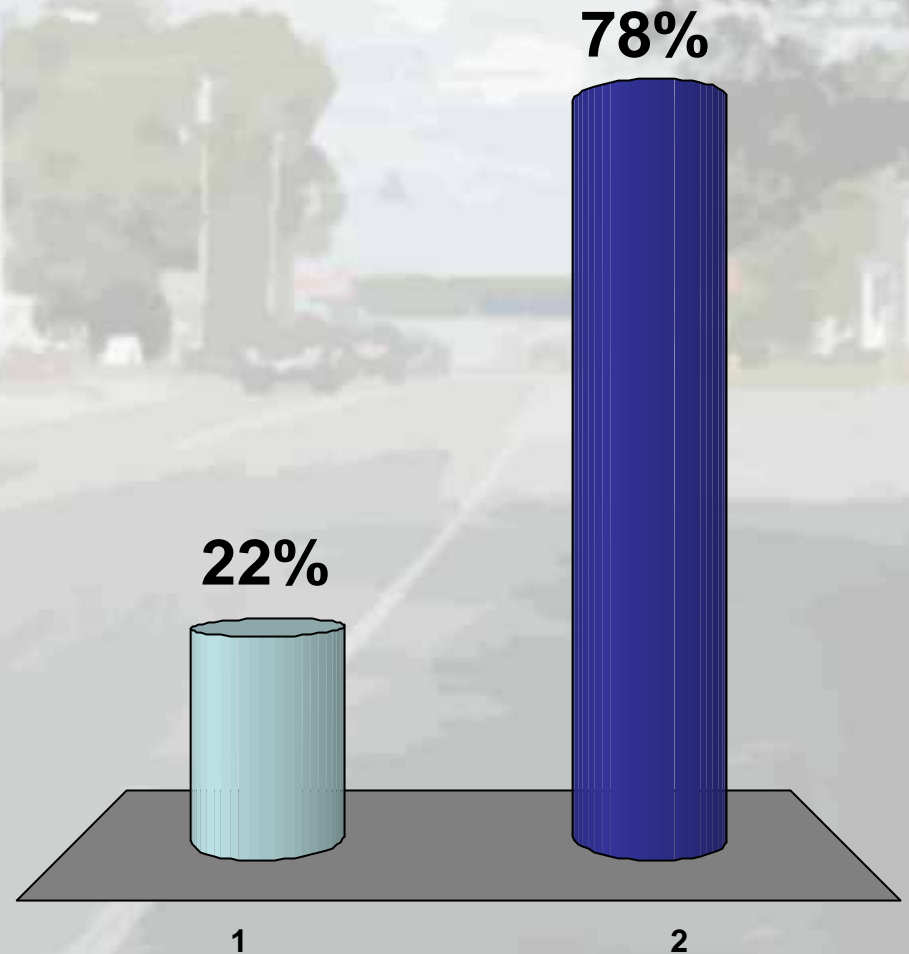
1. Personal Invitation
2. Email
3. Flyer/Poster
4. Town Calendar
5. Newspaper
6. Cable TV
7. Other



Are you on the Sebago Lake Village Master Plan Committee?

1. Yes

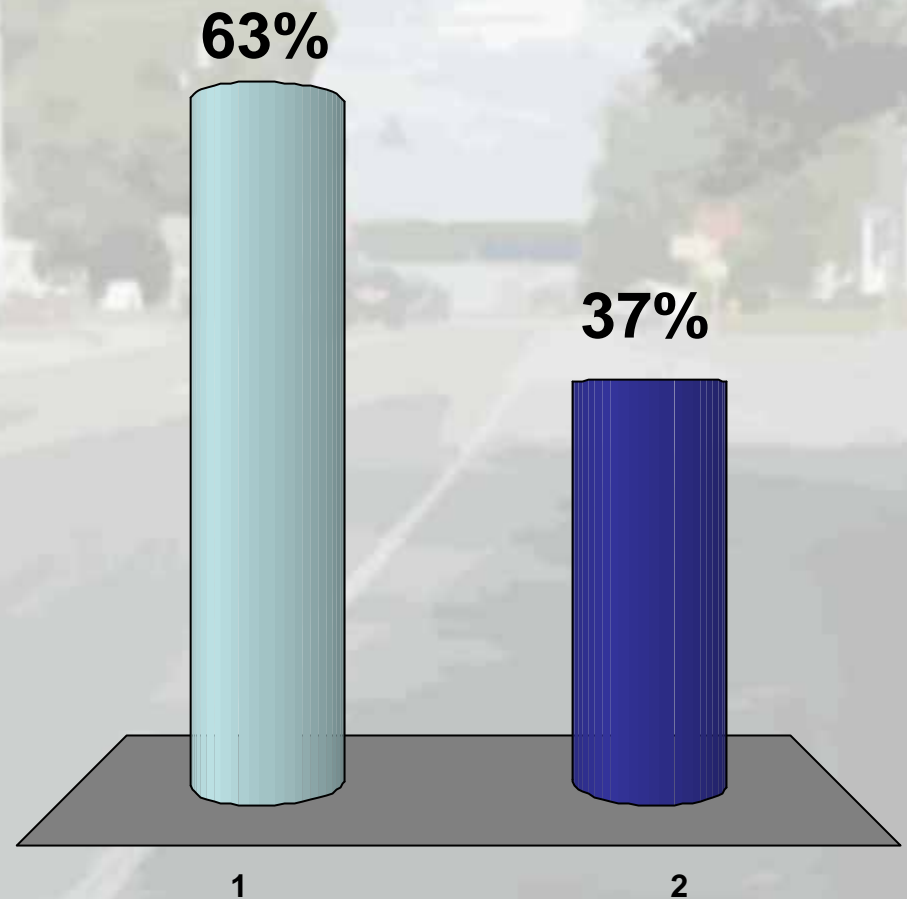
2. No



Have you been to any meetings on Sebago Lake Village or watched on TV?

1. Yes

2. No



VILLAGE CORE



569 ft

VILLAGE CORE



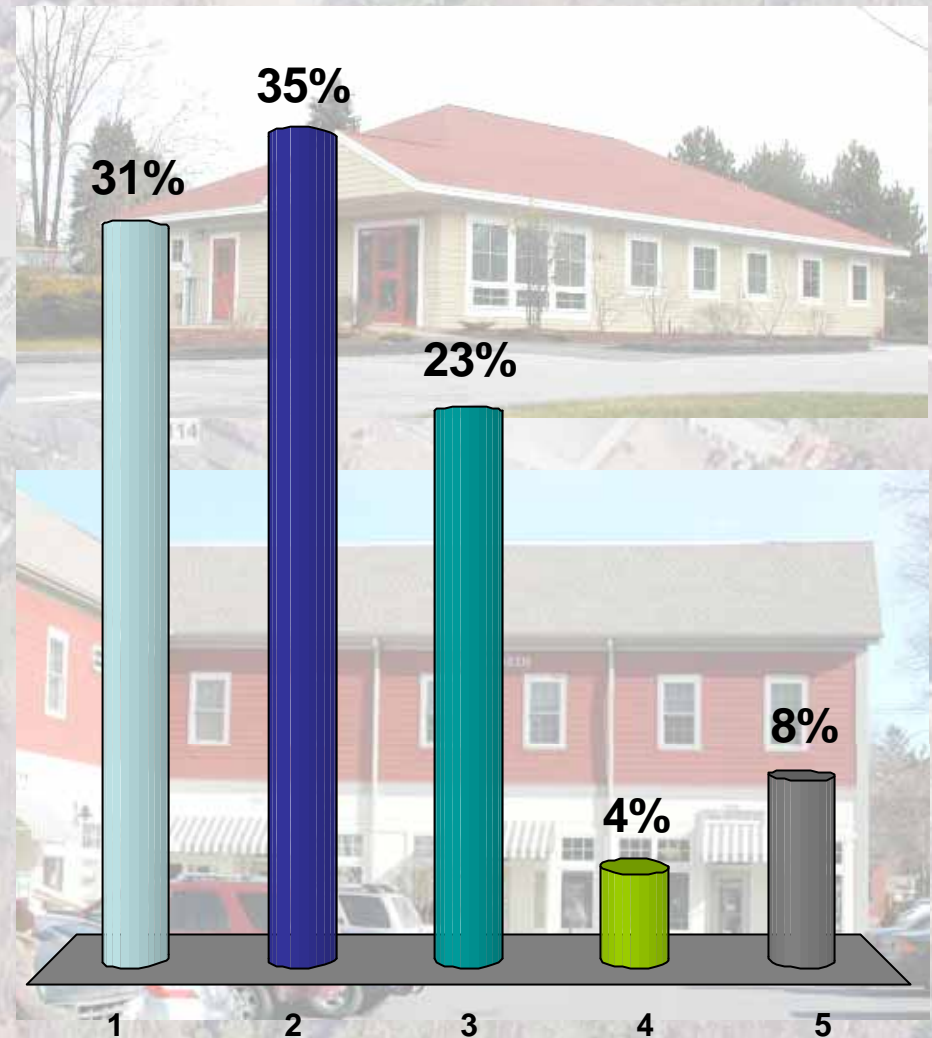
New/replacement buildings in the village core should be at least two stories in height.

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



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

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



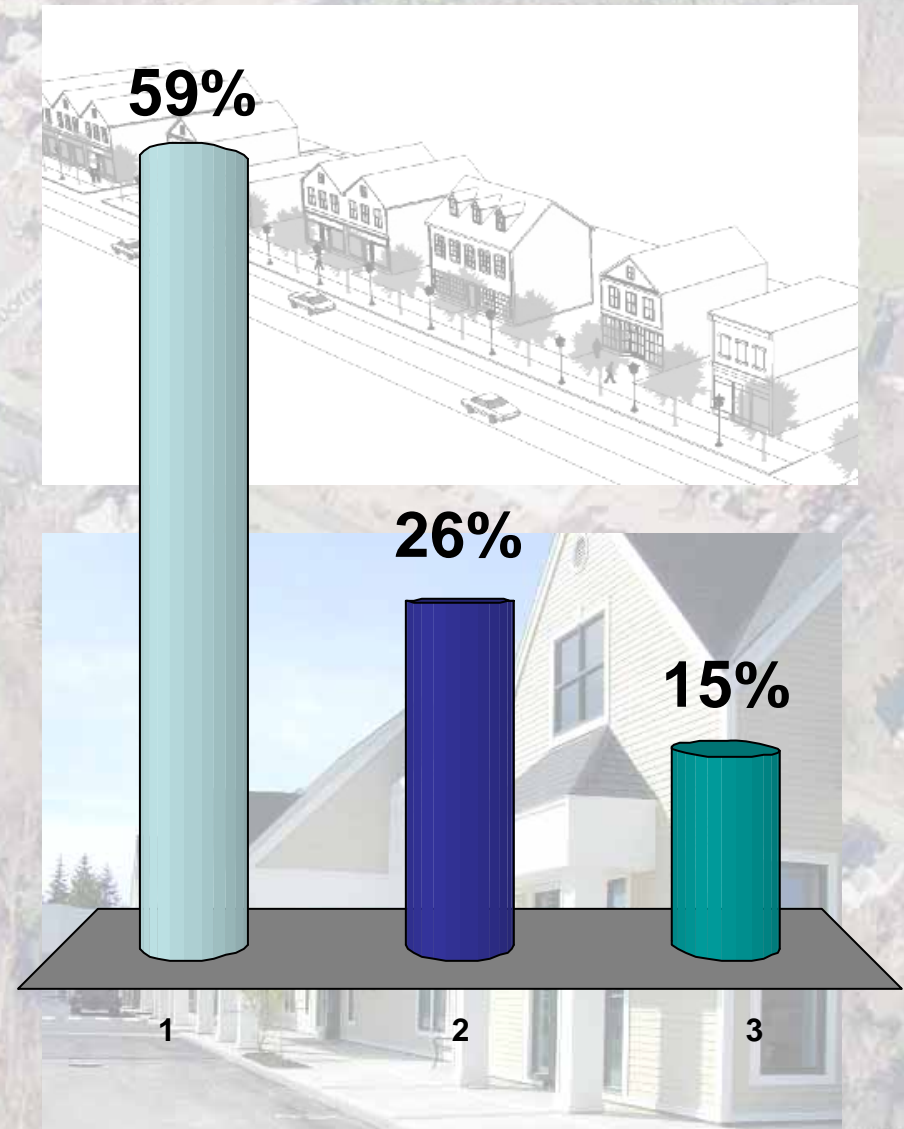
New buildings in the village core:

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



New buildings in the village core:

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



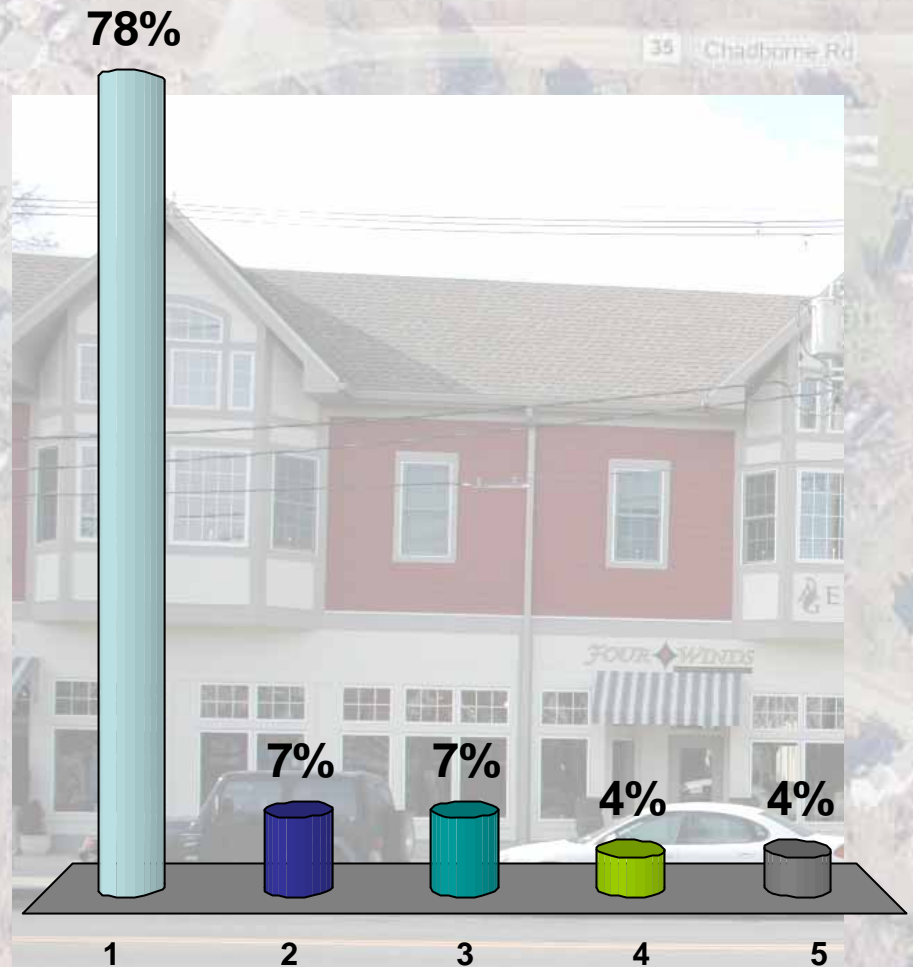
New buildings the village core should be allowed to have both commercial and residential uses.

- 1. Strongly agree**
- 2. Agree**
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New buildings the village core should be allowed to have both commercial and residential uses.

1. Strongly agree
2. Agree
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**New / replacement buildings on Route 114
between the intersection and School St. should:**



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



2. Have some green space in front.

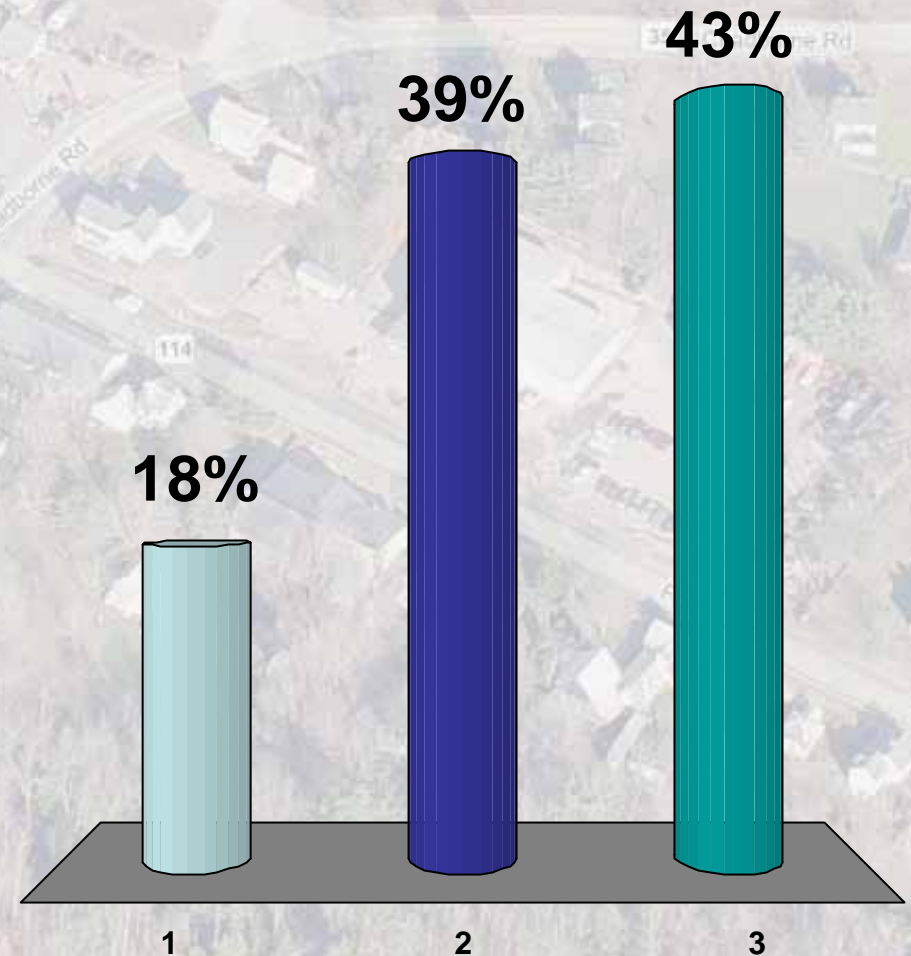


3. Be built close to the sidewalk.



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

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



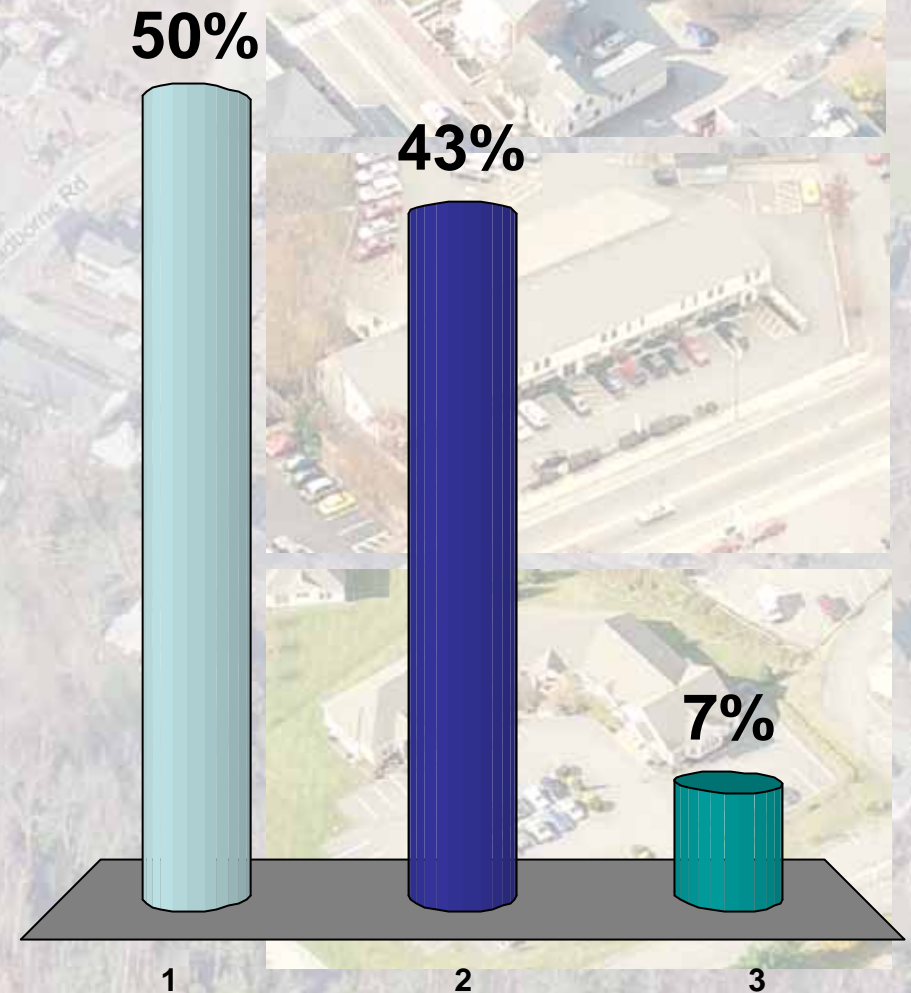
Parking for new/ replacement buildings on Route 114:

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



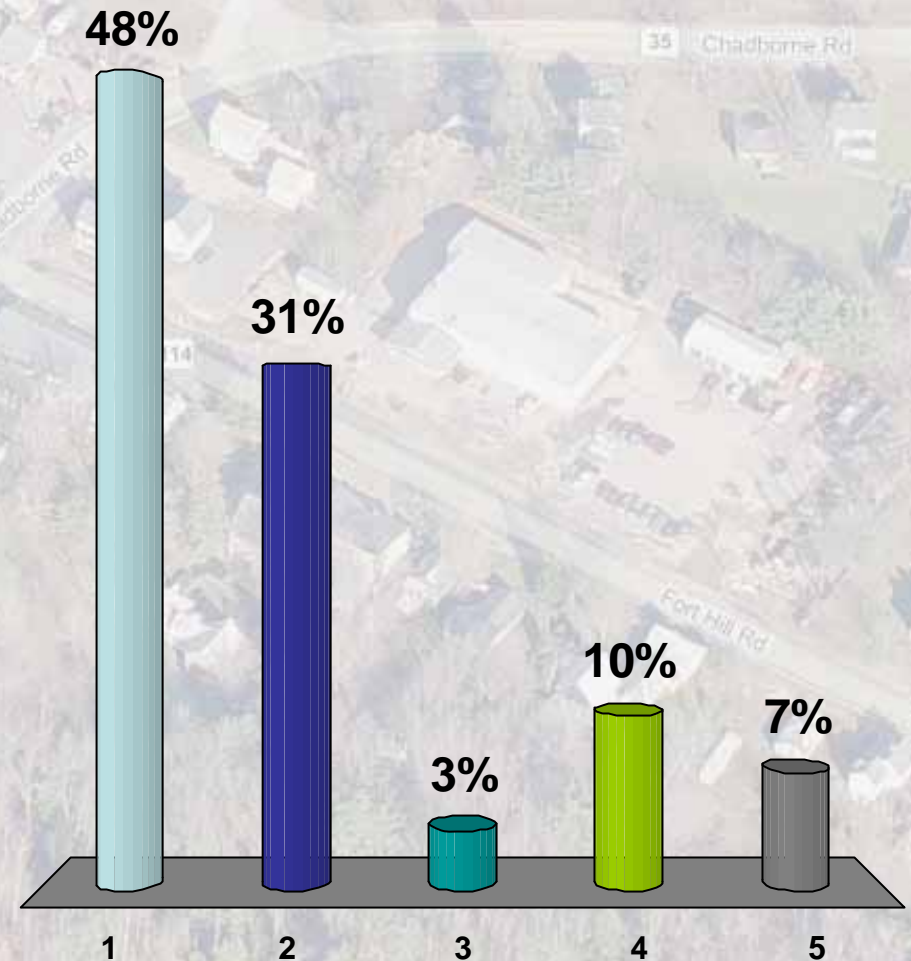
Parking for new/ replacement buildings on Route 114:

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

1. Strongly agree
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3. Neutral
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5. Strongly Disagree



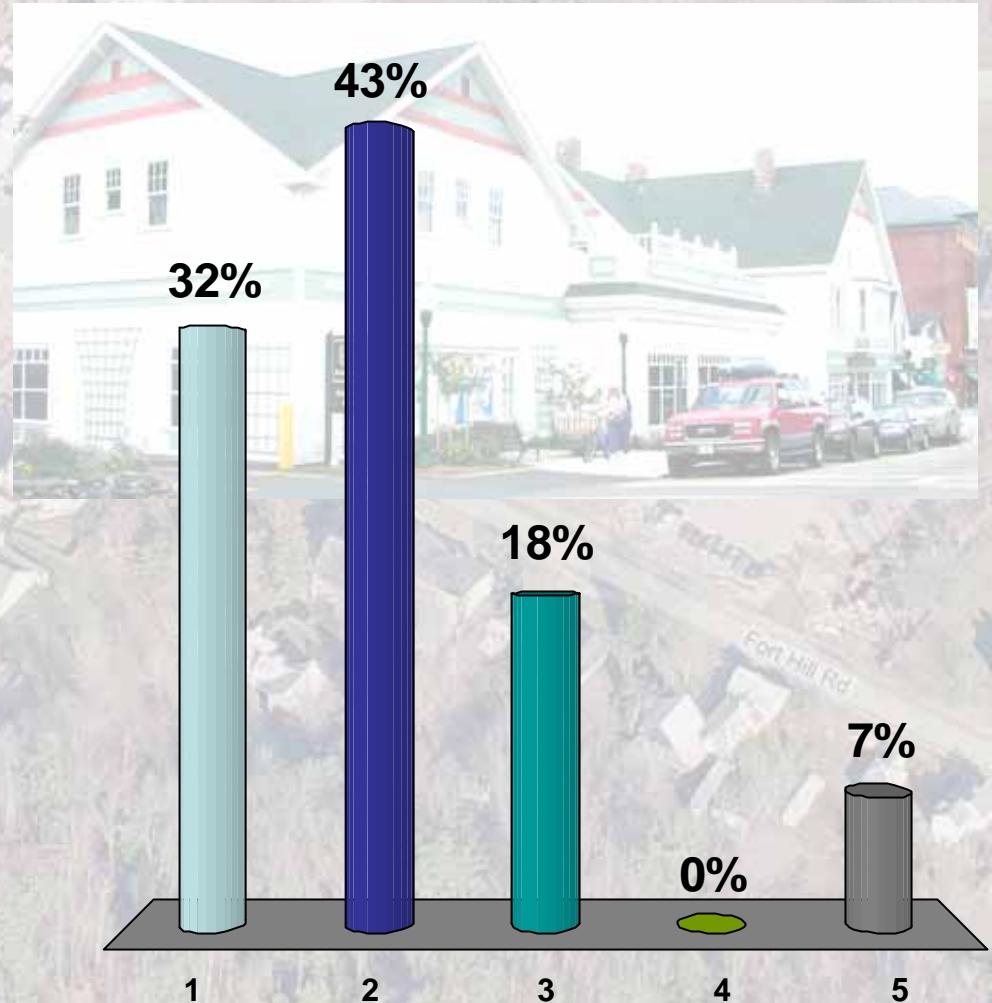
This style of building is appropriate for the Village Core.

