



Standish Public Forum

June 12, 2008

Small Group Discussion/Questions: Results

Topic: Special Qualities/Town-wide.

A. What special place or feature of Standish best captures the Town's essence or spirit?

Group #1:

- Boat Launch
- Rural Residential Character
- Community Closeness
- Sense of Community
- Stranger in your own community
- Old Higgins Grange ["Grge." = Garage?]
- Old Water Pump
- Old 25/35 Intersection
- Historic Value
- Lack of Agriculture
- Railroad
- Lack of Businesses

Group #2:

- Marrett House
- Sebago Lake
- Open Fields
- Light Pollution
- Orchards
- Lack of access to rivers and lake
- Songo Locks of Canal

Group #3a/3b:

- Randall Orchards
- Sebago Lake
- Red Church
- Merrett House and other historic homes
- Rural areas
- Library
- Saco River – Watchic Lake
- Colonial Marketplace
- Pit Stop
- Johnson Ballfield
- Korner Knitters
- Granville Hall
- Paine Neighborhood
- Steep Falls Village Park
- Standish Corner
- Standish Churches
- Two Trails Restaurant
- Kiwanis Beach

Group #4:

- Lakes – access for recreation
- Randall's Orchard – business; generous with access (ski/walk)
- George E. Jack School – playground & ballfield; location good; need better access
- Steep Falls – river, gazebo, library; appreciate character; Loss of trails and beach
- Lost view of Sebago Lake – picnic area gone; trees growing up



Topic: Conservation & Open Space.

B. What do you feel is the number one threat to preserving Standish’s rural character and natural resources?

Group #1:

- Uncontrolled Housing Development
- Heavy traffic through village centers
- Speeding traffic everywhere/No crosswalks

Group #2:

- Growth
- Orchards staying viable
- Lack of Infrastructure: roads, sewer and public water
- Excessive road requirements
- Excessive lot sizes

Group #3a/3b:

- Traffic
- Sprawl
- Large lot zoning for houses and businesses
- Taxes/Economy/Business
- Lack of public transportation
- Lack of public facilities
- Public apathy
- Lack of community
- Lack of senior housing

Group #4:

- Sprawl – lack of planning; support current efforts
- Want denser living in village centers (apartments, etc)
- Concern higher density would create city “feeling”
- Want reduced lot sizes
- Limited by lack of public water and sewer
- Want village, not city
- Need to make a choice?
- No shared driveways
- Steep Falls is good scale for Village – like Cornish/Bridgton – Gorham “too city”

Topic: Conservation & Open Space.

C. Are there one or two particularly critical places or resources we should actively work to preserve or make better?

Group #1:

- Hunting: Need space for
- Walking trails
- CMPs Property in Steep Falls
- ATV and Snowmobile trails
- Tom Shaw’s Tomb
- Old WWII Lookout tower
- WWII Plane wrecks in Sebago
- Smith Mills – Old Town on Sebago Lake
- Pier at Boat Launch

Group #2:

Group #3a/3b:



Group #4:

- Steep Falls Trails
- Railroad
- Randall's – bigger
- Old Post Office (Marean (sp?))
- Keep historic homes in Standish Corner – turn them into businesses – far apart, need to be linked – now feels disconnected – parking shortage
- State preserve/trails/wildlife sanctuary (2000 acres)
- Trails along Buxton line
- Mountain Division Trail
- PWD blocked trail from Otter Ponds
- Rhododendron Fields behind 35
- Walking areas along Watchic Lake
- Steep Falls beach – recently closed
- Public access to Sebago Lake

Topic: Village/Standish Corner.

D. If you came back to Standish in 20 years, how would you describe (in a short phrase) the ideal village center that has grown at Standish Corner? What would you see?

