



Vision Statement Exercise

5 minutes

Quickly read through both the Waterboro and Turner Vision Statements. Place [brackets] around the phrases that have a direct relationship to the form and pattern of community design. *Are there some phrases that can be re-worded to make them more effective?*

10 minutes

As a group, compare and contrast the content of the two Vision Statements.

Waterboro

Strengths:

Weaknesses:

Turner

Strengths:

Weaknesses:

Which Vision Statement do you prefer, and why?

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.

A Vision for Waterboro

MAY 6, 2002

Prepared by Planning Decisions, Inc.

GENERAL CHARACTER

Waterboro is a peaceful rural town with historic village centers, uncrowded lakes, hills and nature preserves – all located within easy driving distance of the Maine Turnpike and Greater Portland. Waterboro is a place where you can listen to loons and observe wild turkeys. It has old country roads with farms and stone walls alongside. It has hills and mountains, lakes and ponds. It is a friendly community. It is a great place to raise children – with excellent schools and wonderful outdoor recreation opportunities. It has four distinct historic villages, each with a unique feel and function. It has historic houses, churches, farms, community buildings, and cemeteries.

Some of these special places are shown on the map to the right. These places are part of the permanent identity of Waterboro, in the past, today, and for the future. Waterboro, in short, is a great place to live.

VILLAGES AND AREAS

Waterboro is one community, but it is composed of several distinct villages and areas. Each plays a special role in the town fabric, and each has a special future.

South Waterboro is the *gateway* to Waterboro,

the primary road entrance to the south. In the future it shall have renovated homes and businesses, and a sidewalk and bike path along Route 202. Elm trees and landscaping will shade the stores and sidewalk. Historic buildings will be restored; new buildings will retain a small scale, village character. The road front stores will consist of small, locally-owned, attractive retail shops – such as a pharmacy, dry cleaners, bookstore, restaurant, and coffee shop – as well as professional offices. Behind the retail businesses there will be small business parks for wholesale and light manufacturing activities. New housing will be developed in a village-type neighborhood settings. If a new middle school is built, it would be connected by sidewalks and trails to the residential areas. Open space behind the roadways and houses will be preserved.

Waterboro Center is the *civic and cultural hub* of the community. A new library and new post office would be located near to the Town Hall. Other possible civic/cultural buildings in the area would include a community center, a senior center, an ecology education center, or an arts center. The Center is also a place for seasonal businesses such as restaurants and food stores, gift shops, sporting goods stores, and craft shops. Finally, this is a place where additional elderly housing or assisted living units could be built. The village will be easily walkable, with sidewalks and safe intersections

and new landscaping. Land will be acquired around the village to serve as parks and open space. New recreational opportunities will be developed with winter sports on Ossipee Hill, and possibly a park at the northern end of Town House Road. Outside of the village area, the rural character of the farms and open space will be preserved.

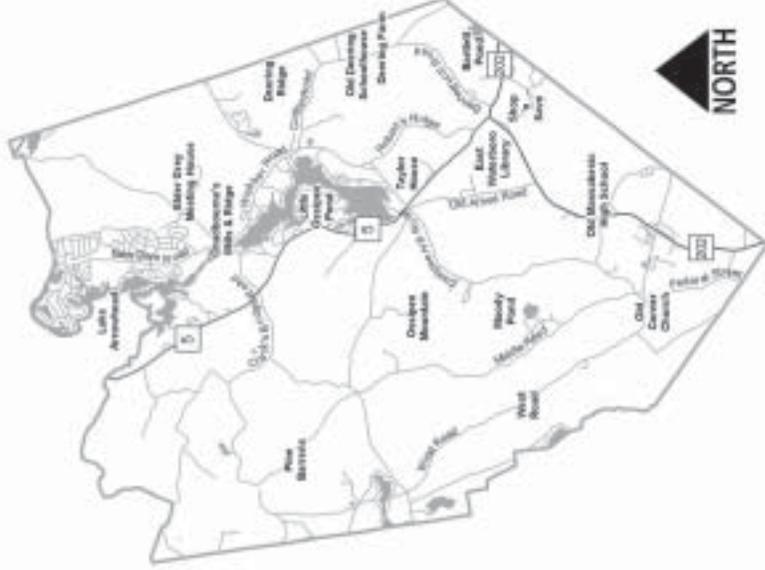
East Waterboro is the *shopping/retail center* of the community. The intersection of Routes 202 and 5 is the best place to concentrate retail uses. A grocery store is there now. Other large stores, or an office/business park, could be located right next to or behind the existing development. The retail/business area should be clustered around the intersection, with good sidewalks and landscaping between stores. Outside of this intersection, East Waterboro should remain rural and residential. Open space along Deering Ridge and Roberts Ridge should be conserved, with hiking trails and picnic areas. Housing may be clustered near to the school.

Lake Arrowhead is a *new residential village* in the community. It has grown rapidly in the last twenty years, and the vision for the next twenty years is consolidating and managing what has already occurred, and integrating residents into the larger community. The consolidation involves encouraging residents to buy abutting vacant lots (both keeping open space

and reducing future construction); upgrading roads; adding an elementary school in the area; creating satellite fire stations; putting in sidewalks and bike paths; improving the water system; creating ballfields and recreation. Over time, the residents of Lake Arrowhead should be encouraged to become more involved in community activities and organizations.