- 1. Strongly agree**
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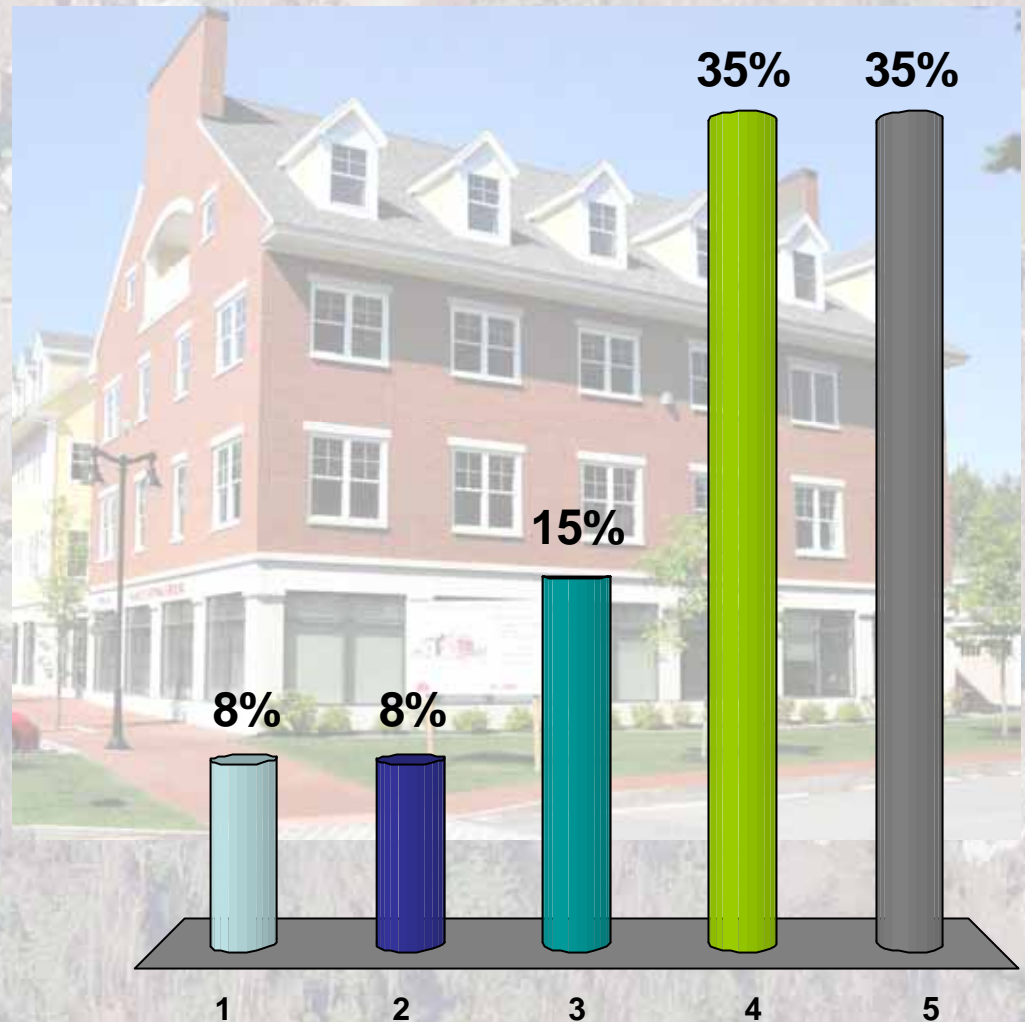
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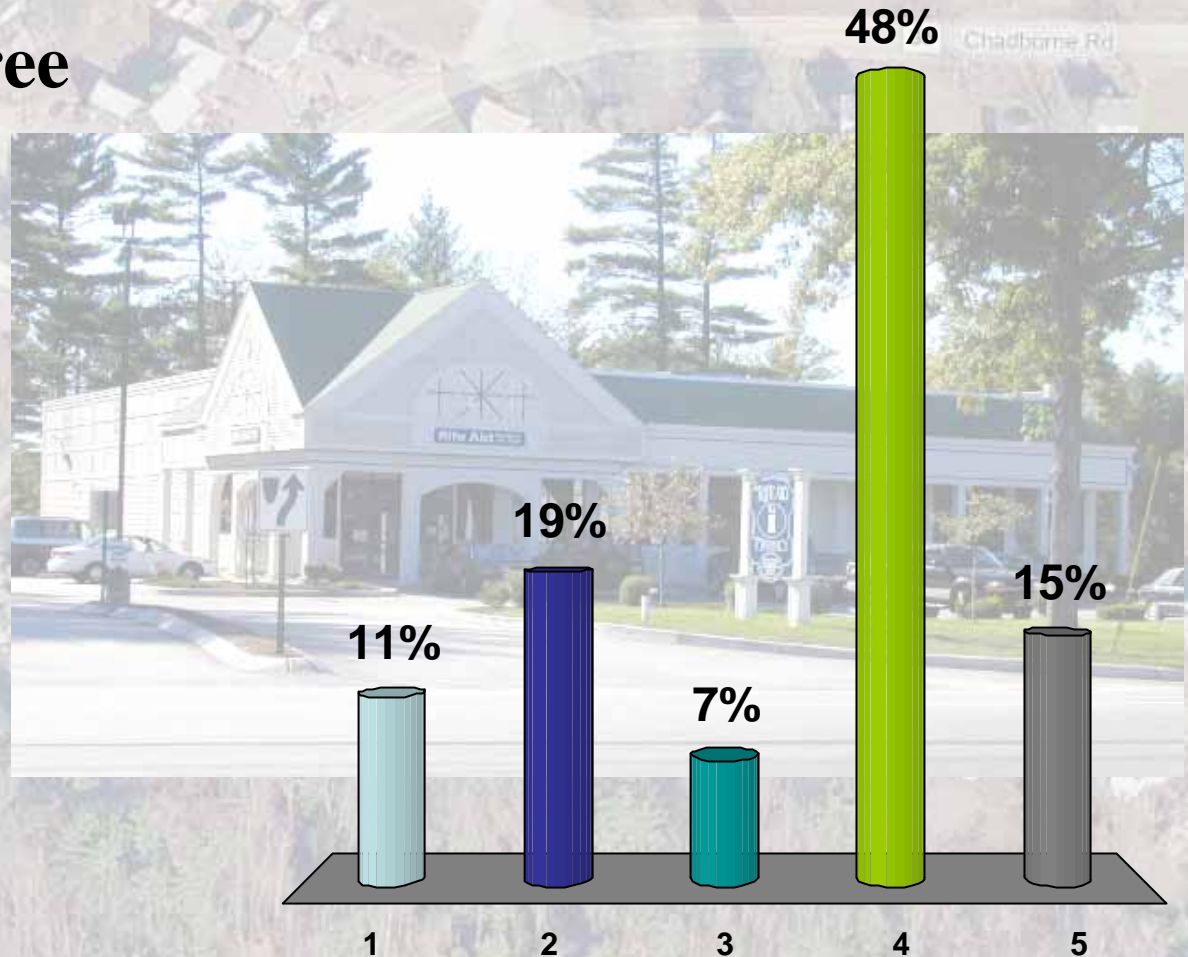
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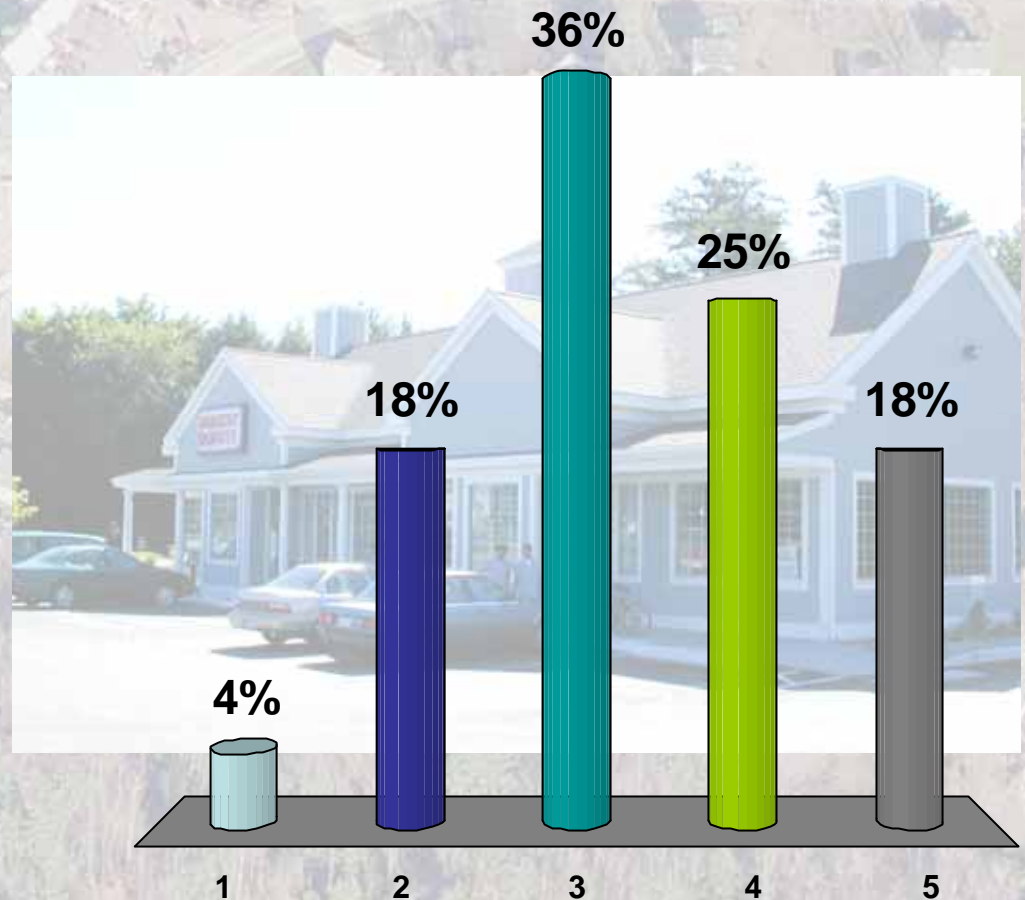
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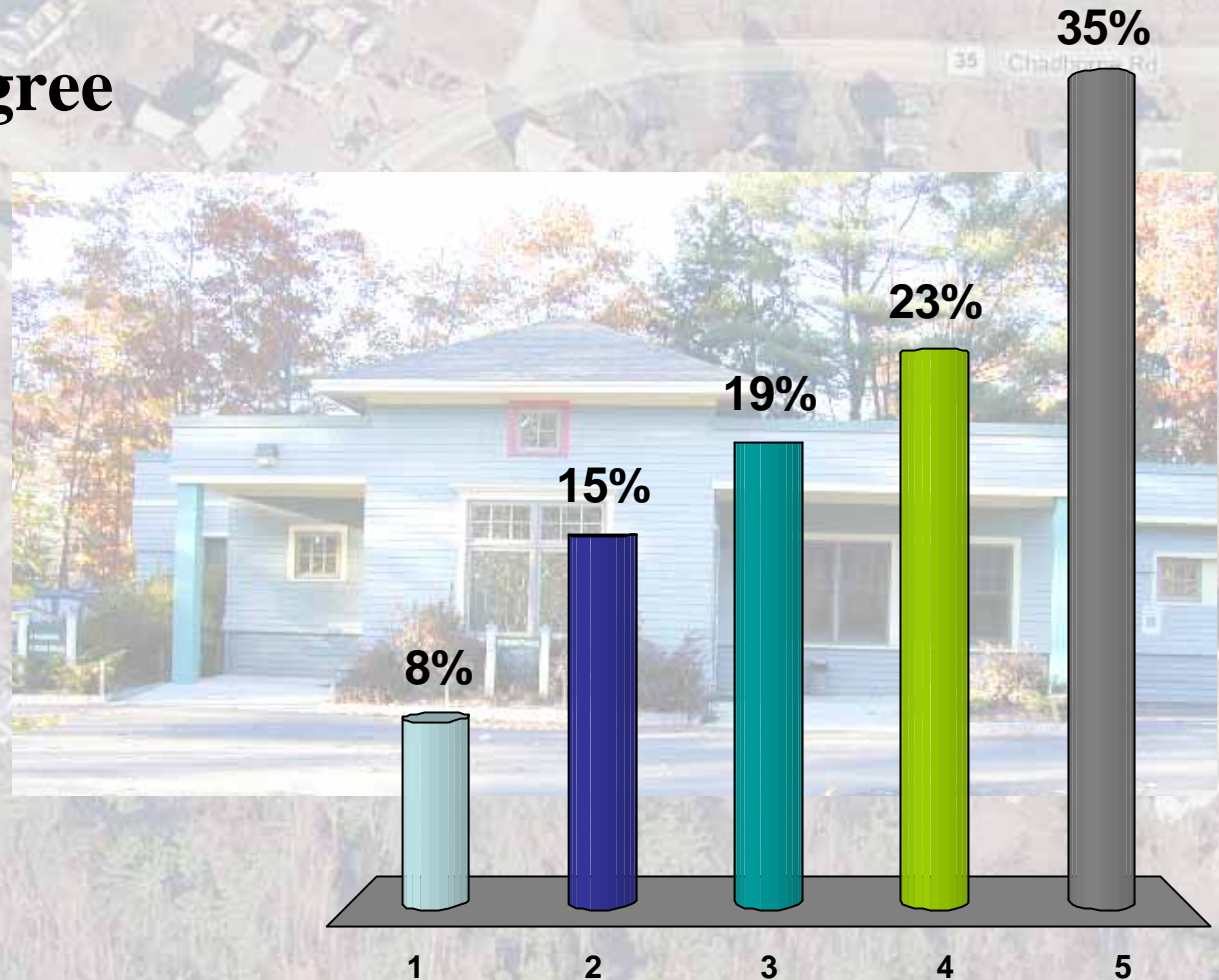
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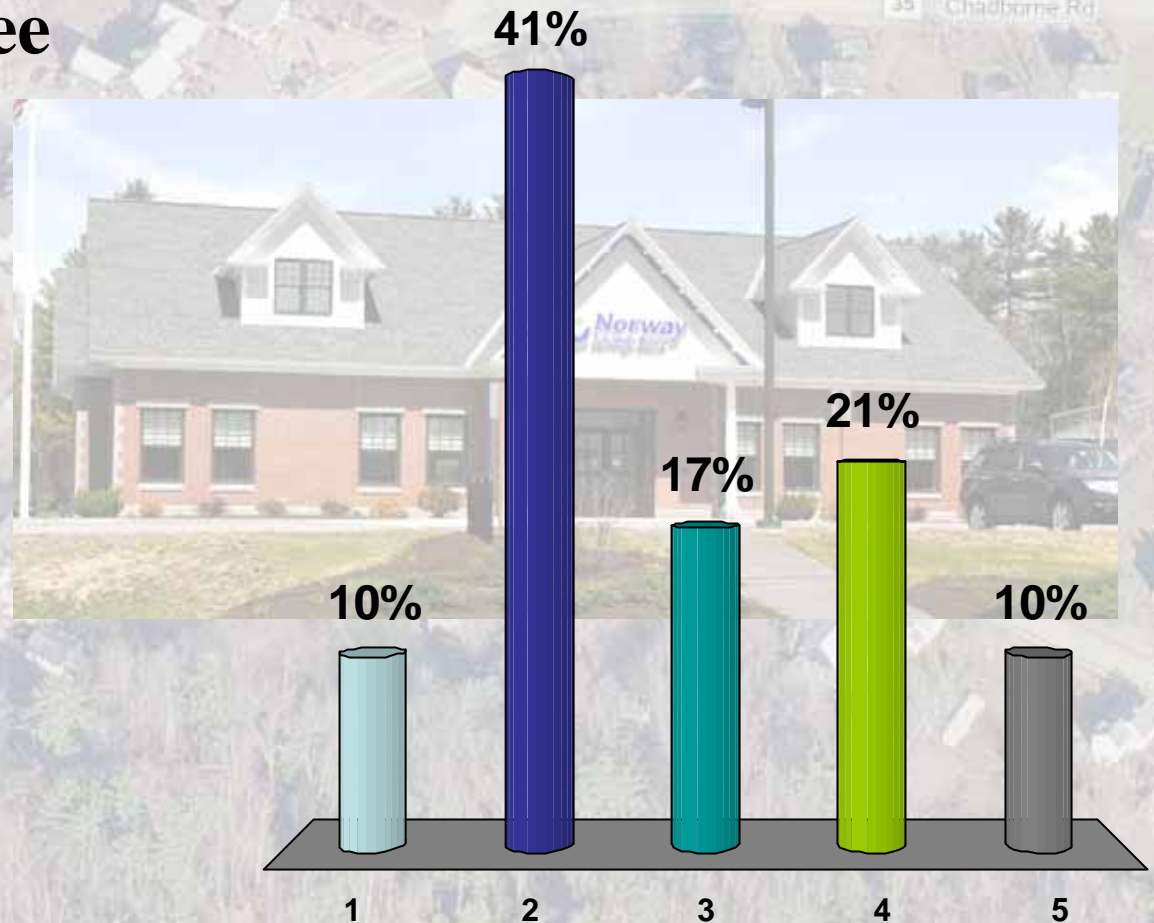
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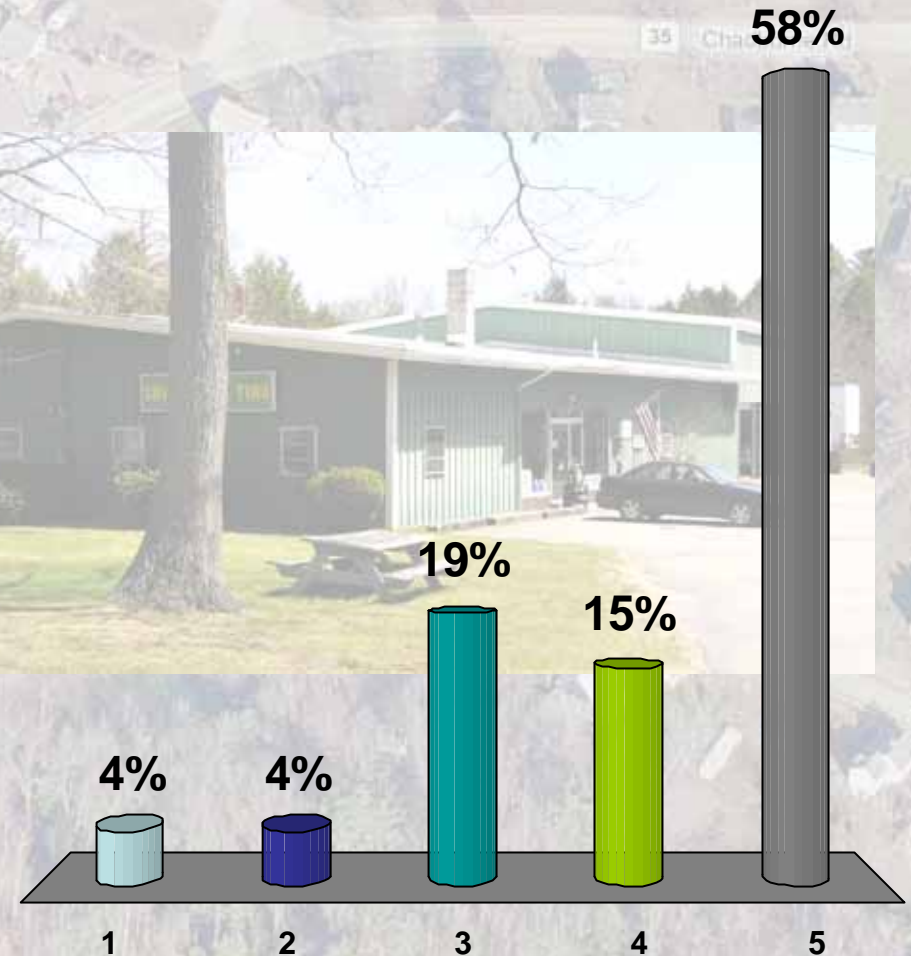
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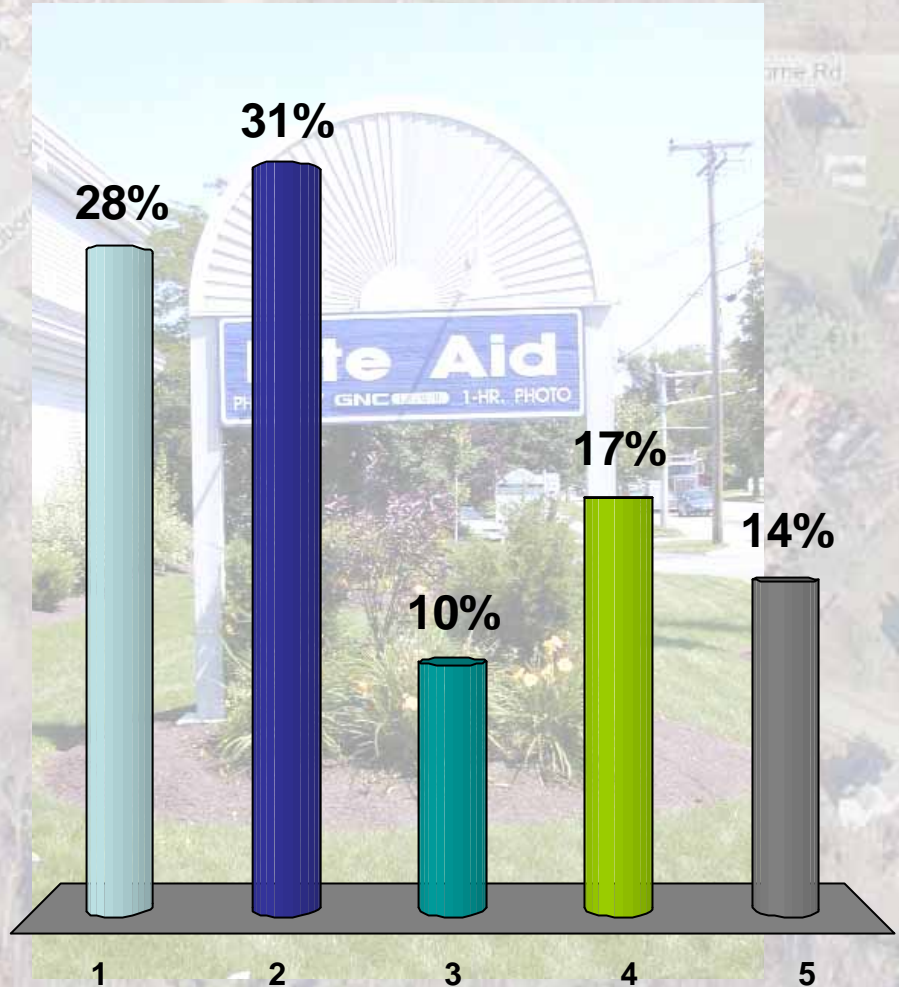
This style of signage is appropriate for the Village Core.