Group #1:

- Invisible village for locals, thoroughfare
- People walking
- Village green
- Slower speed limits
- No trucks
- Lots of small local businesses
- Harmonious village center
- Wouldn't think of going to Gorham or Windham to get something
- Hospital type facility

Group #2:

- Local Business Growth
- Motel/hotel/B&Bs
- Restaurants
- More businesses: more product selection and lower prices
- Smaller size roads feeding smaller lots
- Town Common
- Quaintness
- Bring back parts of Old Fort
- Acquire Town center properties

Group #3a/3b:

- More businesses at 25/35 junction
- Sidewalks
- Senior development – walkable
- Park and playground
- Restaurants – all kinds
- Mixed use development
- Railroad service to Portland
- Bike trails and lanes
- Community Center
- Absences of 18 wheelers & trucks
- Historic buildings identified and preserved (with owner permission)
- Larger library
- Museum

Group #4:

- Sidewalks
- A Talbots dept store
- Compact village
- Thompson house as an inn



Maine Model Town Program



- Freeport as a model
- Playgrounds and a park (G.E. Jack more access)
- Sidewalks
- Bistro/restaurants (Bay Haven)
- Art gallery
- Less through/regional traffic
- Some public transportation

Topic: Village/Standish Corner.

E. What types of activities would you like to see in the village to make it the ideal village center?

Group #1:

- Park
- Farmers' Market
- Restaurant
- Working farm
- Less and slower traffic

Group #2:

- People walking/sidewalks
- Shopping

Group #3a/3b:

- Shopping
- Benches along sidewalk
- Walking trails
- Parking behind buildings
- Sidewalk cafes
- Ice cream shops
- Art fairs
- Farmers Market
- Theatre
- Antique shops
- Public gathering spaces
- Fairs

Group #4:

- Restaurants/cafes
- Sidewalks/walking
- Movie Theater
- Drive In
- Playhouse
- Quaint – similar design/theme
- Public amenities
- *Not in Village* – biker bars, tattoo parlors, franchise businesses, big box stores

Topic: Village/Standish Corner.

G. Do you feel the Village concept you came up could help toward creating a “Pedestrian-friendly, compact” Village Center as envisioned in the Comp Plan? *Why or Why Not?*

Group #1:

Group #2:

- Somewhat

Group #3a/3b:



Maine Model Town Program



Group #4:

- Yes – walkable
- Created commercial center
- Smaller lot sizes
- Assumes by-pass

Topic: Linking Village and Conservation.

H. Do you feel a Village concept like this can help preserve Standish's rural character? Why or Why Not?

Group #1:

Group #2:

- Marginally

Group #3a/3b:

Group #4:

- Yes – keeps development out of rural areas
- Doesn't have character now
- Currently no ambiance
- Village center concept seems desirable to attract newcomers

Topic: Wrap-Up.

I. Identify with Group:

- **Two key ideas to present to larger group from Conservation discussion**
- **Two key ideas to present to larger group from Village discussion**
- **Any major sticking points or points of discussion.**

Conservation

Group #1:

- Lake Access
- Land Access -- *If you want this access, you need to Buy It!*

Group #2:

- Lot sizes too large now

Group #3a/3b:

- Protecting important historic buildings – Red Church, Merritt House, etc
- Protecting rural areas

Group #4:

- Maintain historic buildings in Standish Corner
- Sebago Lake Access



Maine Model Town Program



Village

Group #1:

- Traffic & speed reduction
- Incentives to bring new businesses

Group #2:

- Smaller lot requirements
- Not too much growth (exercise targets too much)

Group #3a/3b:

Group 3a:

- Locate Businesses along road
- Housing behind businesses

Group 3b:

- Mixed use clusters
- Pedestrian-friendly

Group #4:

- Need housing to support commercial activity
- Pedestrian amenities (sidewalks, flowers, flags)

Any Major Sticking Points/Points of Conflict within Group?

Group #1:

Group #2:

Group #3a/3b:

Group #4:

- Keep Village scale – not too urban
- Traffic – if re-routed, who/how to support commercial center
- Are we creating more traffic issues with concentration of businesses in Village Center?

Standish Corner Village Implementation

The 2006 Standish Comprehensive Plan and the Village Master Plan envision Standish Corner as a “pedestrian-friendly, compact” village center, “creating a diverse mix of residential, light commercial, religious, municipal, and institutional land uses as well as civic open spaces.”

The June 2008 Public Workshop asked citizens to explore the relationships between the various basic building blocks that make up village centers – Homes, Businesses, and Civic / Public uses. Citizens assembled their ideal village center in a small group planning exercise, ‘Let’s Build a Village Center.’