North Waterboro is a *rural village* of the community. It is important that the character of this area be preserved for the future - the Elder Grey meeting house and cemetery, the saw mill, the churches, the farms. Small-scale retail shops would be located in the village along Route 5. Housing for the elderly could also be located near the village. Other new residential housing should be inconspicuous and scattered - no large subdivisions should be allowed. The land along Chadbourne Ridge and Edgecomb ridge should be considered for conservation and nature trails. Recreation should be encouraged in the area.

Ross Corner and the **Pine Barrens** are *rural open space* areas. This area, with its lakes and Pine Barrens, has a wilderness fee. It is rich in wildlife and natural features. Traditional logging, farming, hunting, and fishing activities should continue. Any new housing that is developed should be small in scale and in a cluster arrangement, thus allowing large blocks of open space to remain protected. Roads should



not be greatly improved, remaining dirt where possible, so as to discourage trucks and through traffic. The Pine Barrens conservation area should be expanded and linked to Ossipee Hill, creating one large nature preserve. Trails for snowmobiles and ATVs should be designated, as well as trails reserved for hikers only. This area must retain its wilderness character.

OTHER CONSIDERATIONS

Business development should constitute between 10% and 20% of future development in Waterboro - a higher percentage than at present. Residents would most like to see locally-owned businesses (not chains), professional offices, technology-based businesses, recreational businesses (bowling alleys or golf courses), high technology clean manufacturing, book stores and coffee shops, medical offices, a garden center, bakeries and pubs, etc. Any business should be clean, quiet, and compatible with a primarily residential community.

Town role in creating future

Participants in the Waterboro visioning session indicated strong support for an active Town role in creating the vision. Almost all said that the Town should strongly consider:

- more parks and recreation
- land purchase and protection programs
- stronger zoning regulations
- new bike and walking trails
- more recycling incentives
- impact fees for new development
- a new business park

For actions such as a growth cap, a sewage disposal plan, and a jet ski ordinance, there remained overall support, but in these cases there were significant minorities in disagreement.

A Vision for Turner

NOVEMBER 1, 2001

Prepared by Planning Decisions, Inc.

CHARACTER AND SPECIAL PLACES

Turner is a town of contrasts. It has farm families that go back many generations, and young families who just moved in last year. It has a modern state-of-the-art school and historic grange halls. It has remote undeveloped forests and a busy commercial highway. It has lakes and farms, homes and businesses, villages and open space. Yet all of Turner has these two things in common. The people are caring and friendly. And the community has an open, rural feel.

There is a feeling of home and community in Turner. Many families and family businesses have been a part of the Town for generations. The schools have a widespread reputation for excellence. People are independent, and prefer lower property taxes to city-type services.

The rural character of Turner is felt in its open space, its woods and fields, its scenery, and its peacefulness.

Some of the special places in Turner include Turner Center, with its historic Grange Hall, churches, library, cemetery, and the Leavitt Institute; the views from Turner Hill; the Androscoggin River with its State Game Pre-

serve and boating opportunities; the town beach on Bear Pond; and North Turner Village.

FUTURE GROWTH

Turner will continue to attract development in the future because of its good schools, pretty scenery, low taxes, and community feeling. Commercial development will be concentrated along the Route 4 corridor. Elderly housing and multi-family housing will fit best in Turner Center and Turner Village. Single family homes will continue to be located throughout the community. Within this general pattern, here is the community vision for Turner's villages and districts.

Turner Village will be redeveloped. The town office will be relocated or renovated. There will be a new post office. Old deteriorated buildings will be demolished. There will be new residential development. There will be a park and better access to New River. Access from one side to another on Route 4 will be eased for local residents by a tunnel or overpass. The sewerage treatment plant will be updated.

In **Turner Center** there will be new adult education and recreational opportunities around the school, new sidewalks, and a new library.

In **South Turner** Route 4 will continue to develop and expand as a commercial hub. The road will have four lanes with limited access, plus a turning lane. Public sewer and water will

run alongside. The intersection to the Turner Business Park will be improved. Business and commercial development will go all along Route 4 in South Turner (with the exception of used car dealerships). The airport will be expanded and its runway extended. Back away from Route 4, there will be new residential development. Along the river there will be a greenway, with improved access to the state land. The water quality in the aquifer will be protected.

North Turner will stay pretty much the way it is – namely perfect! The post office, GAR, church, and Boofy Quimby Memorial Center will remain. Recreation opportunities will be expanded, with public access to Bear Mountain and a community park on Martin Stream.



There will also be a ballfield at the beach. The Route 219 intersection will have an overpass. Ponds will be protected. Route 4 will develop commercially, as to the south, but on a smaller scale, with limited access commercial parks, and no large retail “box” stores.

The **rural areas** of Turner will continue to have farm activities. Where farming is no longer economically viable, the state government will purchase open space to keep the Town’s rural feel. Agricultural-tourism will be a new economic activity, with people coming from the cities to the south to experience life on the farm. Also food processing and related agricultural industries will be encouraged, such as cheese processing. There will be trails for walking, for snowmobiles, and for cross country skiing.

Where housing occurs, clustering will be encouraged. There will be no junk yards. Water bodies will not be threatened by “funneled development” (the practice of combining access for many inland homes to the waterfront).

Note: Residents at the visioning session expressed a special concern about **future Town regulation**. Some see the need for new regulations to protect the water bodies. Others fear that such regulation will be a tool used to protect existing seasonal homeowners to the exclusion of local people. This is an area of sensitivity for the Town as it moves forward in its planning.