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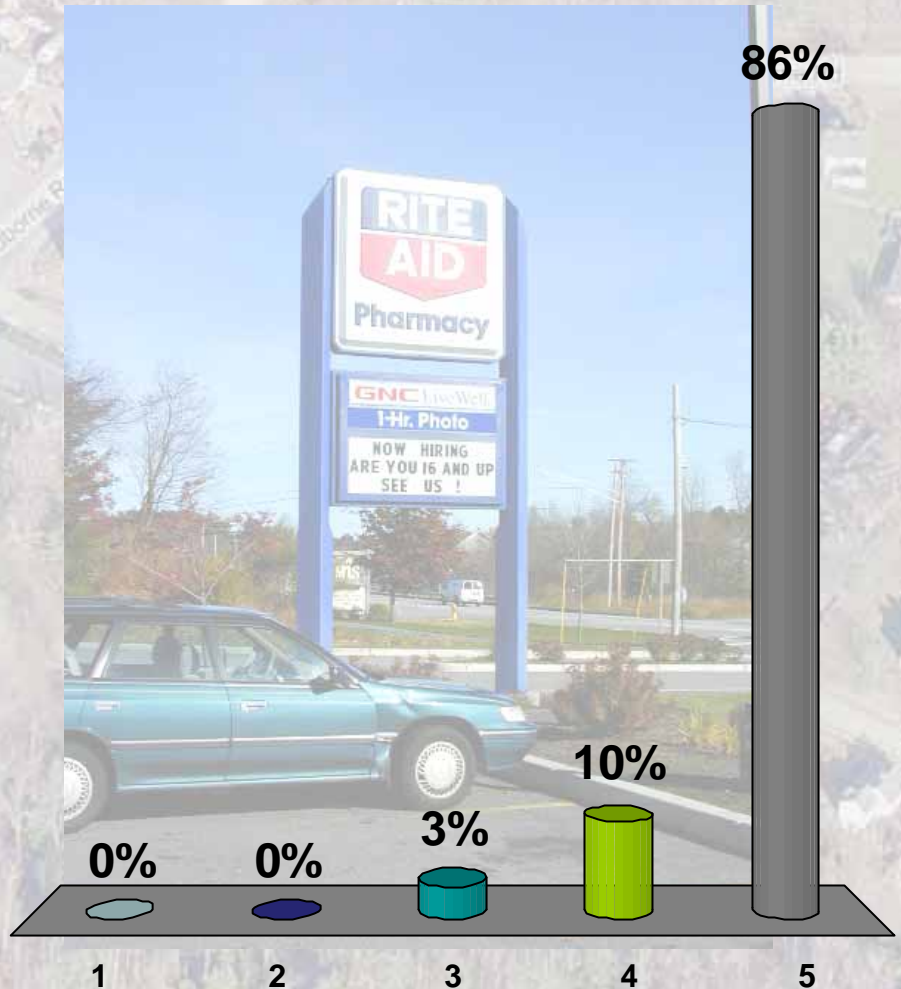
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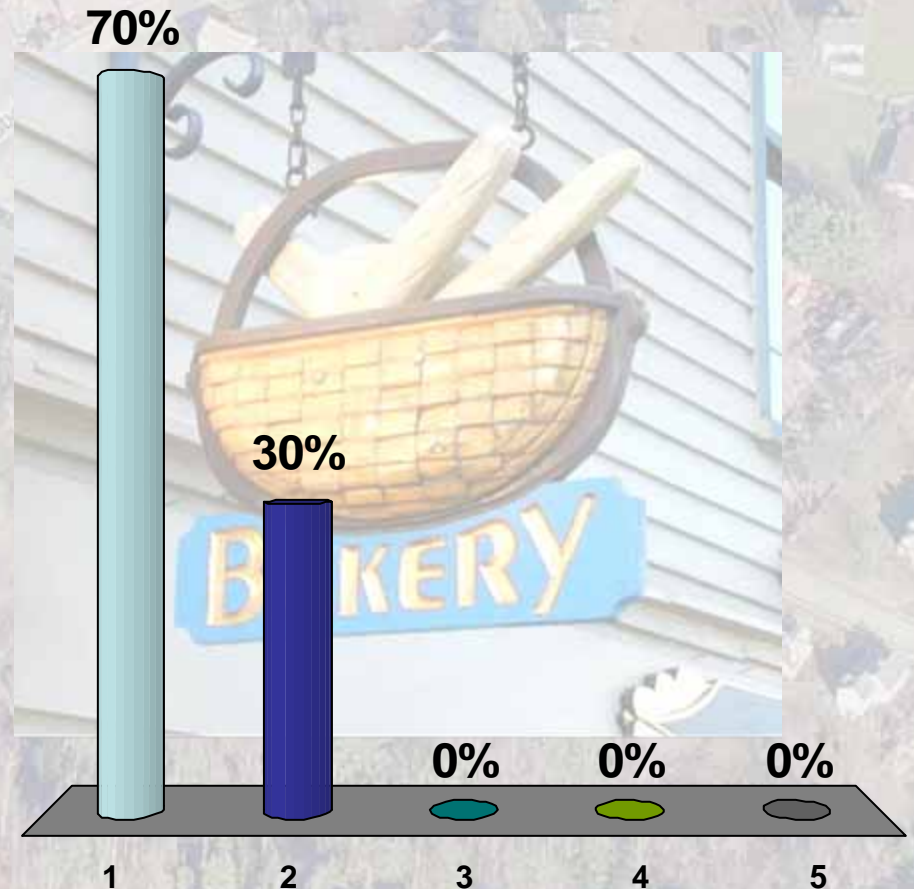
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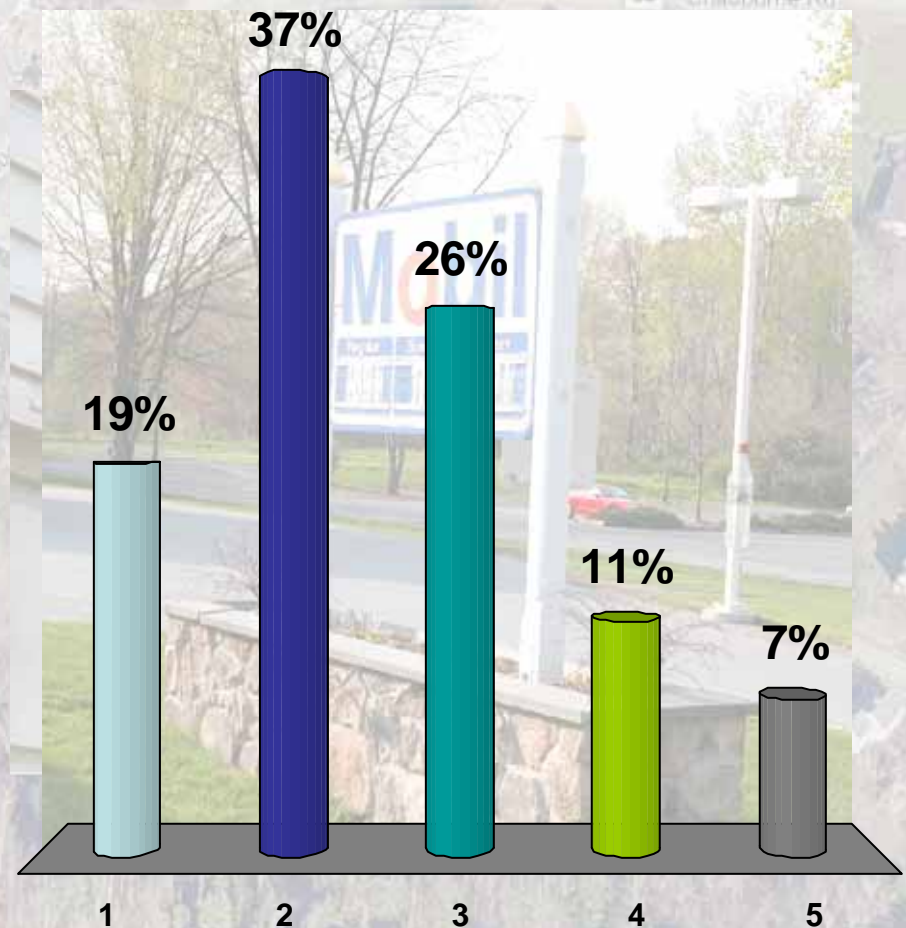
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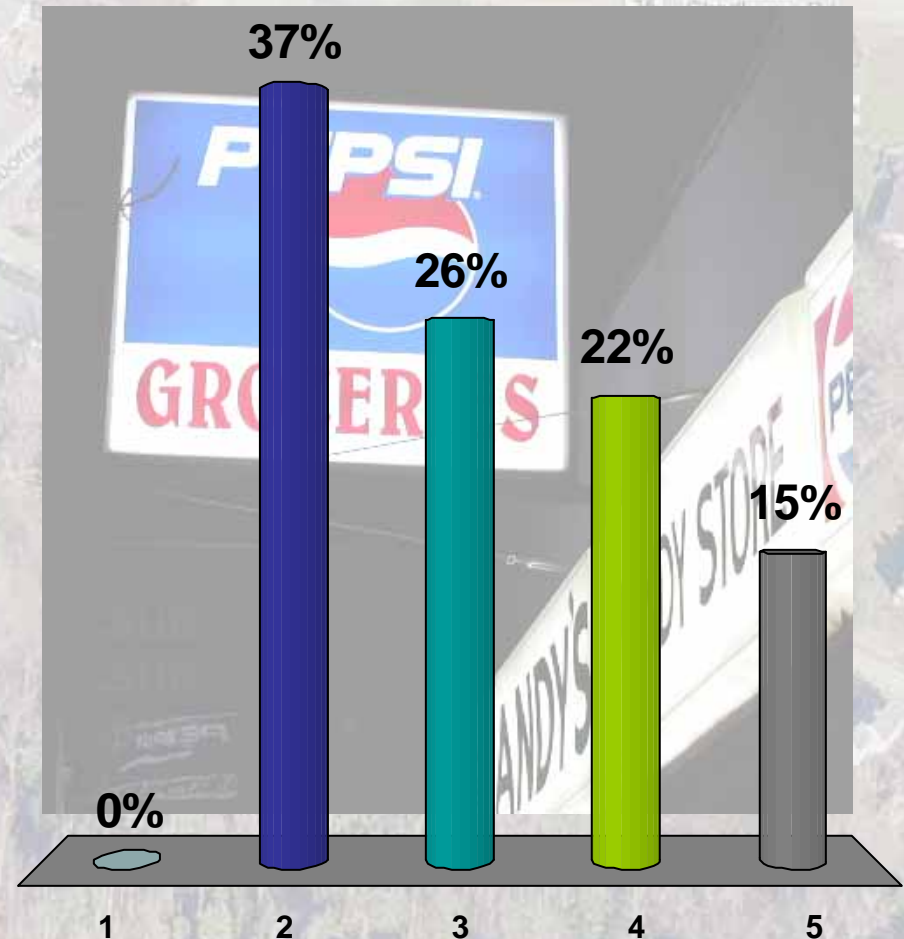
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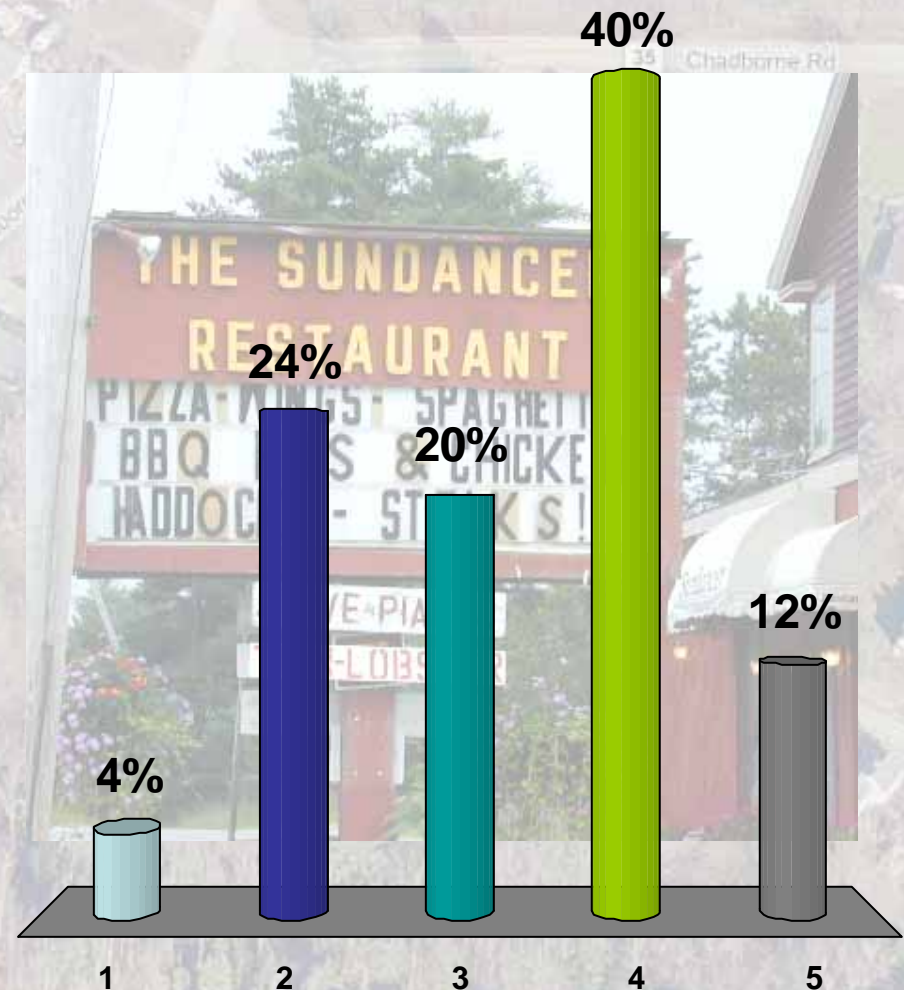
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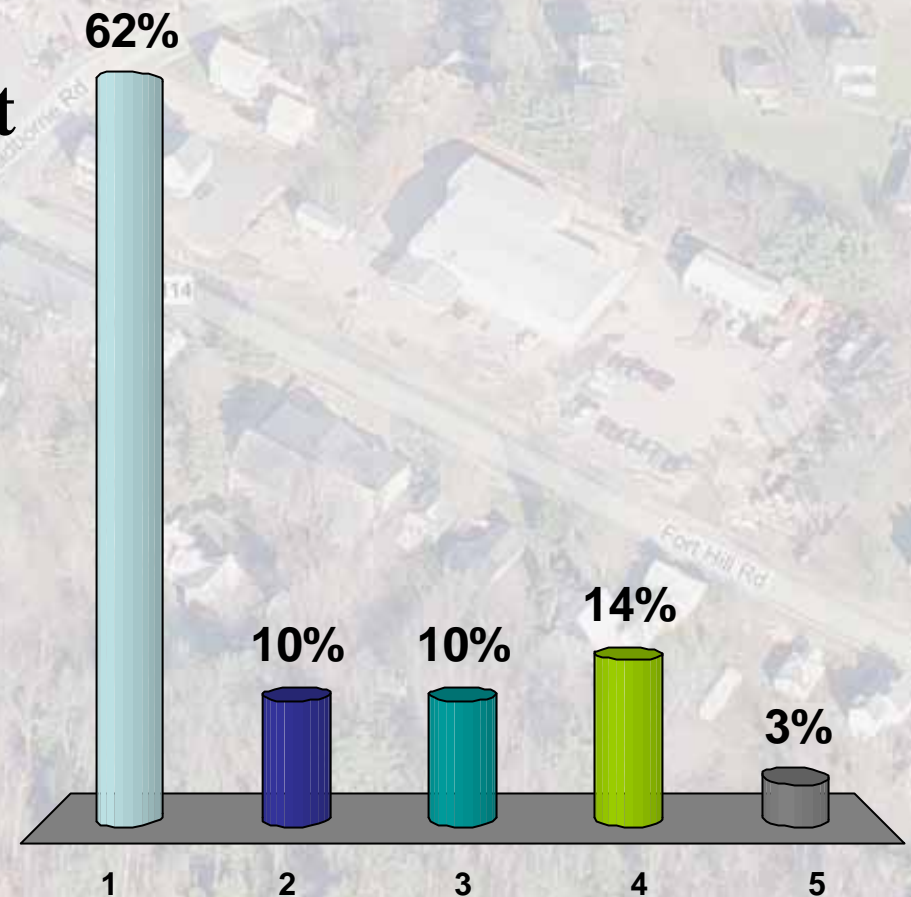
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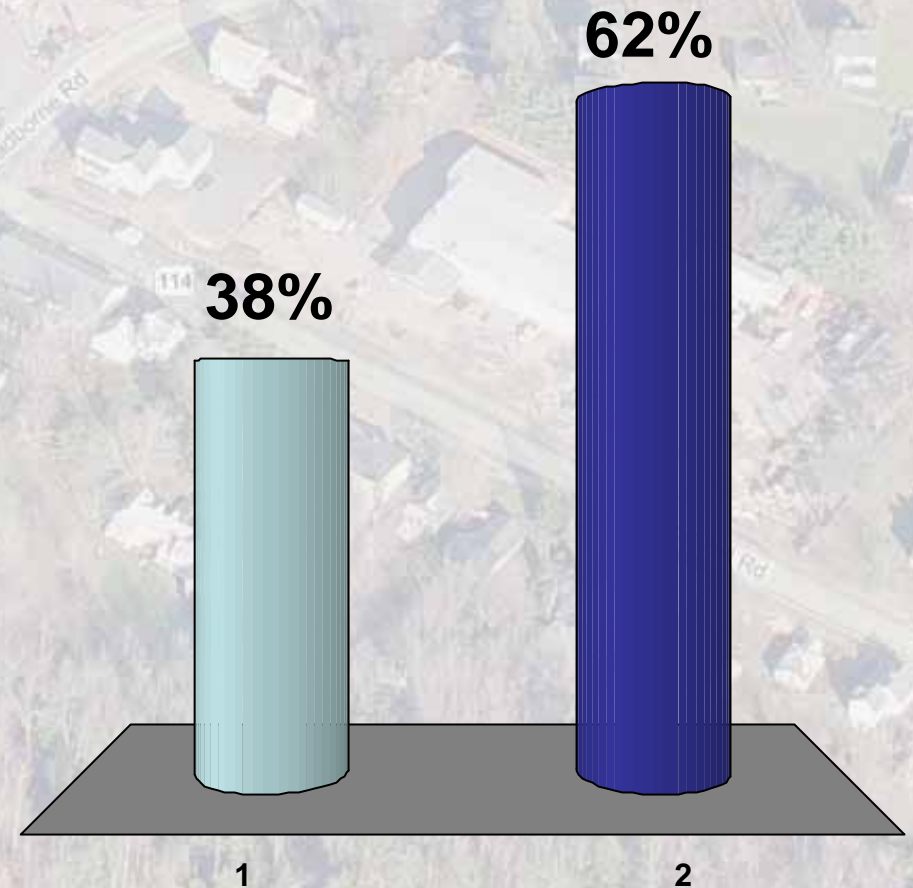
How important are sidewalks in the Village Core?