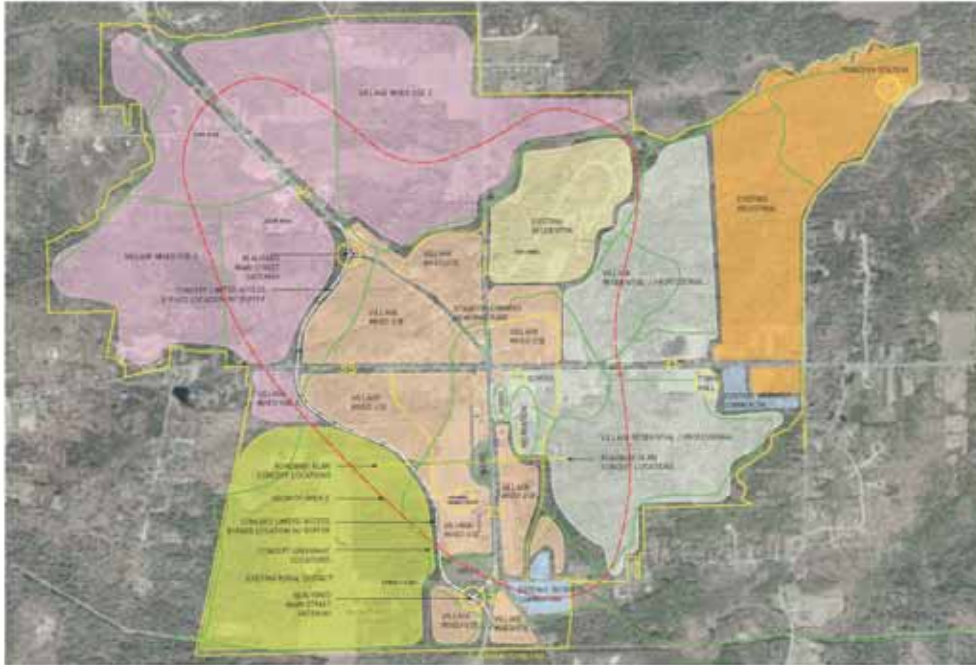
Let's Build a Village Center!!



A Village Center is primarily made up of a mix of three 'building blocks' (homes, businesses, and civic uses & public spaces) and the things that connect these together (streets, sidewalks, trails). You will 'build a village center' as part of a group to include all of these pieces.

<p>Assume 50 lots is ~100 acres.</p> <p>Homes</p> <p>Typically Larger Lot Subdivisions</p> <p>Single Family (SF) Homes 1 Unit per Lot</p> <p>Each Symbol = 50 SF Homes [5 green symbols maximum]</p>	<p>Assume 50 lots is ~40 acres.</p> <p>Typically Mid-size Lot Subdivisions</p> <p>Single/Multi Family (MF) Homes 1 - 3 Units per Lot</p> <p>Each Symbol = 50 Mixed-Type Homes [10 blue symbols maximum]</p>	<p>Typically Standalone Developments</p> <p>Multi-Family Homes 10 - 50 Units per Development</p> <p>Each Symbol = 50 MF Homes [10 pink symbols maximum]</p> <p>You may also include Apartments over shops (below).</p>
<p>Target: 250 to 500 Homes (SF + MF units)</p>		

MRLD Standish Corner Master Plan: Planning Districts



<p>Colonial Marketplace is ~75,000 sf total.</p> <p>Businesses</p> <p>Shopping Center or 1 Big Box 75,000 sf each</p> <p>Each Symbol = 75,000 sf (1 star/line or box) [2 orange symbols maximum]</p>	<p>The Rifle Aid in Gorham is ~10,000 sf.</p> <p>Mid-size Shops/Offices 7,500 - 15,000 sf each</p> <p>Each Symbol = 30,000 sf (3 businesses) [5 pink symbols maximum]</p>	<p>Norway Savings Bank is ~2600 sf.</p> <p>Smaller Shops/Offices 1,500 - 5,000 sf each</p> <p>Each Symbol = 15,000 sf (5 businesses) [10 yellow symbols maximum]</p>
<p>Target: 150,000 sf of office & retail space</p>		

<p>Examples: Town Common, Forest, Greenway, Plaza.</p> <p>Civic / Public</p> <p>Park or Greenspace 1/2 acre to 20 acres each</p> <p>Each Symbol = 2 acres [4 yellow symbols]</p>	<p>Playground / Ball field 1 to 5 Sites</p> <p>Each Symbol = 1 Site [5 green symbols]</p>	<p>Examples: Churches, Post Office, Rec. Center.</p> <p>Civic / Public Buildings 1 to 5 Uses</p> <p>Each Symbol = 1 Site [3 pink symbols]</p>
<p>Target: Parks, 80 acres / Playground, 5 Sites / Civic Uses, 3 Sites</p>		