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



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

1. Yes
2. No



INTERSECTION IMPROVEMENTS





TJ's

Route 35

Korner
Knitter

Route 114

SE
Corner

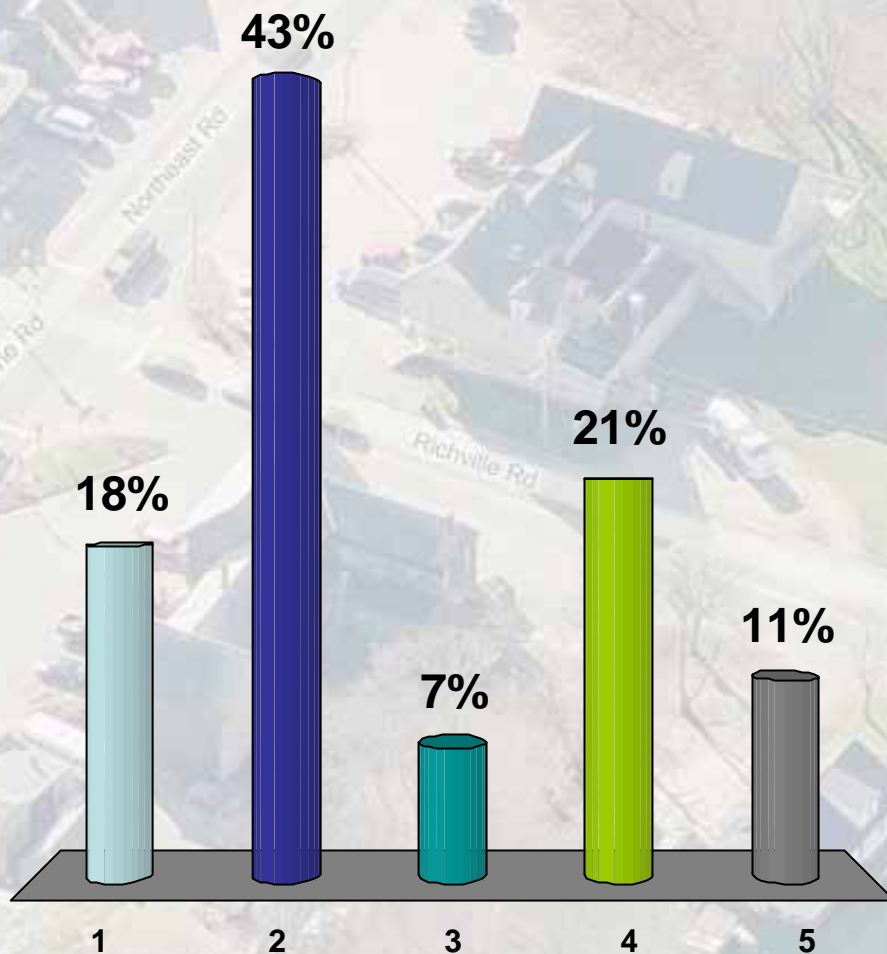
Corner
House
Cafe

Existing



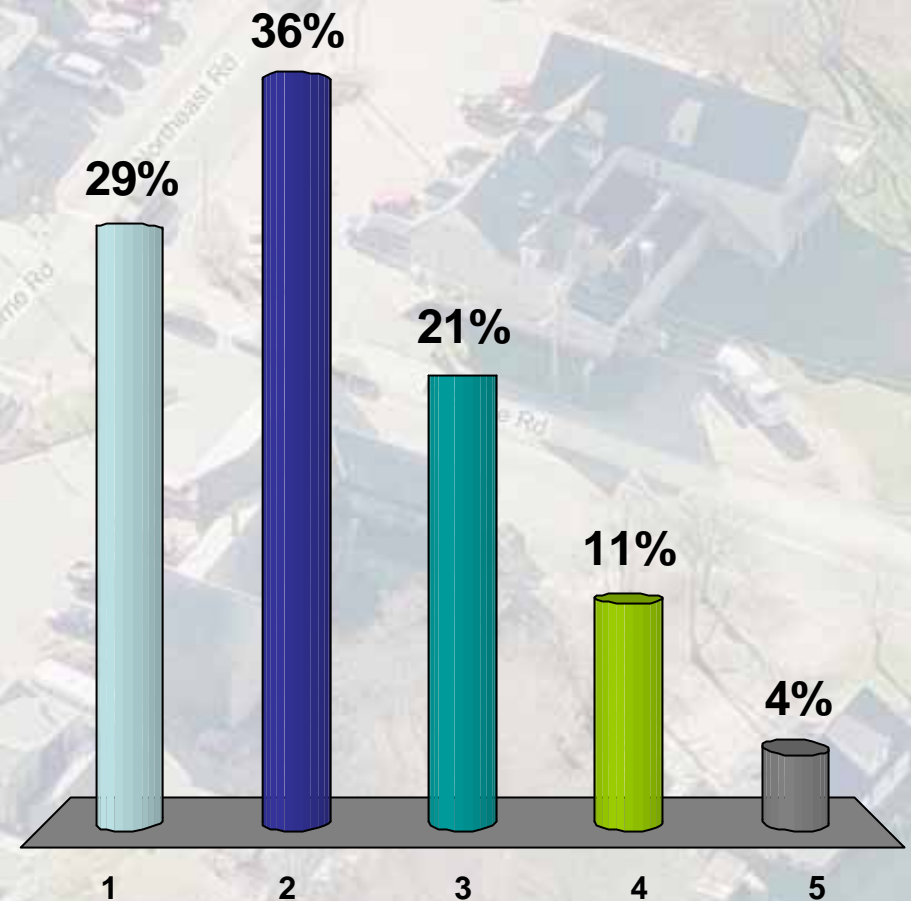
Improvements shown on the plan would help traffic flow.

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



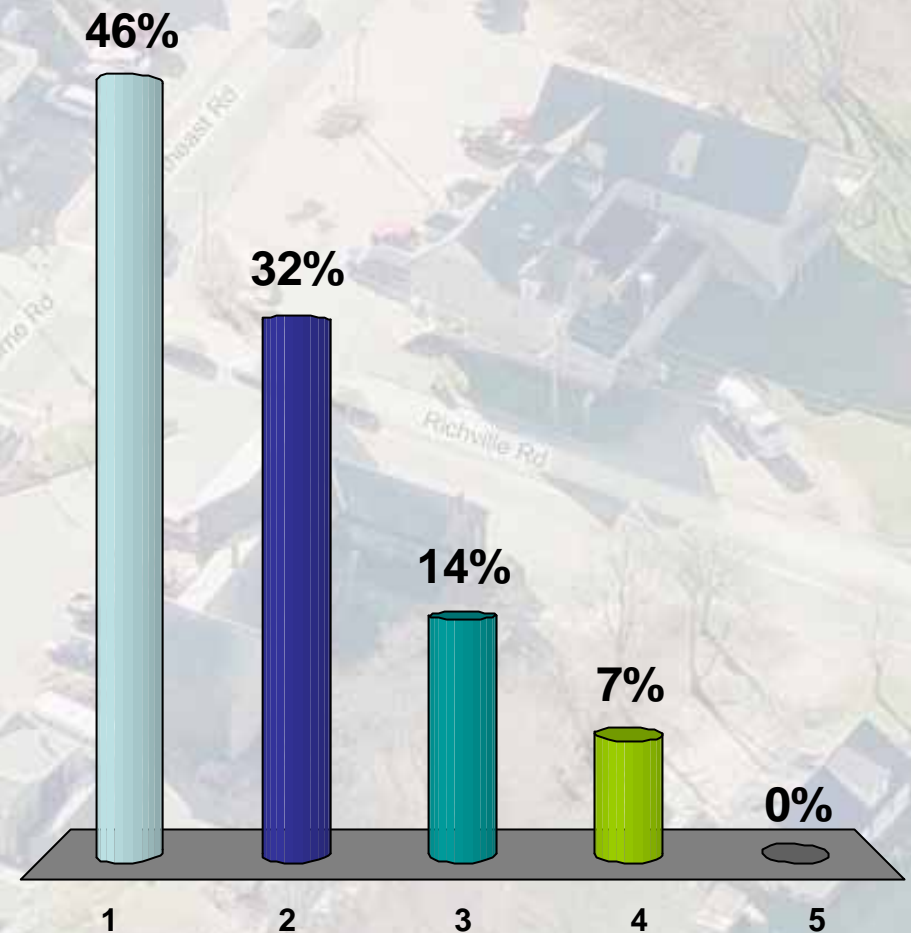
Improvements shown on the plan would help make Sebago Lake Village more pedestrian-friendly.

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



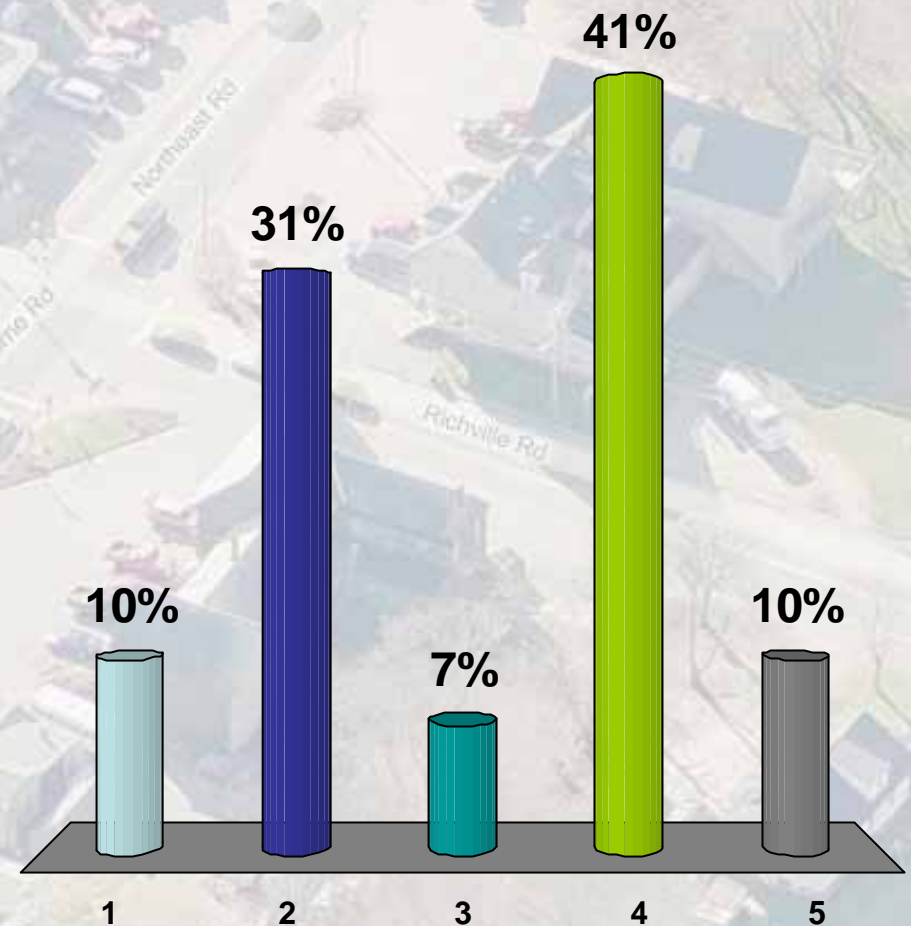
Crosswalks should be installed at the intersection.

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



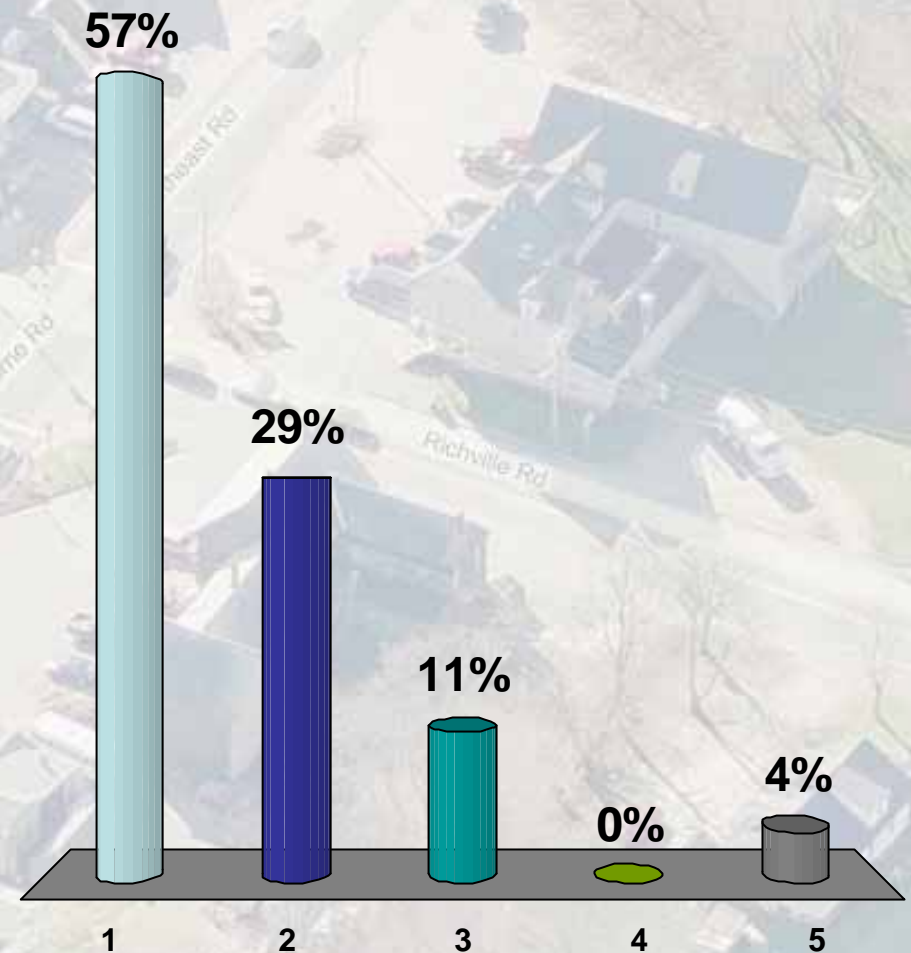
There is enough parking now for the businesses at the intersection.

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



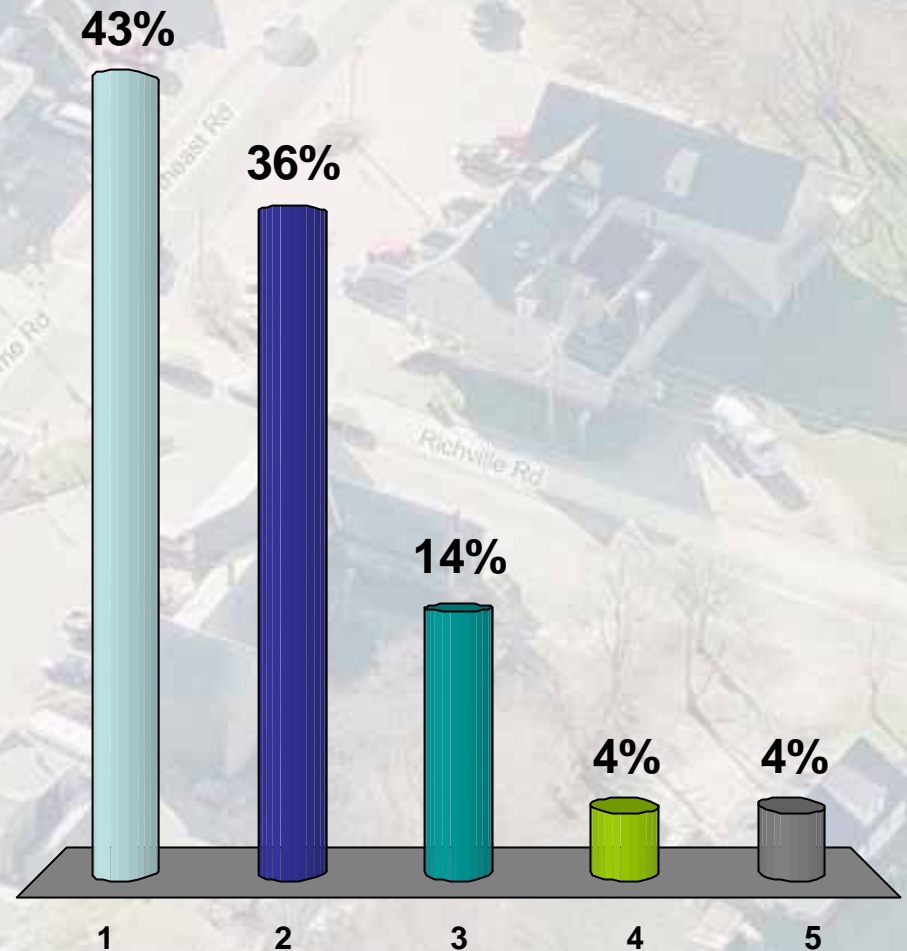
Any improvements should minimize the loss of parking.

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



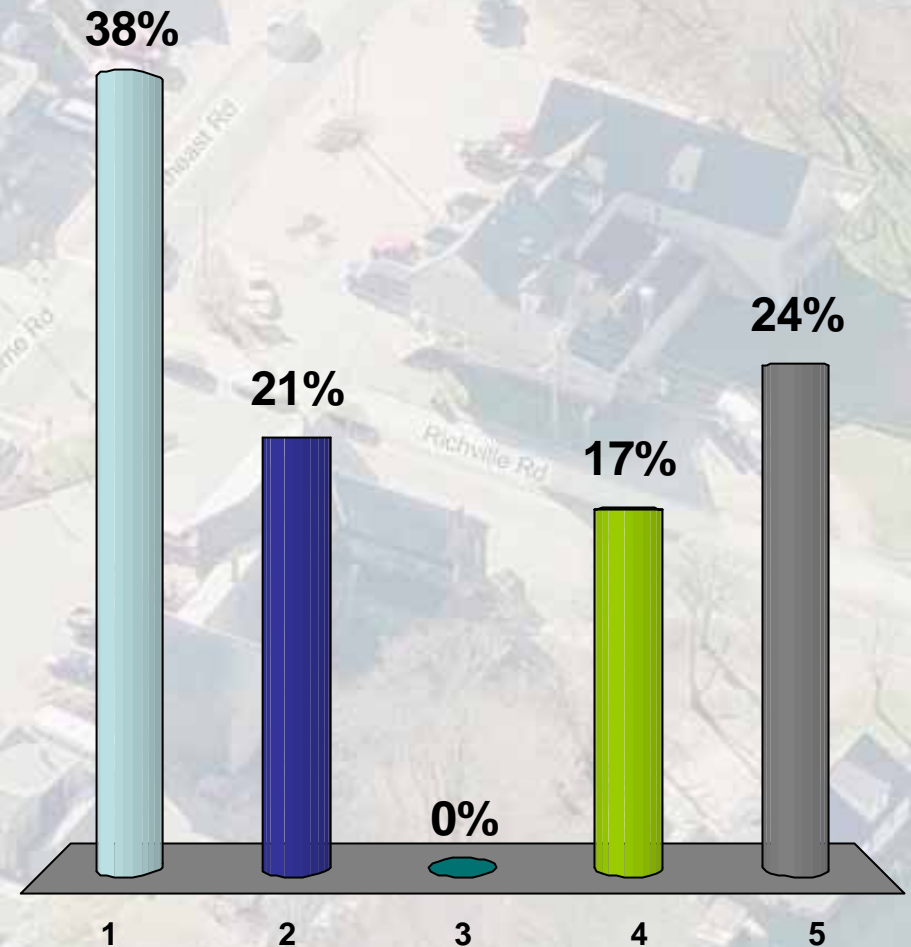
Wherever possible on-street parking should be provided.

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



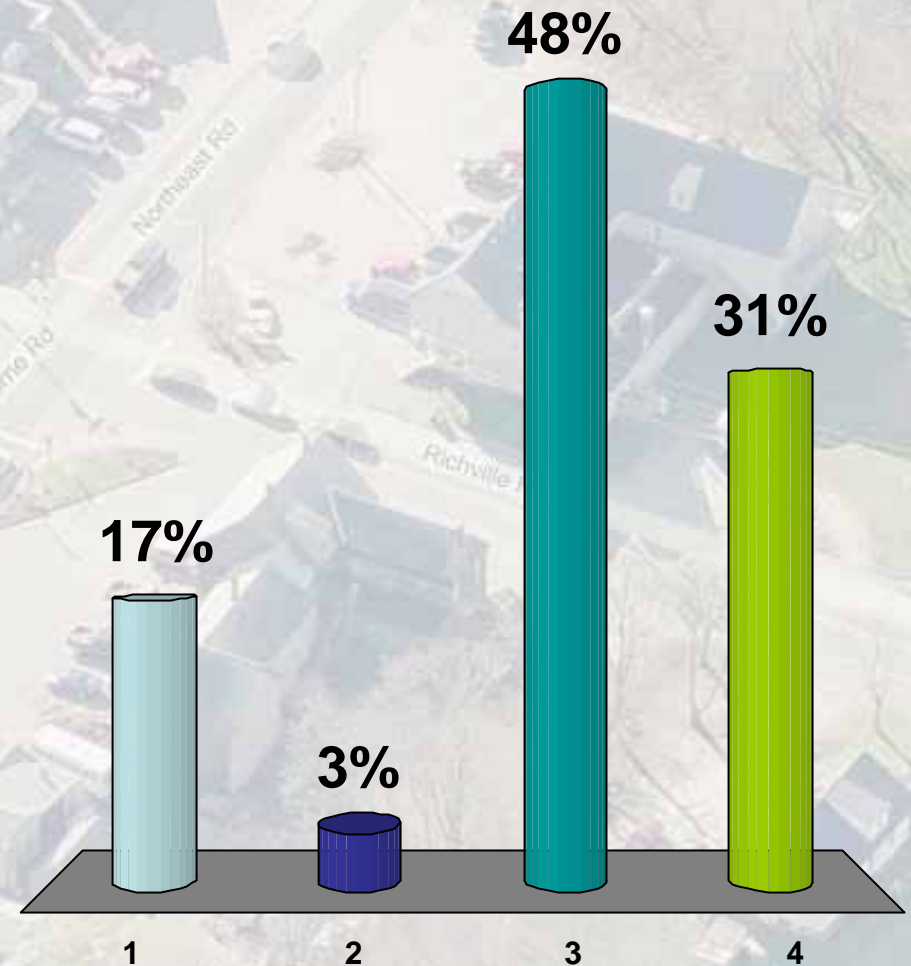
Trees should be planted along the street.

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



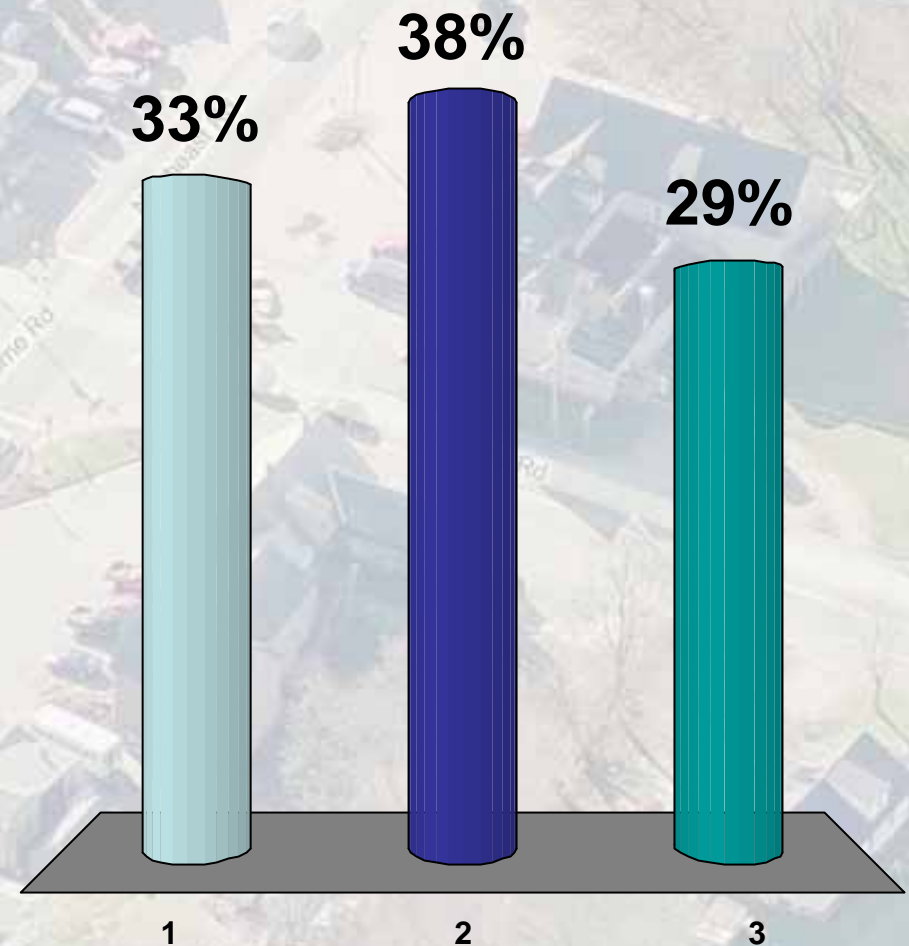
Traffic signals:

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



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

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



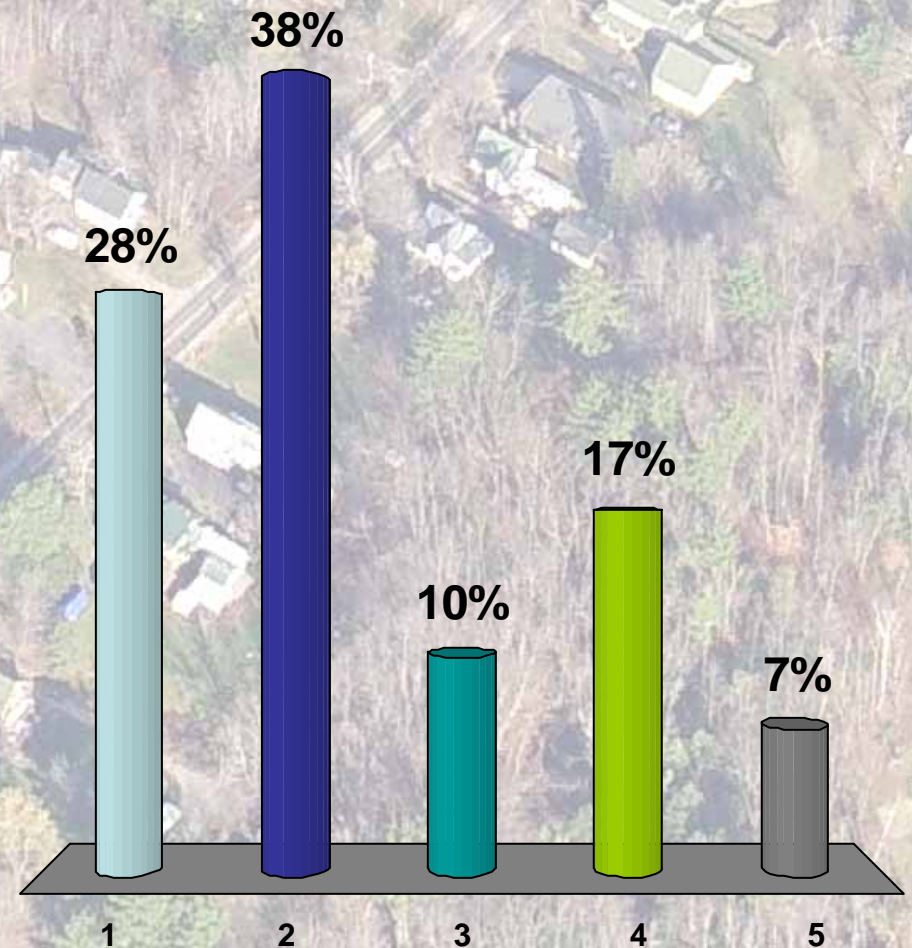
RESIDENTIAL AREAS ALONG ROUTES 35 / 114





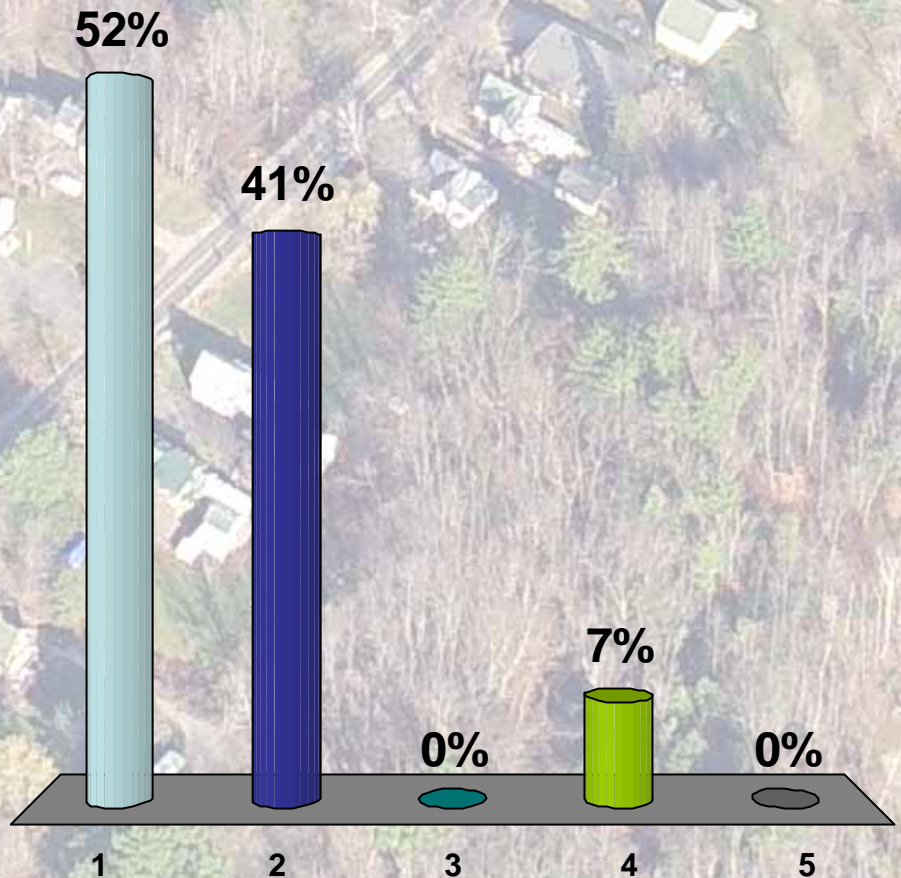
The town should allow commercial / retail buildings in this area.

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



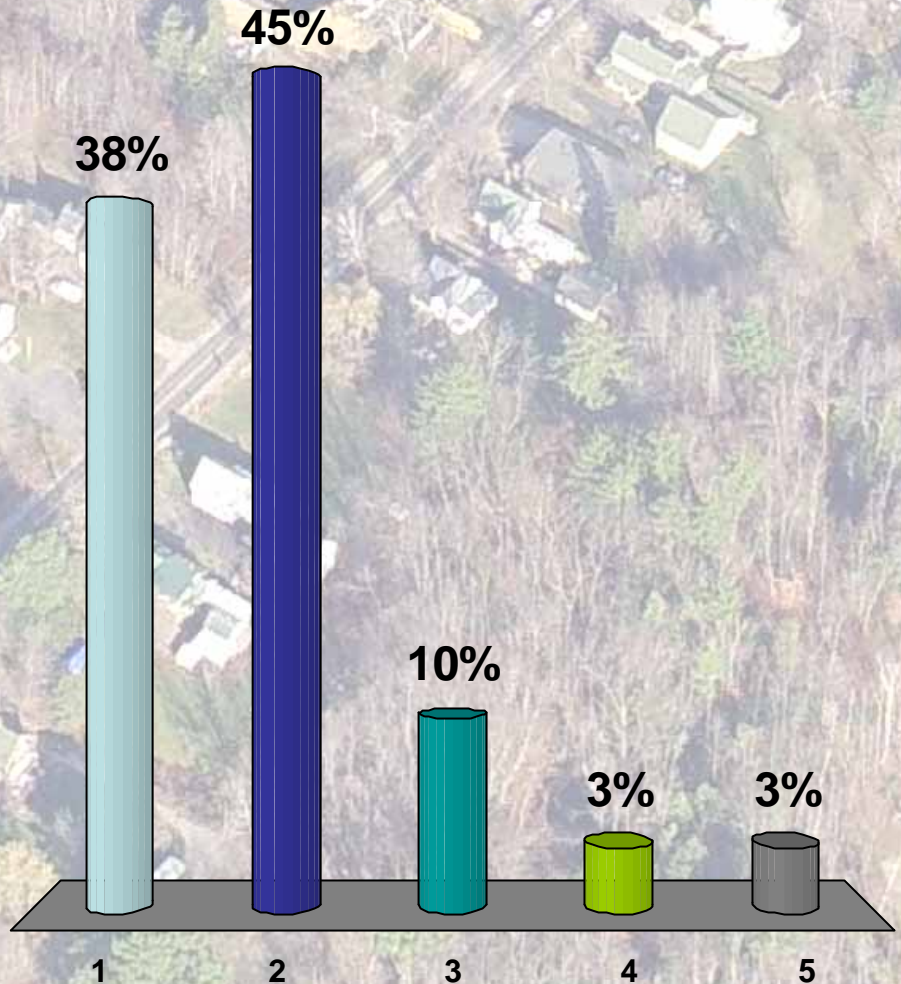
The town should allow homes to be converted to offices / similar uses.

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



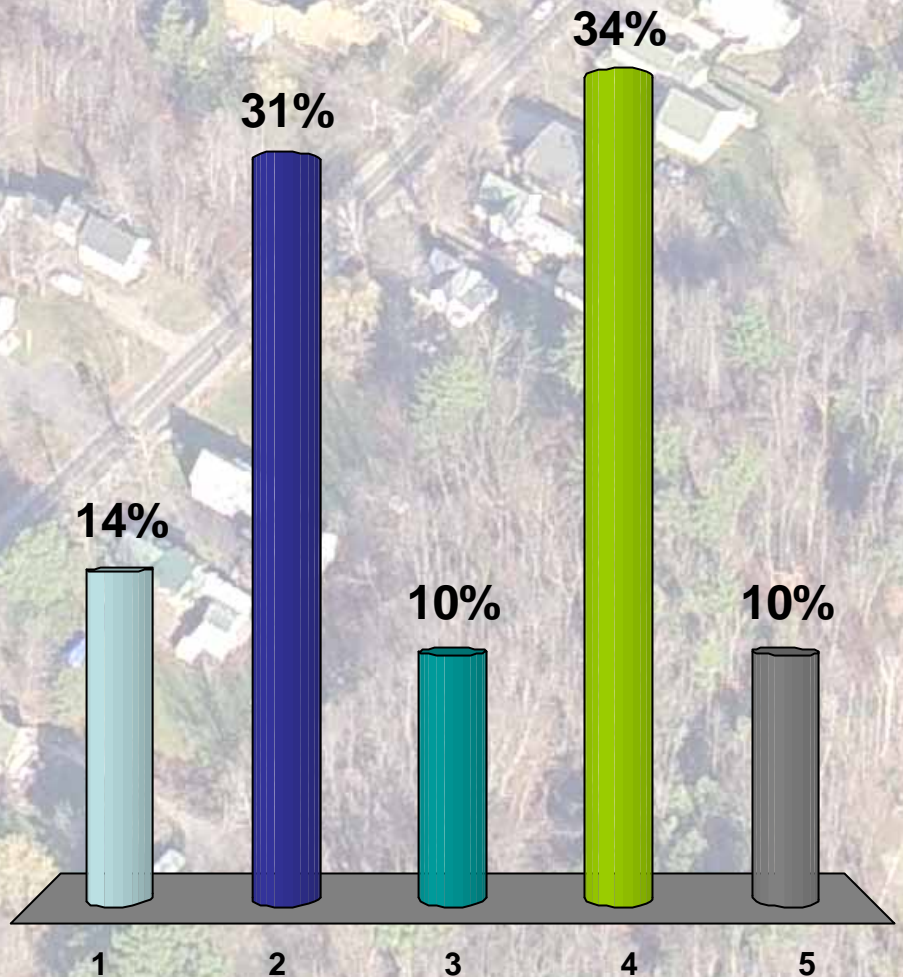
The town should allow home-based retail in existing homes.

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



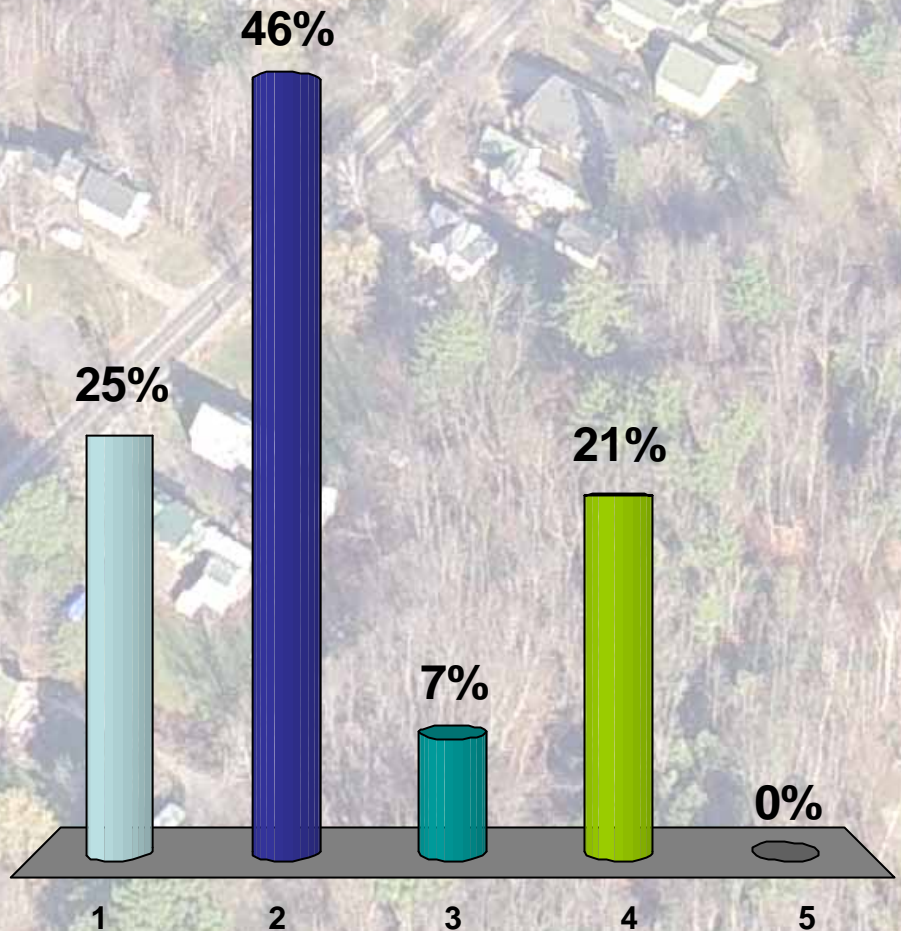
The town should allow homes to be replaced with commerc./retail buildings.

1. Strongly agree
2. Agree
3. Neutral
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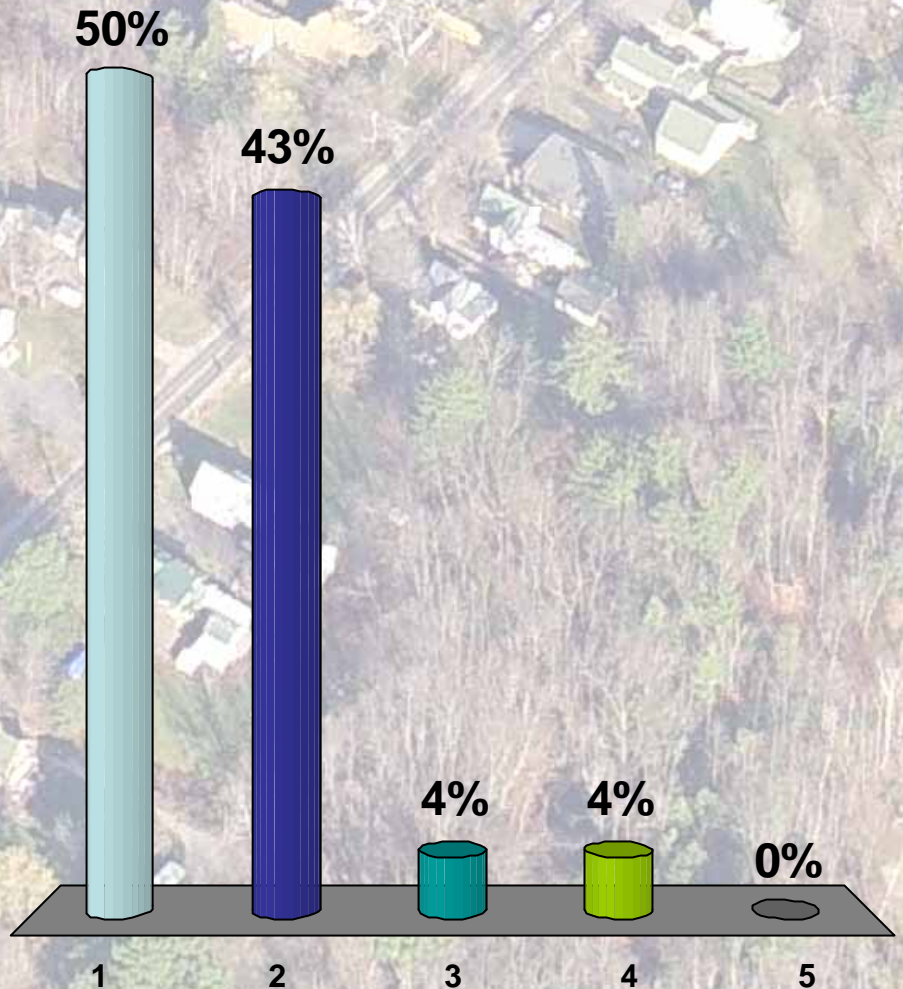
The town should allow lots to be combined for commercial/retail buildings.

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



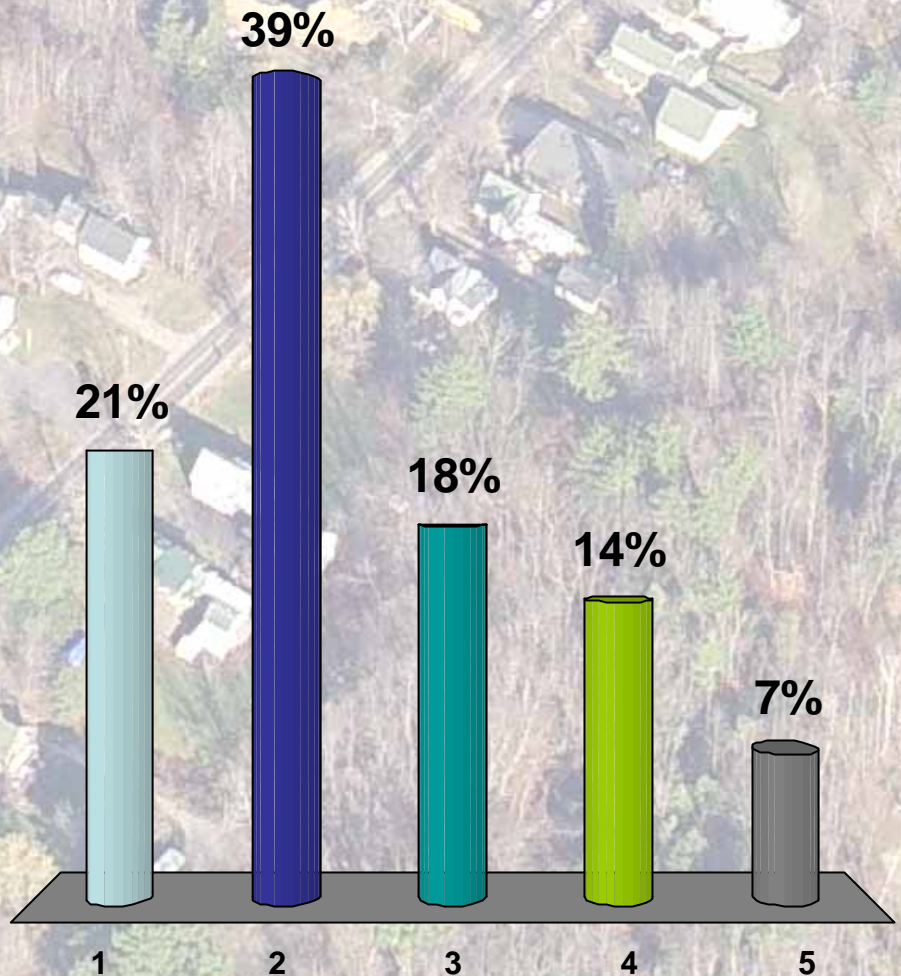
The town should establish design standards for non-residential buildings.

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



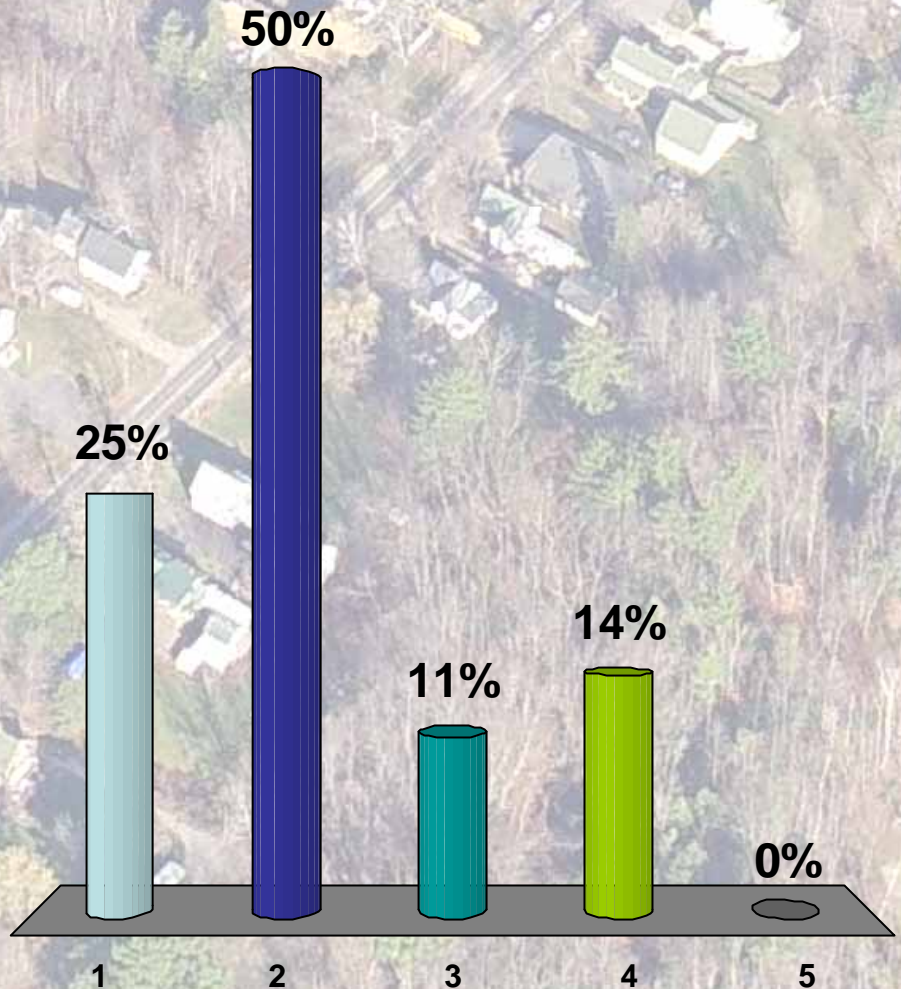
New buildings in this area should be residential in scale.

1. Strongly agree
2. Agree
3. Neutral
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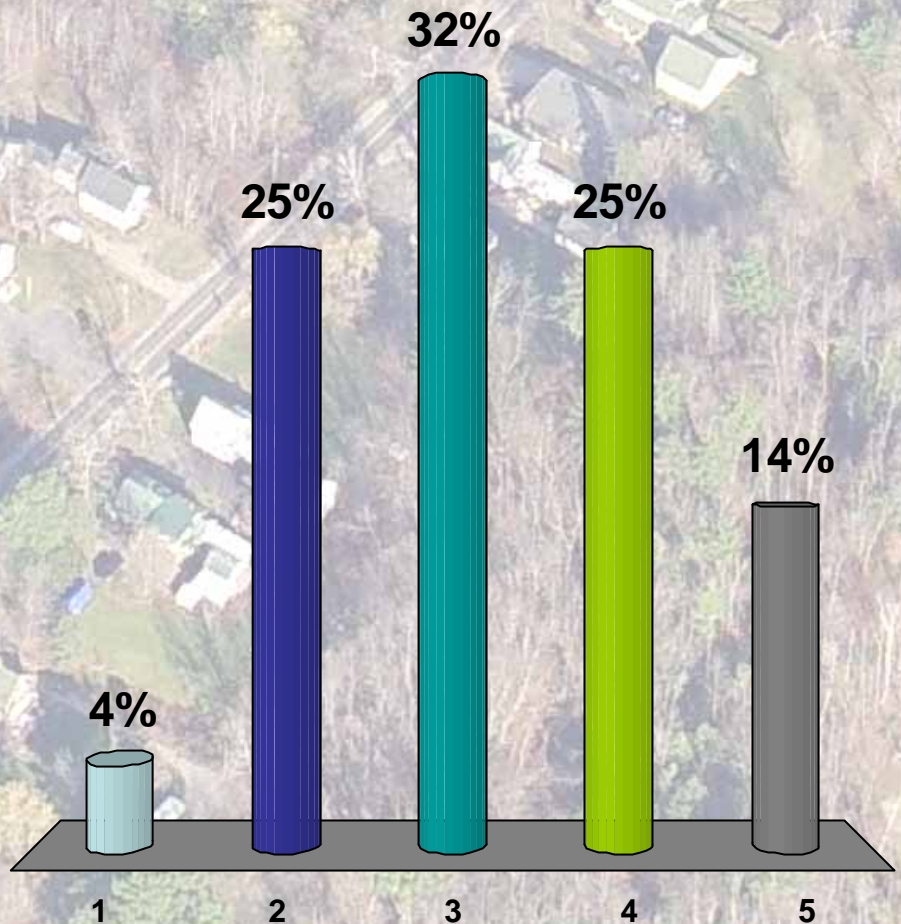
New buildings should be set back from roads same distance as existing homes.