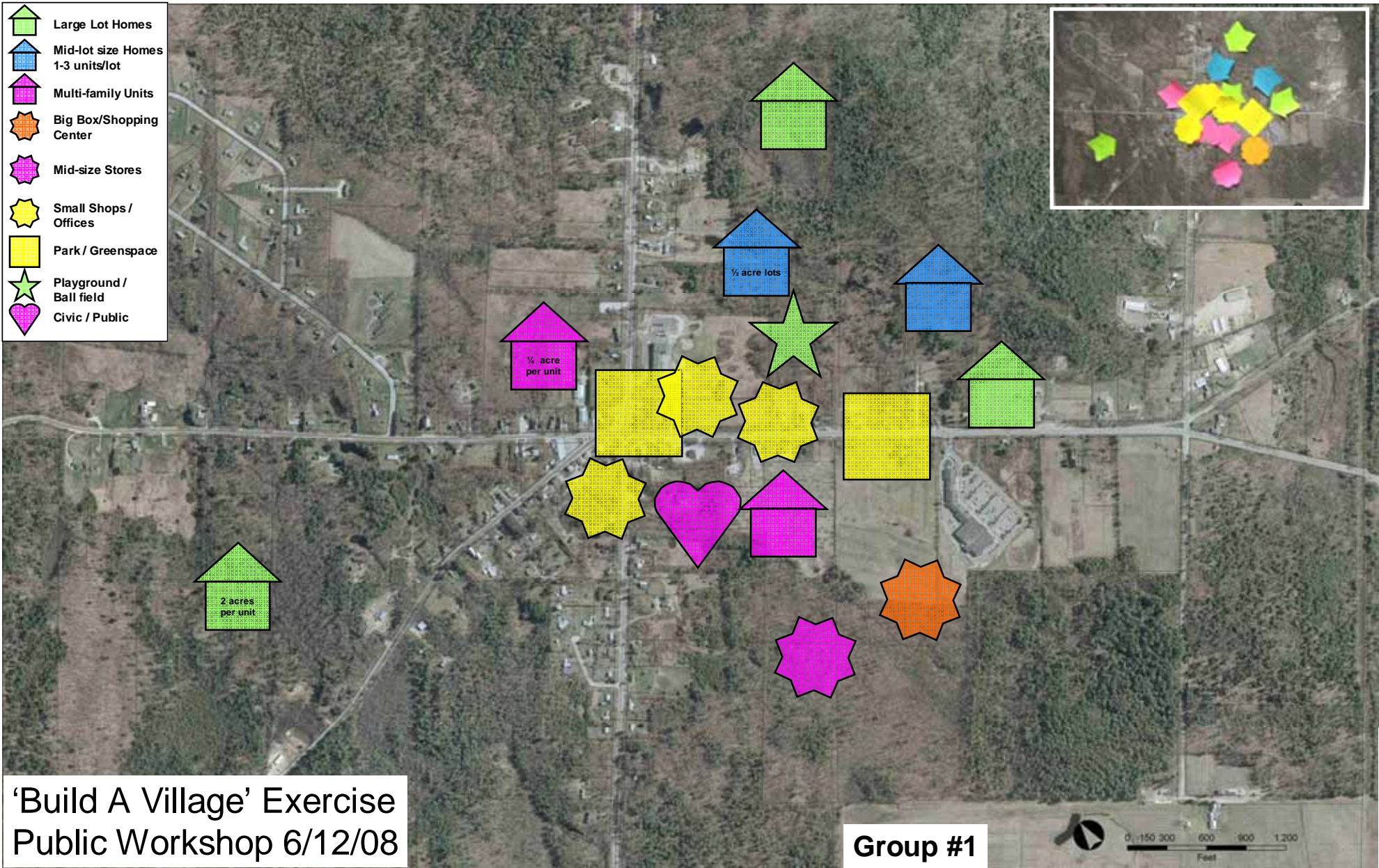
This is a hypothetical planning exercise!