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



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

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



SOUTHERN QUADRANTS

150± acres

200± acres

2542 ft

Google



2621 ft



2621 ft



2621 ft

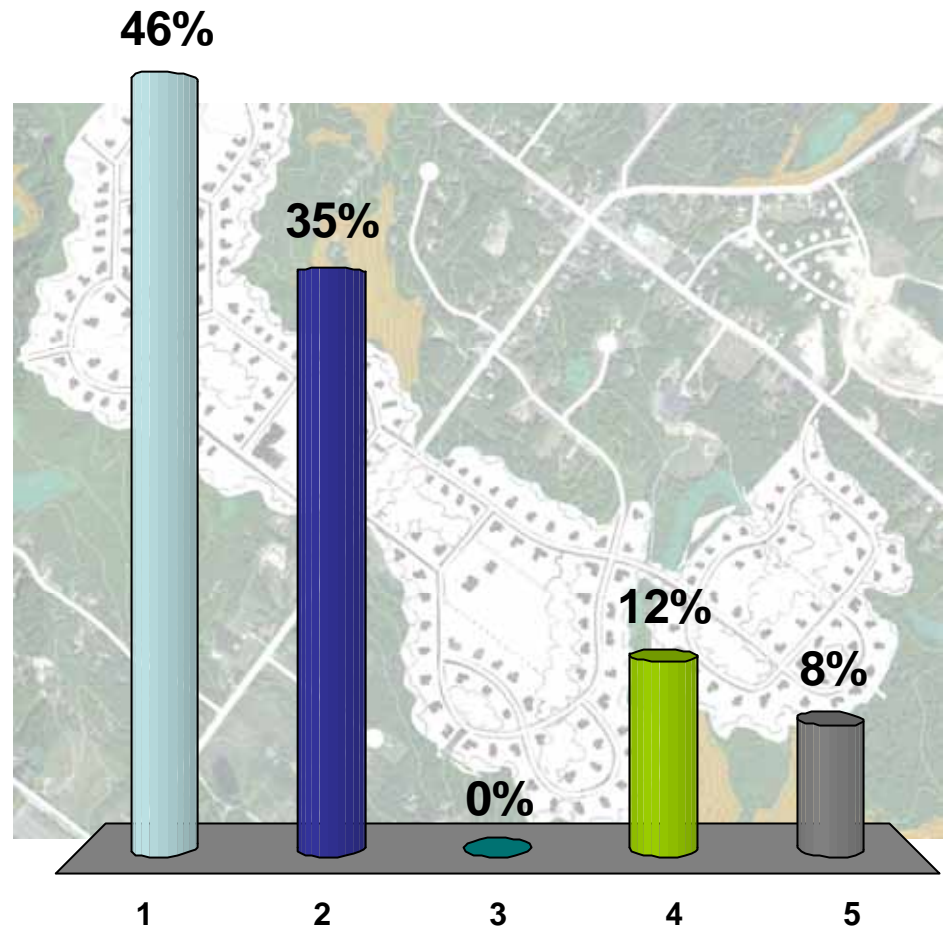
The town should allow village-style development in this area, with smaller lots and reduced road frontage.

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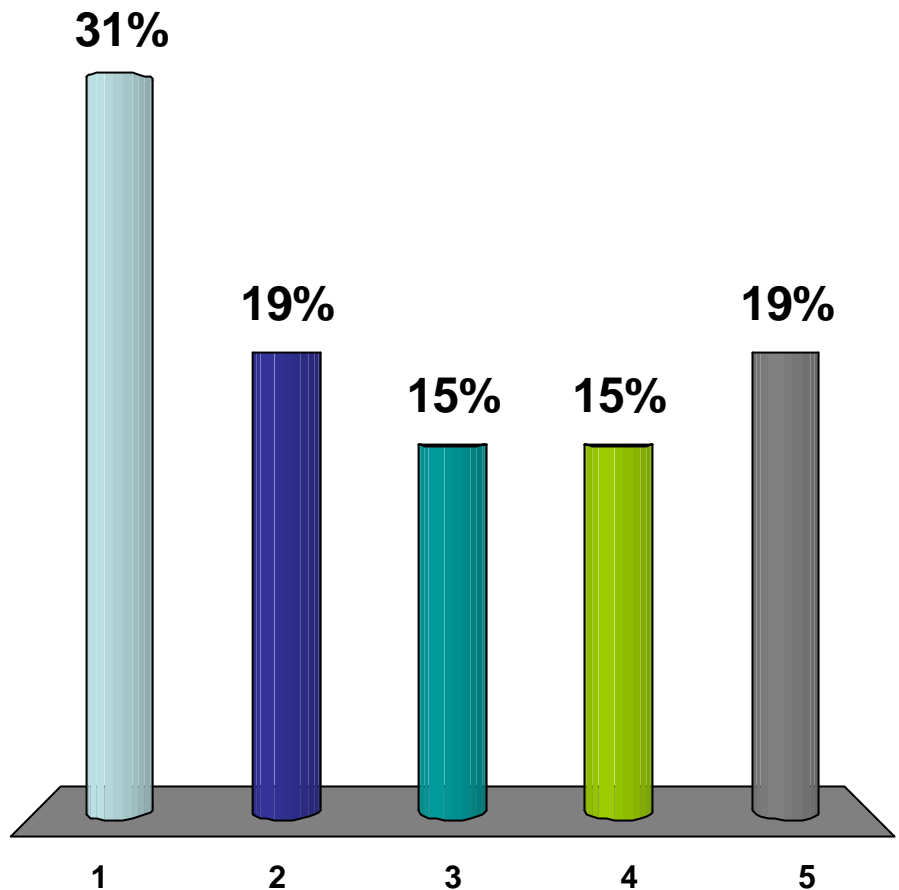
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The town should have incentives to promote village-style development in the southern quadrants.

- 1. Strongly agree**
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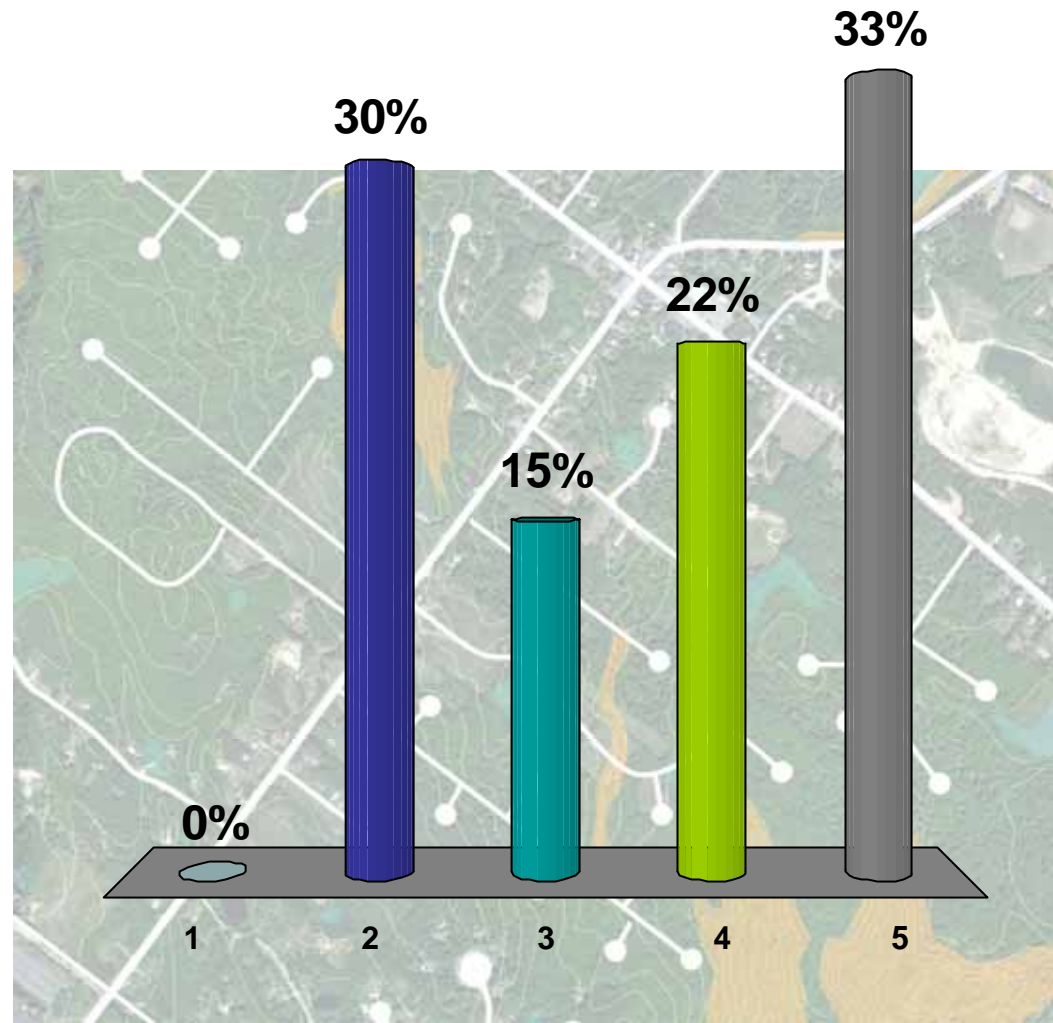
Subdivisions with dead-end roads are appropriate for the southern quadrants.

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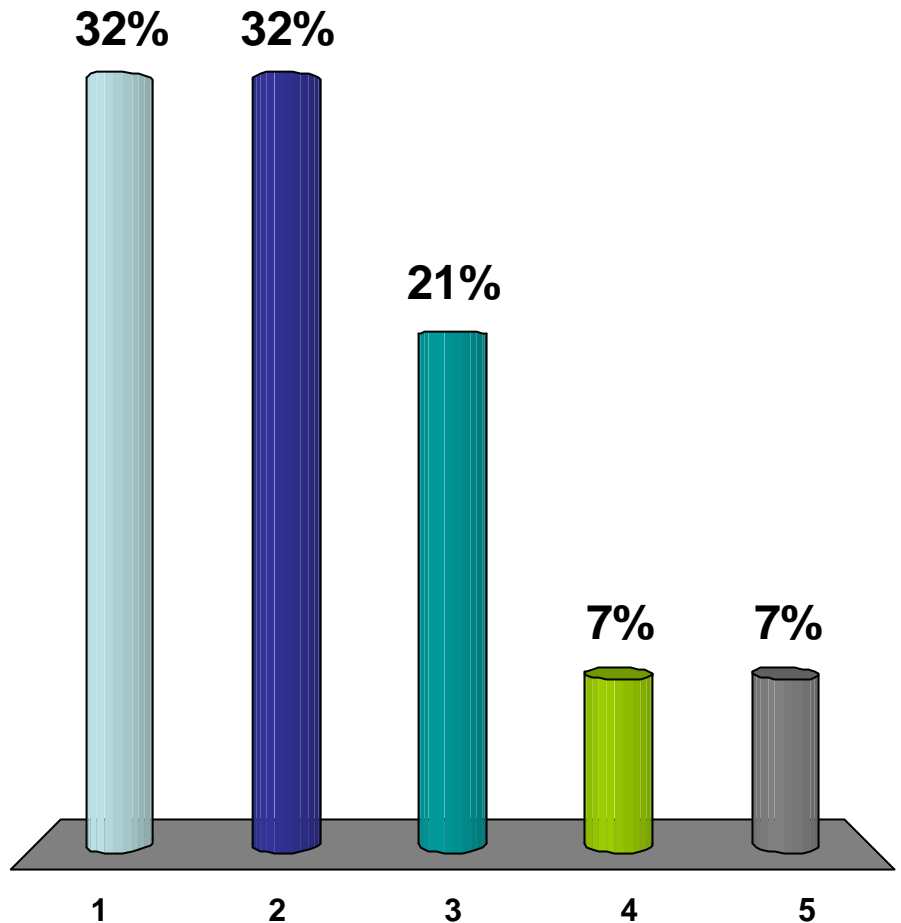
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1. Strongly agree
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5. Strongly Disagree



Conservation subdivisions are appropriate for the southern quadrants.

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



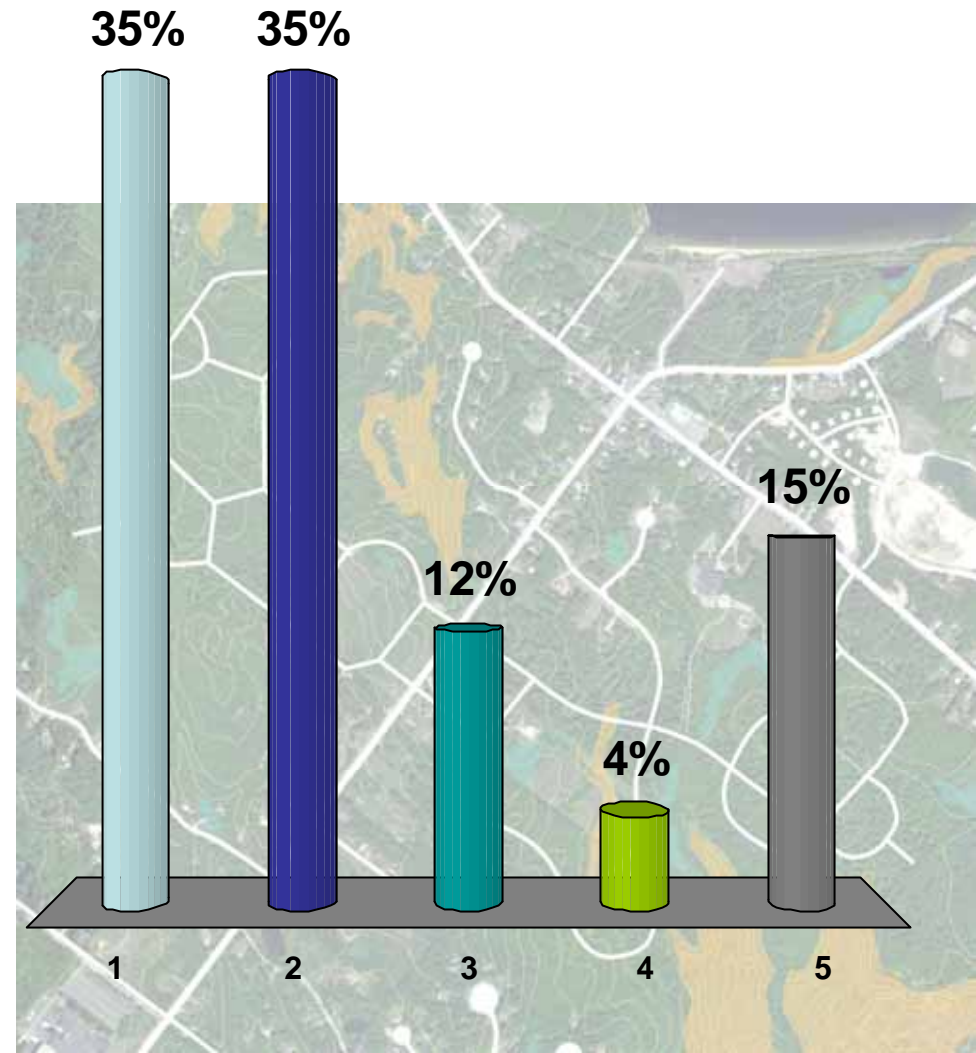
New roads in the southern quadrants should allow people to get to Route 35 and Route 114 without going through the intersection.

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



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

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



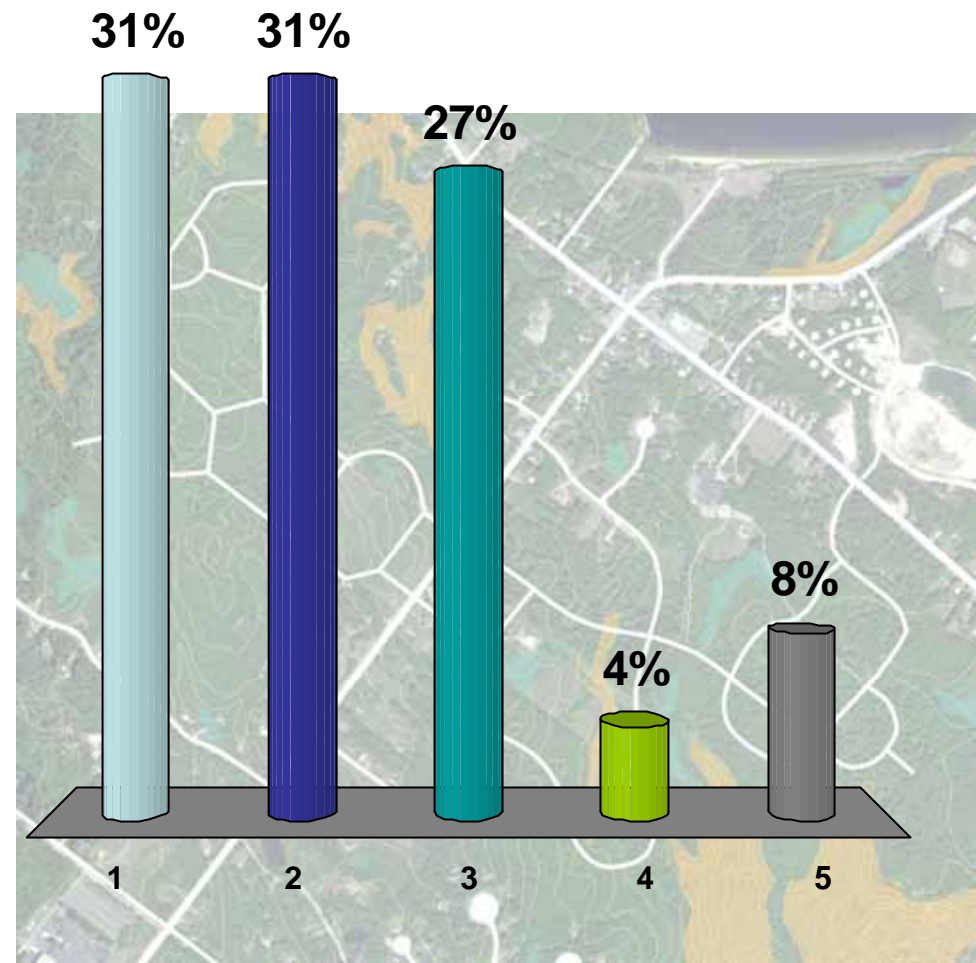
Roads in the southern quadrants should be interconnected.

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



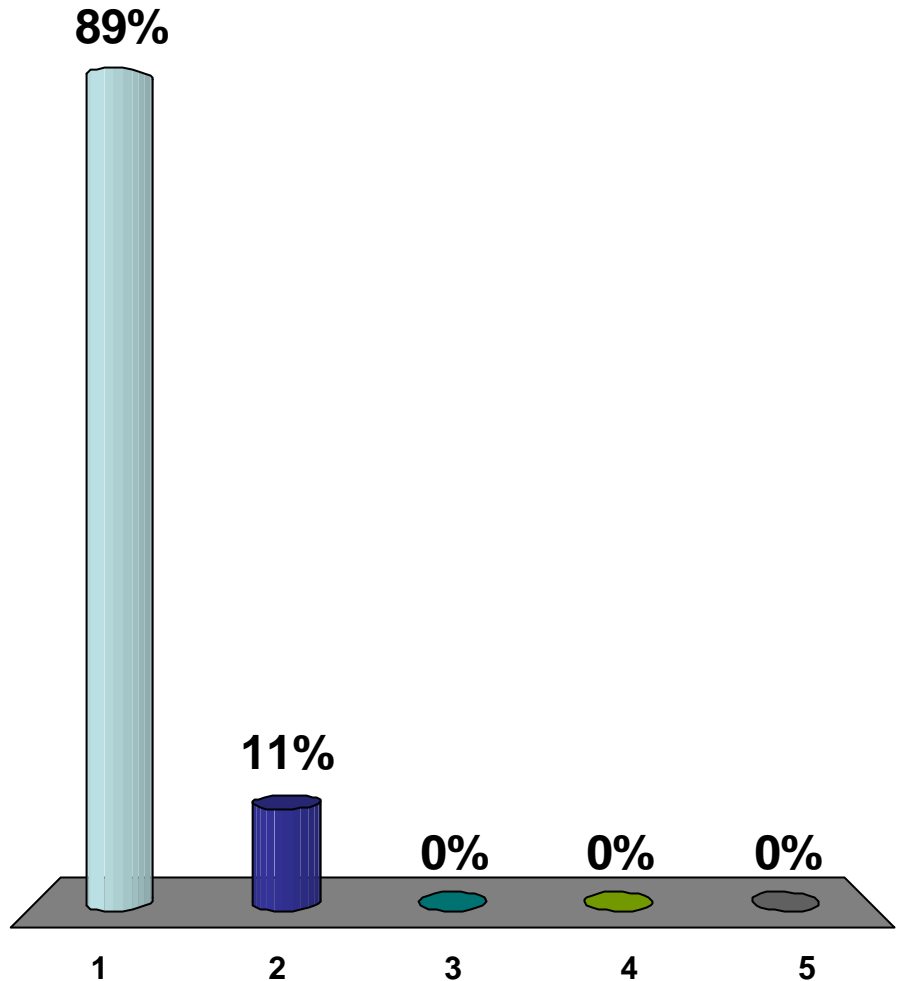
Roads in the southern quadrants should be interconnected.

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



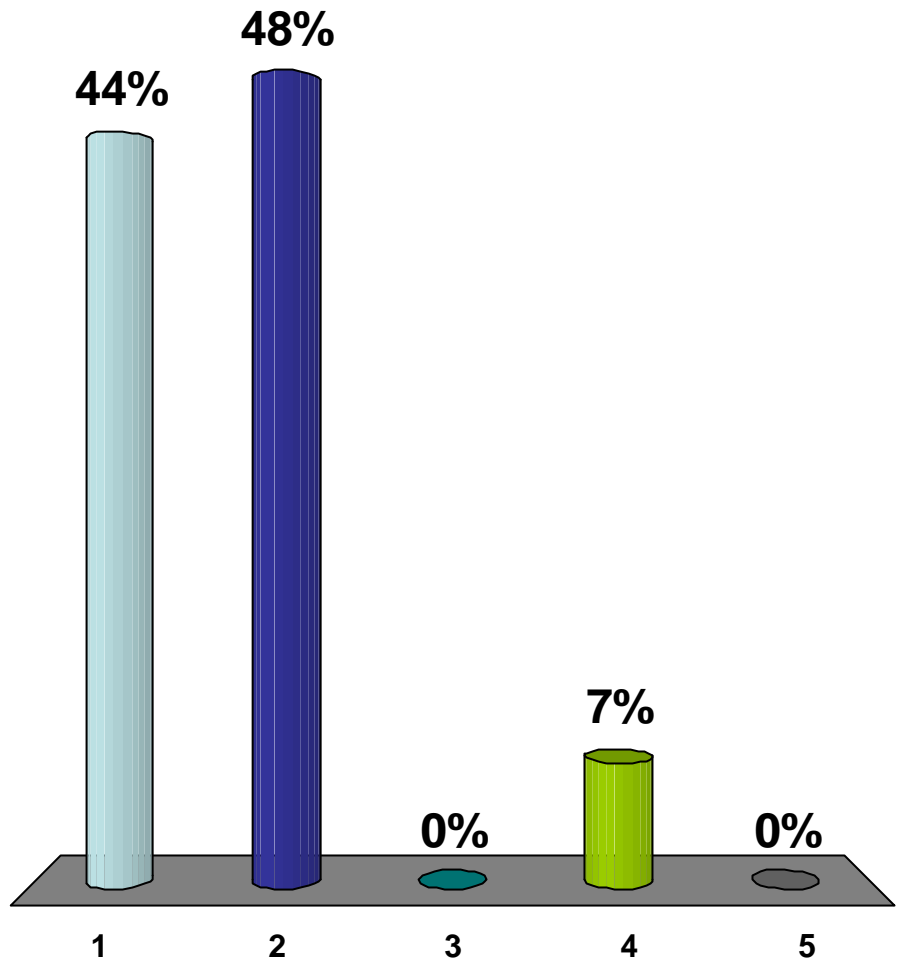
Open space should protect wildlife habitat, stream corridors, slopes, etc.