Standish Public Workshop

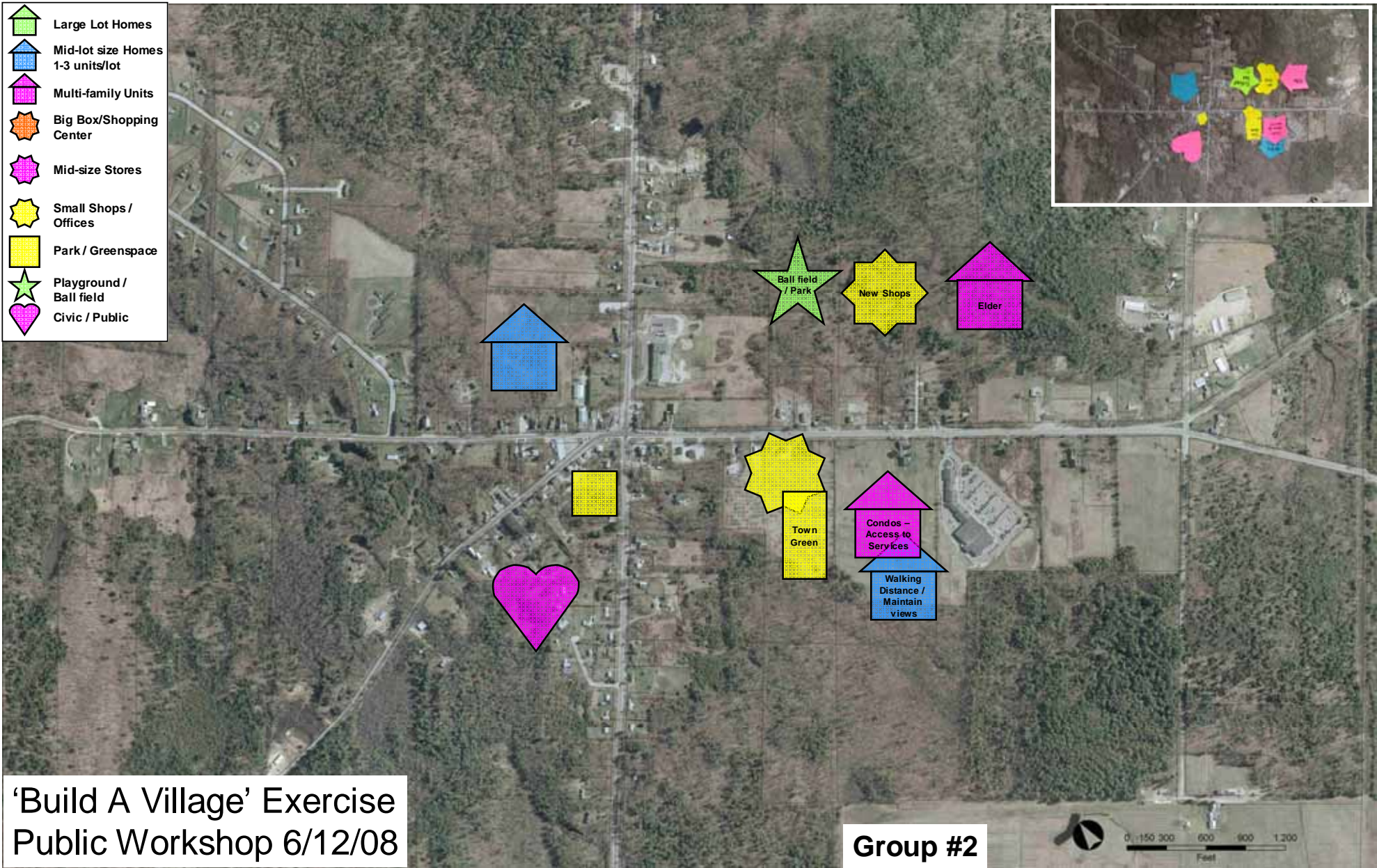
June 12, 2008



-  Large Lot Homes
-  Mid-lot size Homes
1-3 units/lot
-  Multi-family Units
-  Big Box/Shopping
Center
-  Mid-size Stores
-  Small Shops /
Offices
-  Park / Greenspace
-  Playground /
Ball field
-  Civic / Public

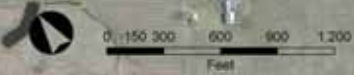


-  Large Lot Homes
-  Mid-lot size Homes
1-3 units/lot
-  Multi-family Units
-  Big Box/Shopping
Center
-  Mid-size Stores
-  Small Shops /
Offices
-  Park / Greenspace
-  Playground /
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-  Civic / Public

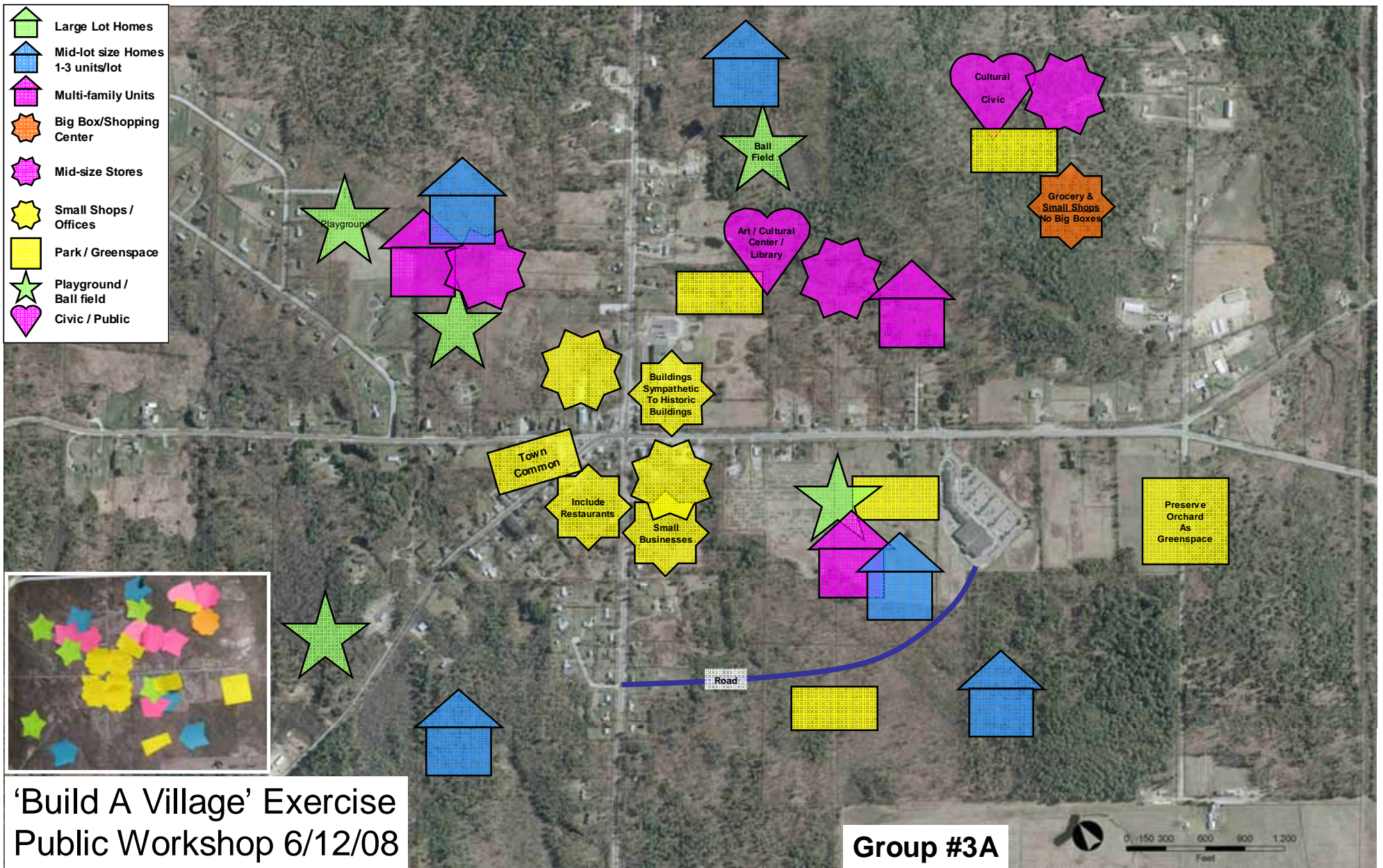


'Build A Village' Exercise
Public Workshop 6/12/08

Group #2



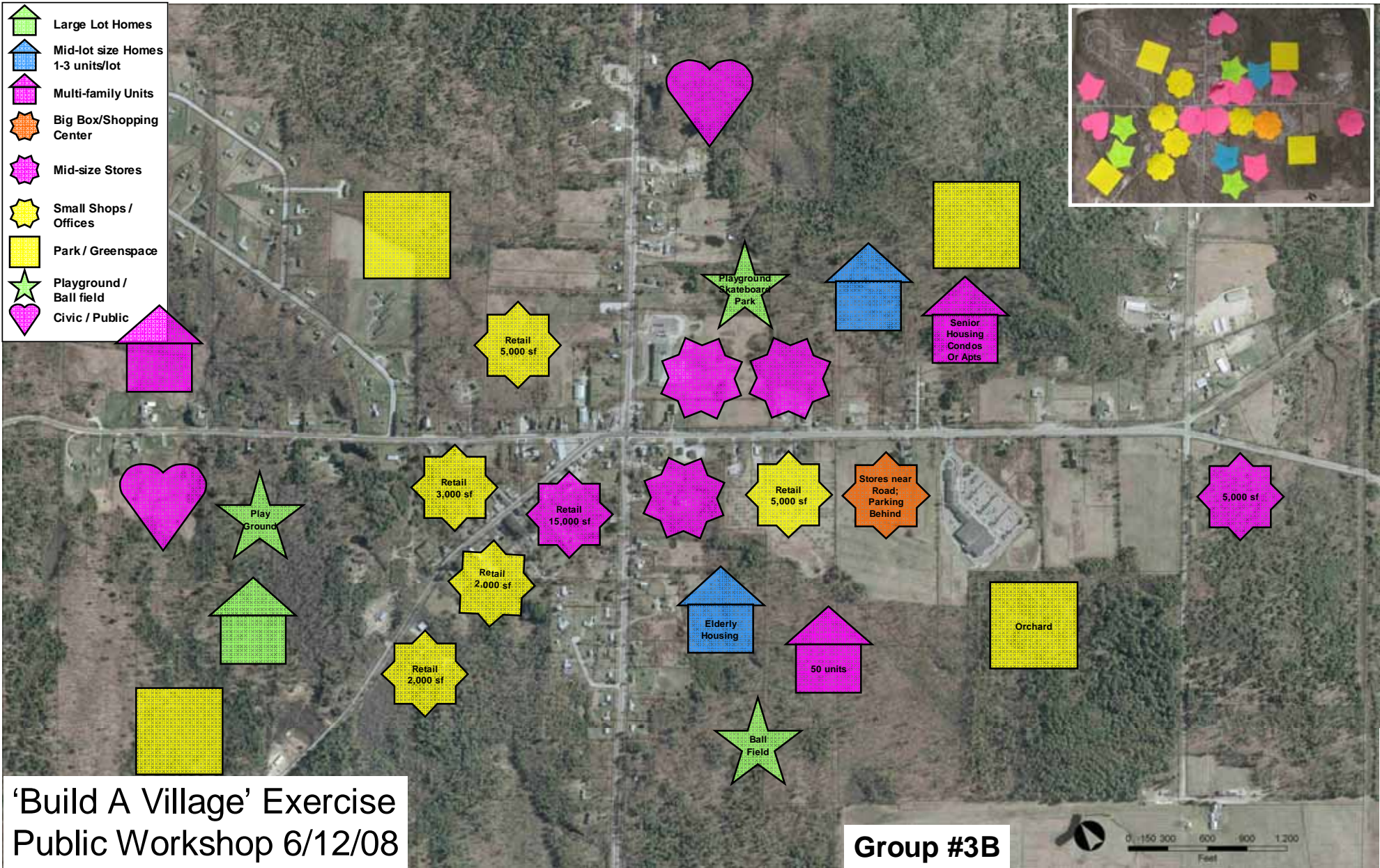
-  Large Lot Homes
-  Mid-lot size Homes
1-3 units/lot
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-  Big Box/Shopping
Center
-  Mid-size Stores
-  Small Shops /
Offices
-  Park / Greenspace
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-  Civic / Public



'Build A Village' Exercise
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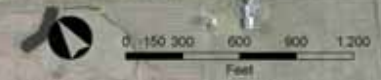
Group #3A

-  Large Lot Homes
-  Mid-lot size Homes
1-3 units/lot
-  Multi-family Units
-  Big Box/Shopping
Center
-  Mid-size Stores
-  Small Shops /
Offices
-  Park / Greenspace
-  Playground /
Ball field
-  Civic / Public