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



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

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



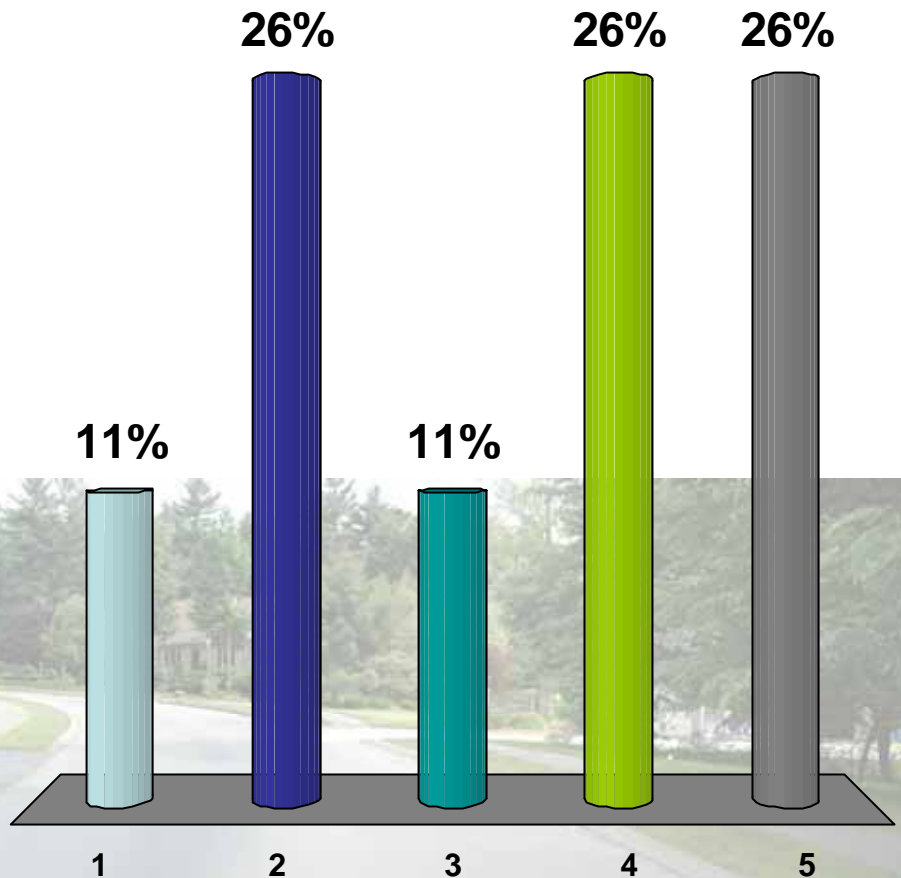
Sidewalks should be required on both sides of new residential streets.

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



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

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



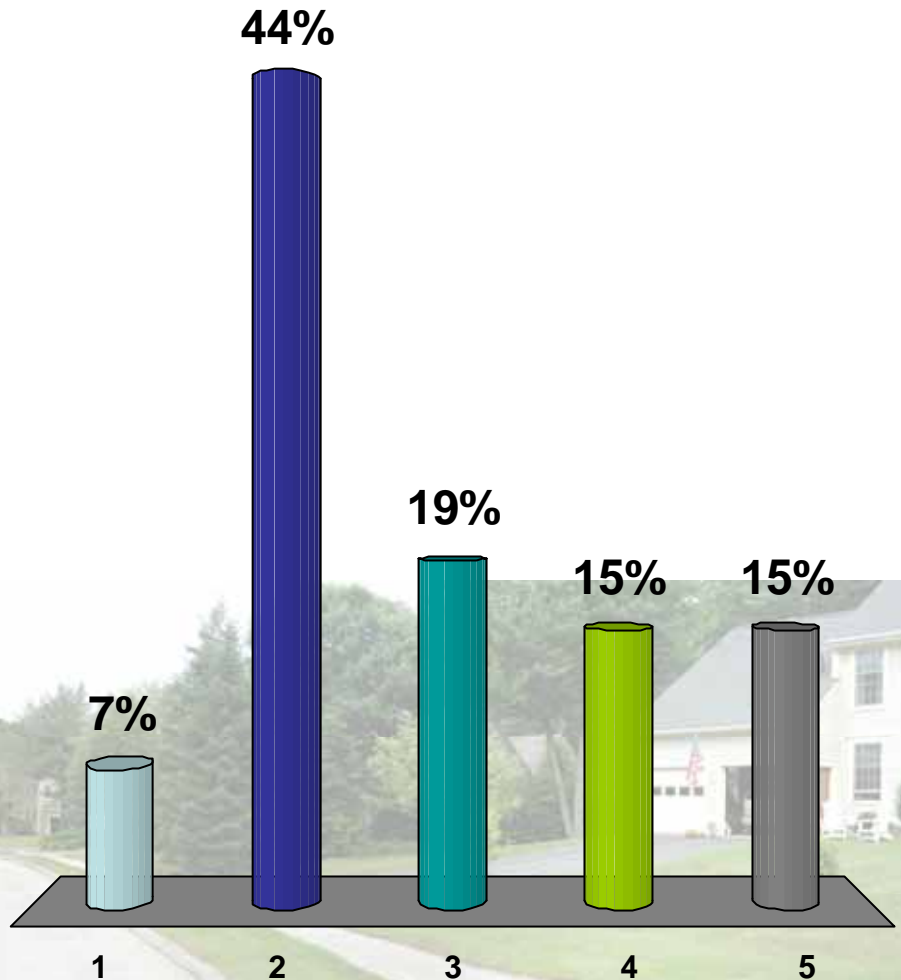
Sidewalks should be required on one side of new residential streets.

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



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

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



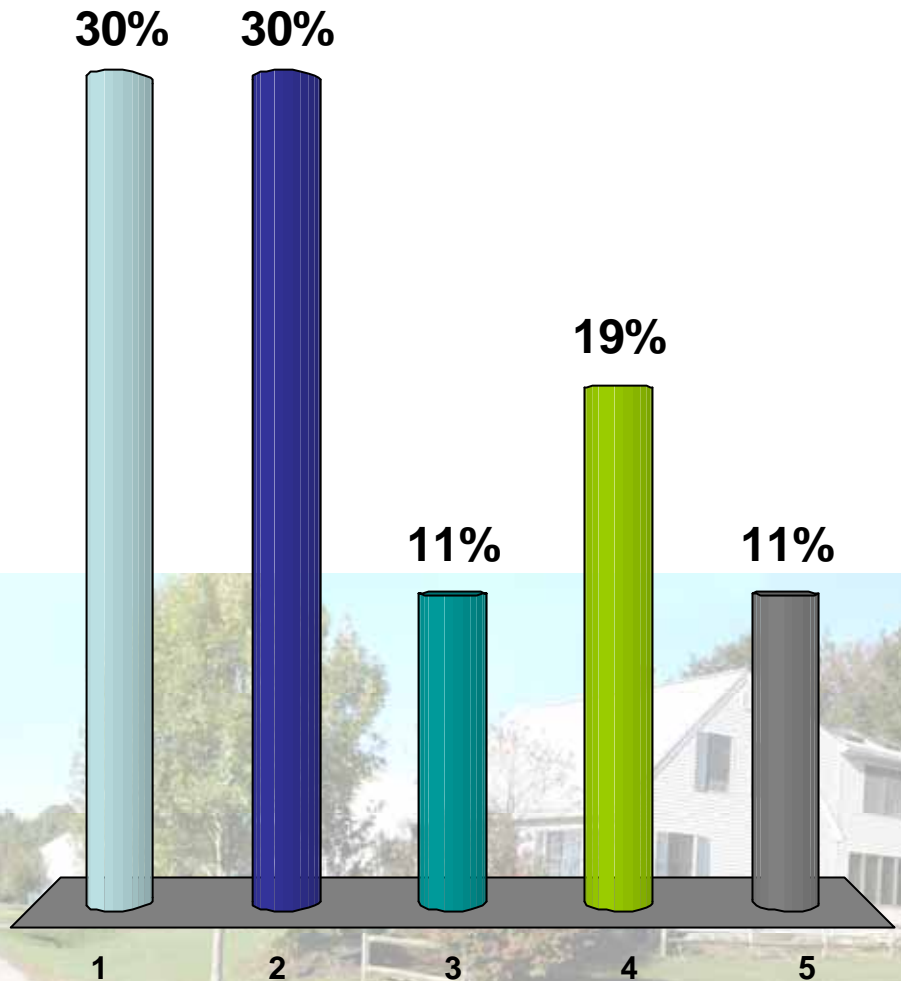
Paved shoulders may be used instead of sidewalks on new res. streets.

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



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

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



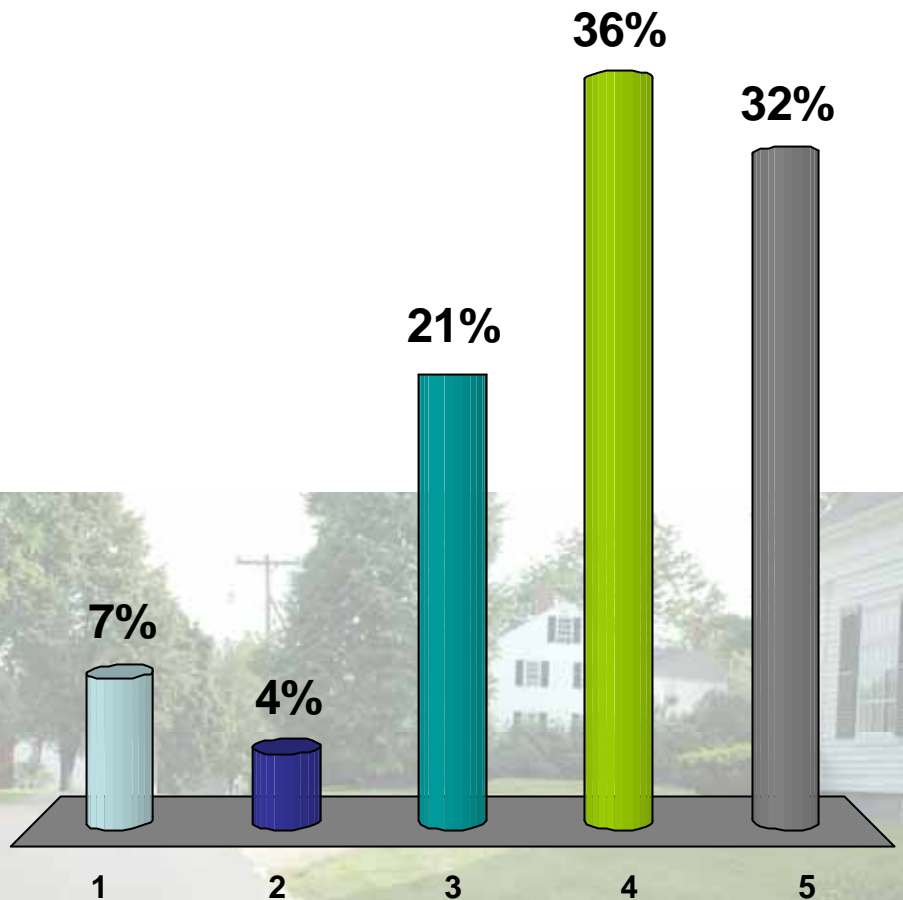
Sidewalks should not be required on new residential streets.

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



Sidewalks should not be required on new residential streets.

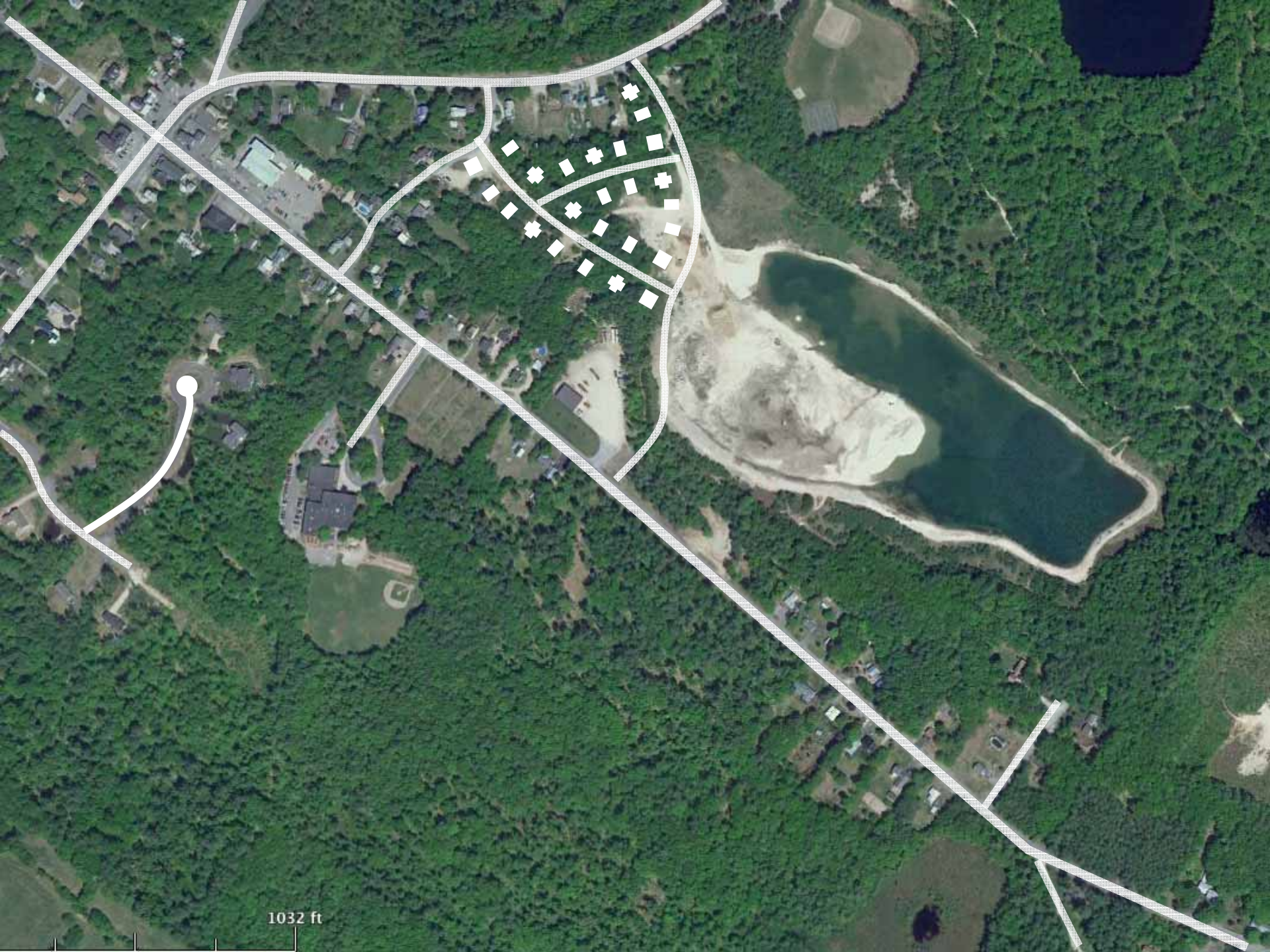
1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree





GRAVEL PIT

1032 ft



1032 ft

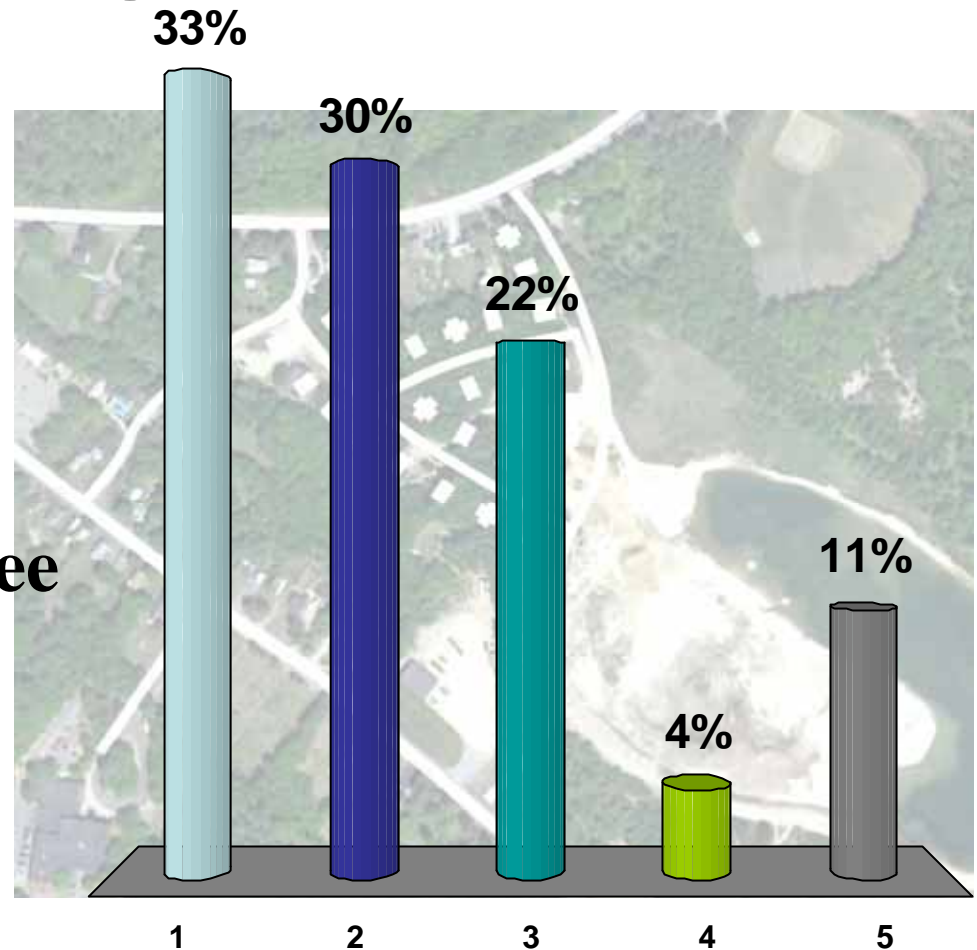
The town should promote village-style development in this area: smaller lots and reduced road frontage.

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



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

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



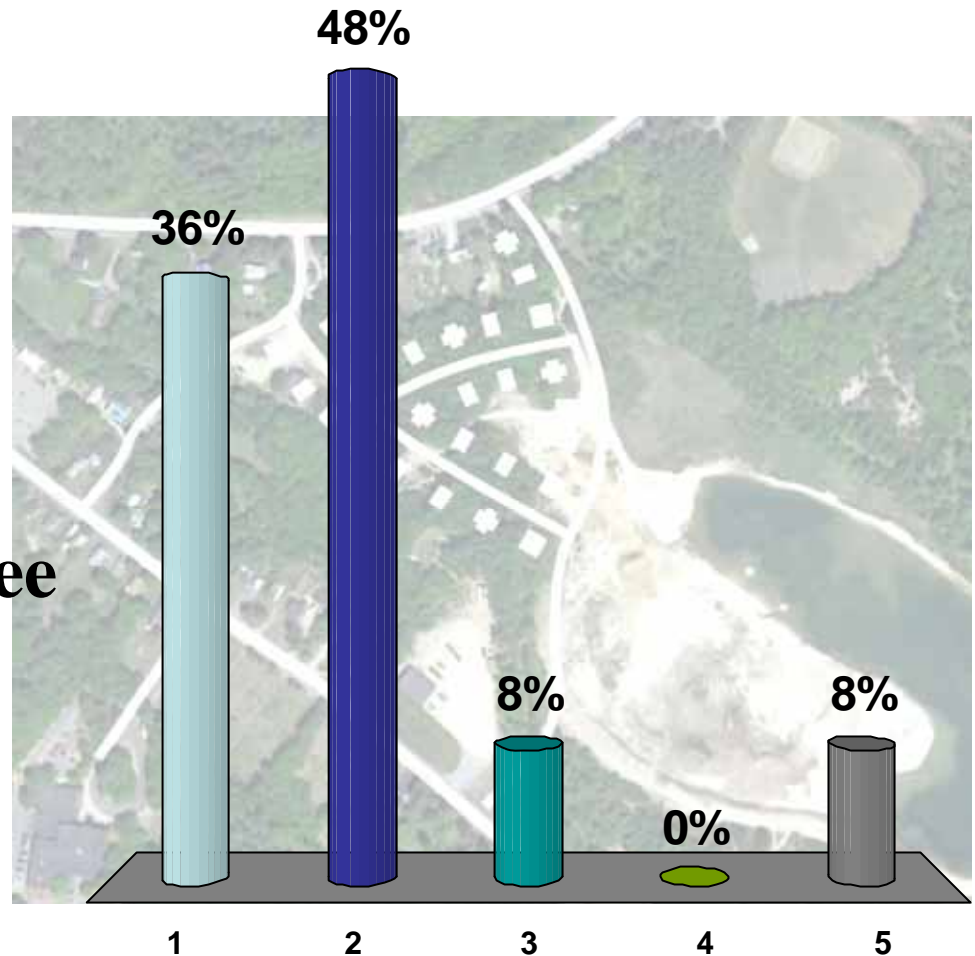
Future development in the gravel pit should include a road between Routes 35 and 114.

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



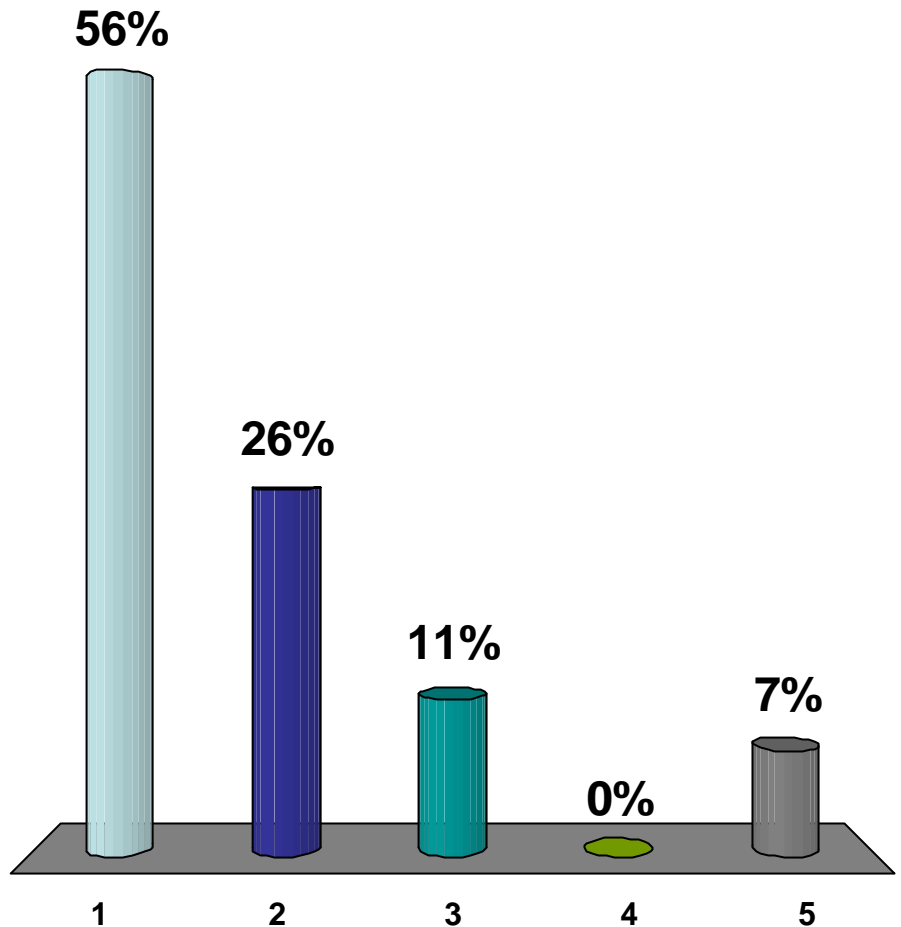
Future development in the gravel pit should include a road between Routes 35 and 114.

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

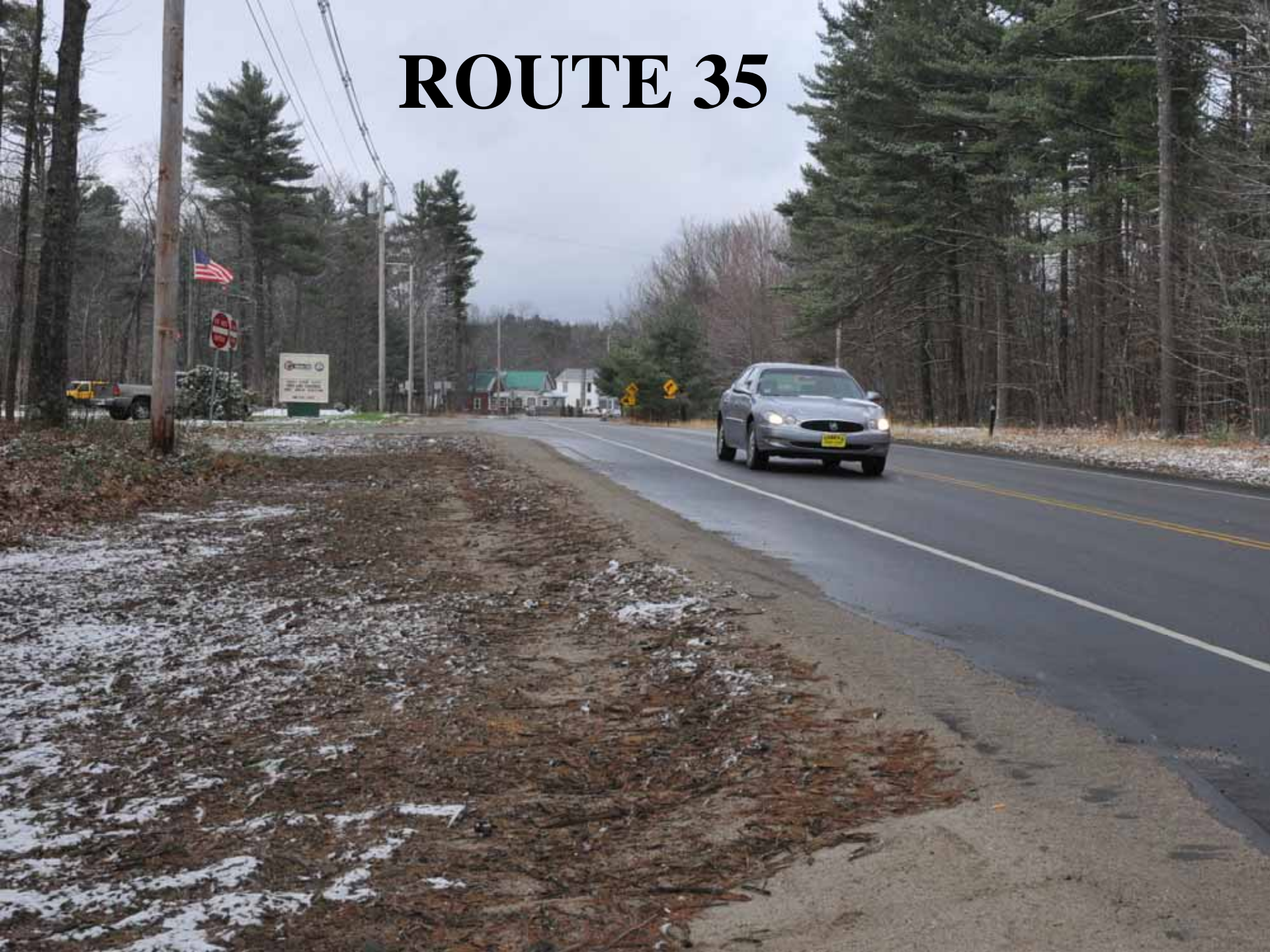


Some of the land near the gravel pit should be preserved as open space.

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



ROUTE 35





Google earth

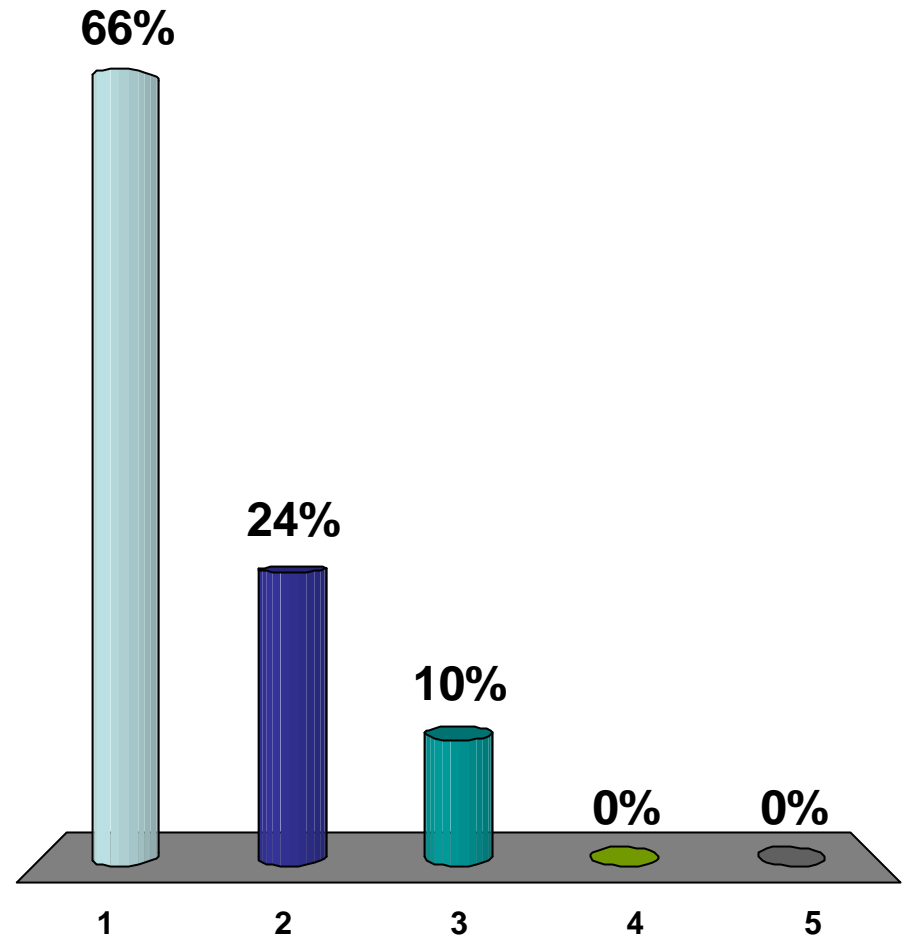
Imagery Date: 5/16/2010 1998

19.1377517, 87.04848509, 29 m N elev: 286 ft

Eye alt: 2983 ft

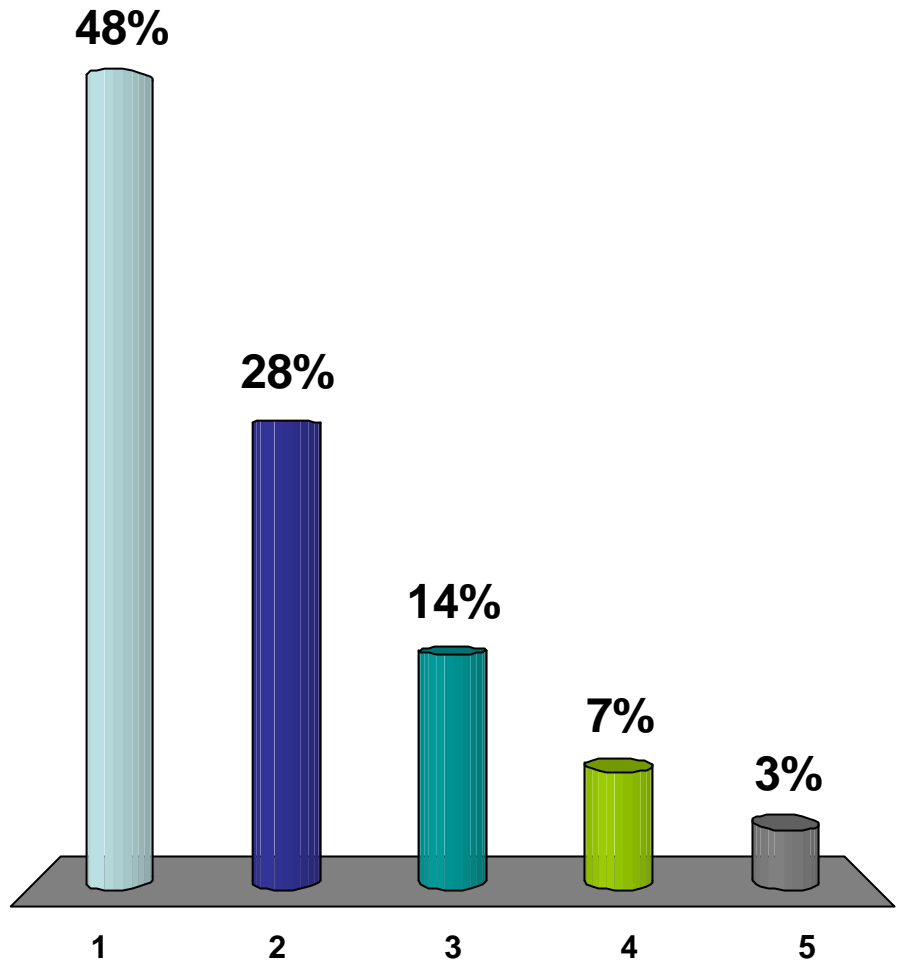
The Mountain Division trail should be connected to the Village.

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



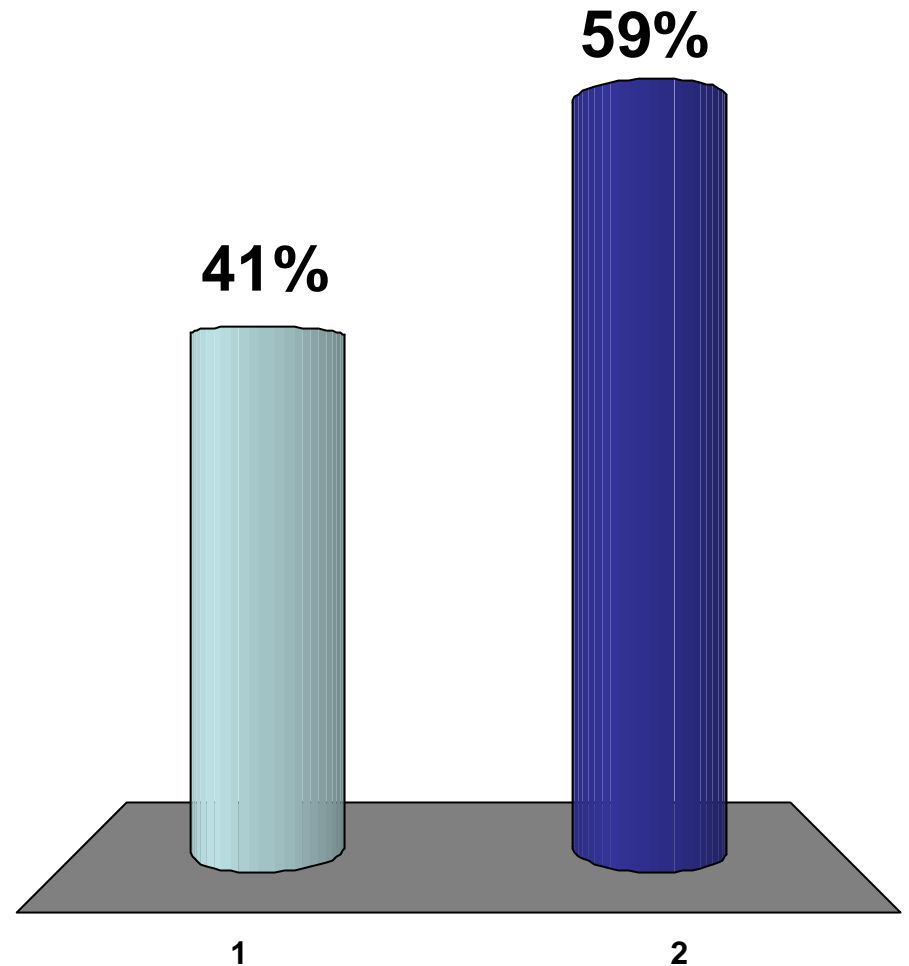
The connection to the village should be on the lake side of Route 35.

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



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

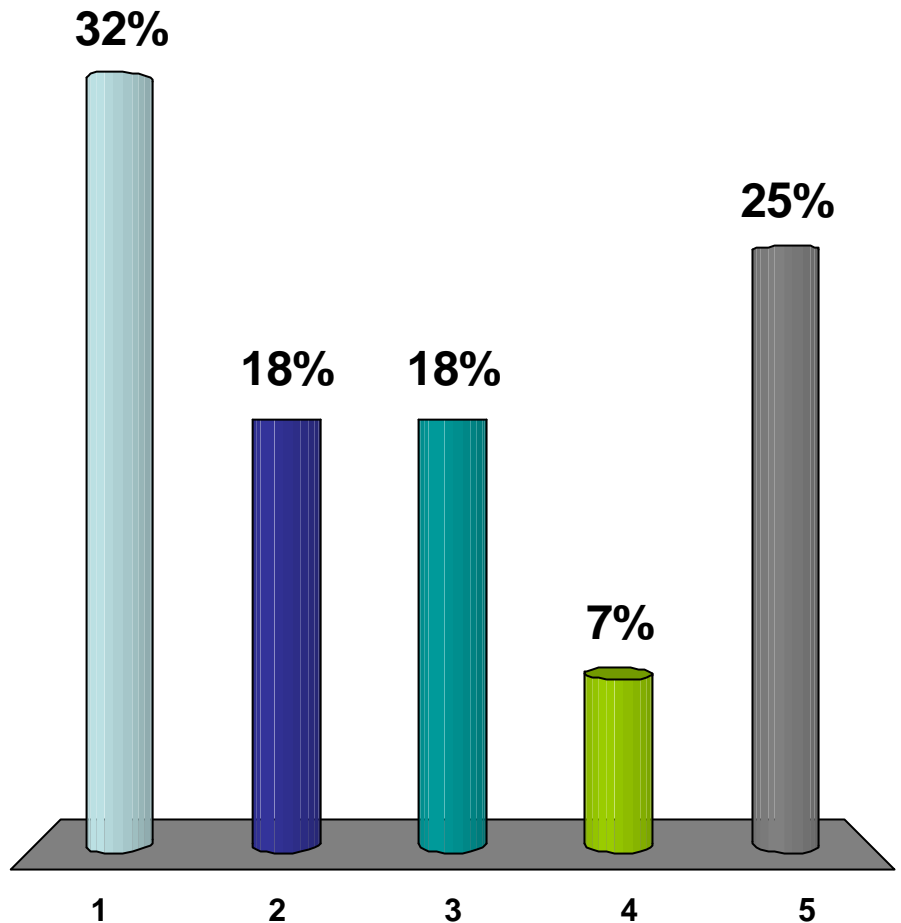
1. Yes
2. No





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

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



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

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



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

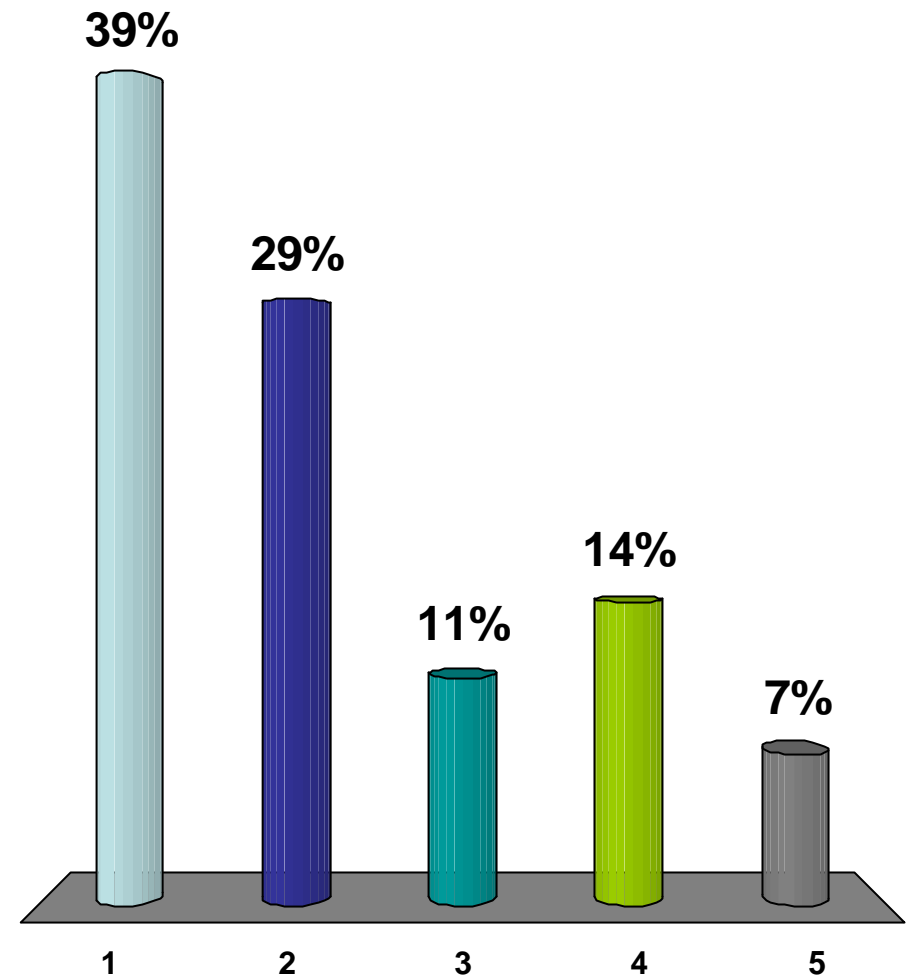
1. Strongly agree

2. Agree

3. Neutral

4. Disagree

5. Strongly Disagree

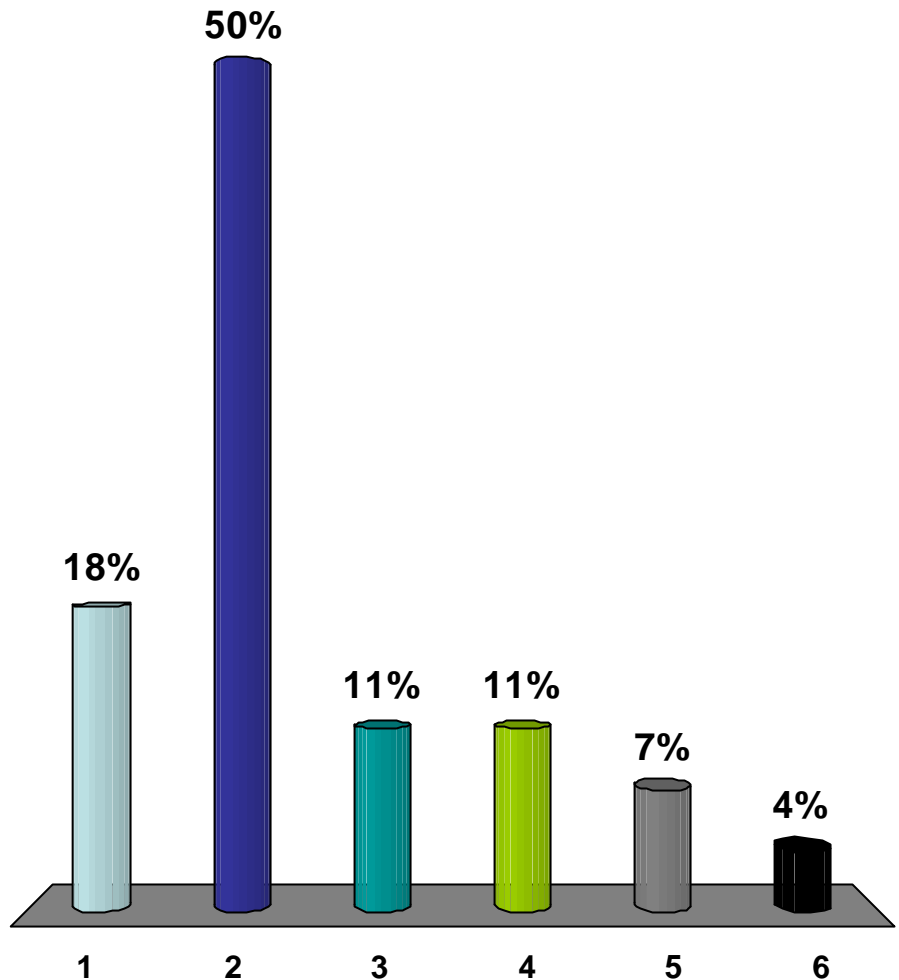




FARMER'S MARKET

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

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

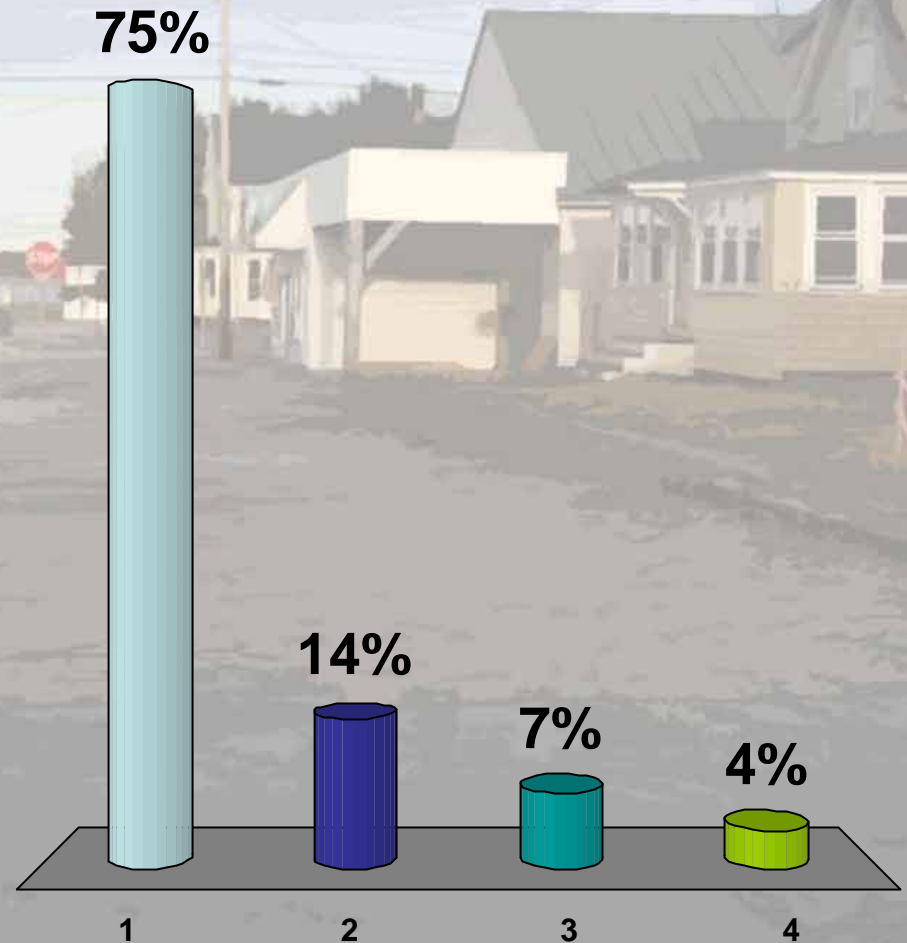


WRAP UP



Did this Community Forum improve your understanding of the issues facing Sebago Lake Village?

1. Definitely
2. Somewhat
3. A little
4. Not Really



THANK YOU!!!