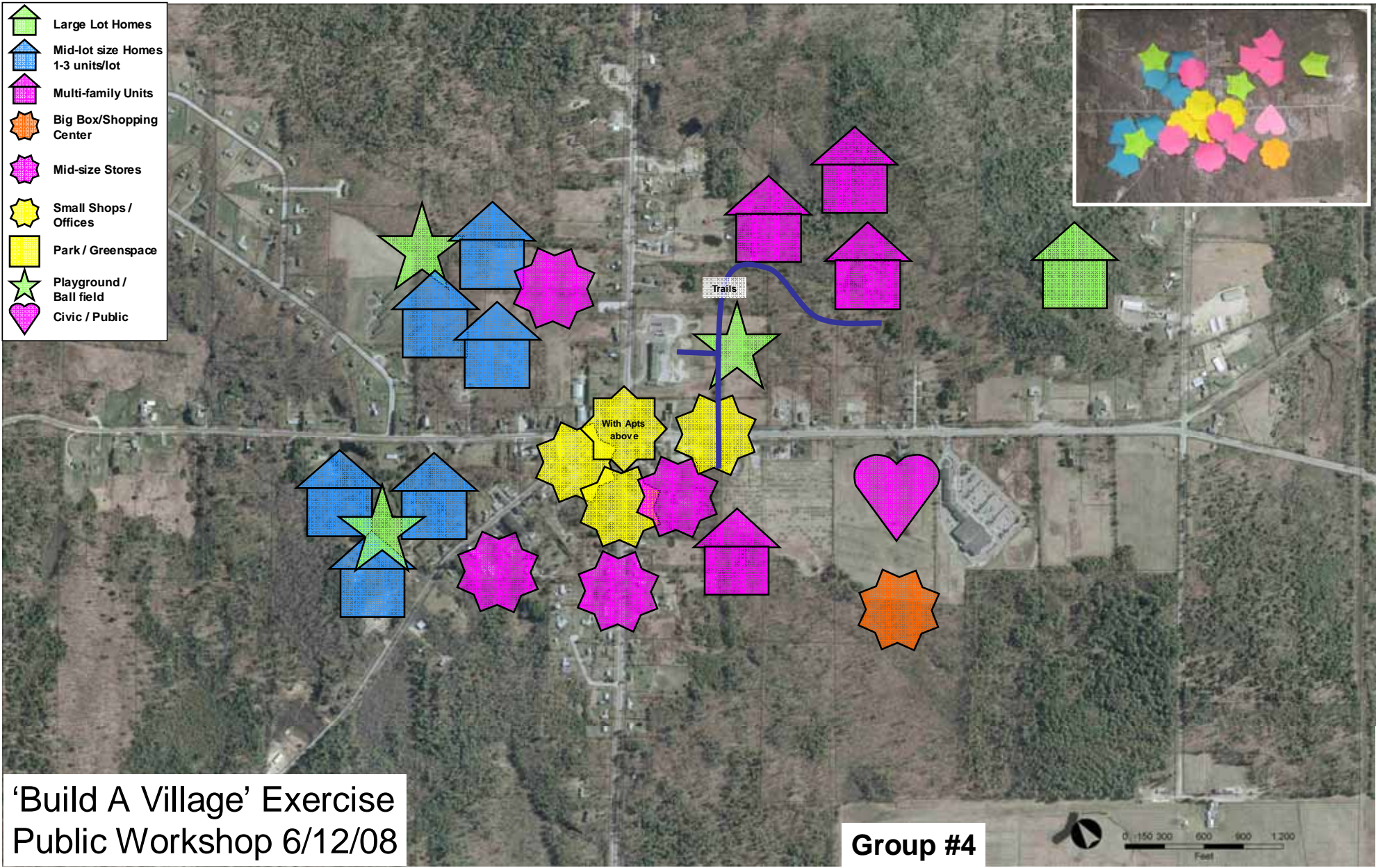


'Build A Village' Exercise
Public Workshop 6/12/08

Group #3B



-  Large Lot Homes
-  Mid-lot size Homes
1-3 units/lot
-  Multi-family Units
-  Big Box/Shopping
Center
-  Mid-size Stores
-  Small Shops /
Offices
-  Park / Greenspace
-  Playground /
Ball field
-  Civic / Public



'Build A Village' Exercise
Public Workshop 6/12/08

Group #4