



# Imagine **Standish**

COMPREHENSIVE PLAN **2025-2035**





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A special thank you to the members of the Comprehensive Plan Committee, who have worked diligently since March 2024 to guide the planning process—reviewing data, engaging with the public, and helping shape the community's vision, values, and goals.

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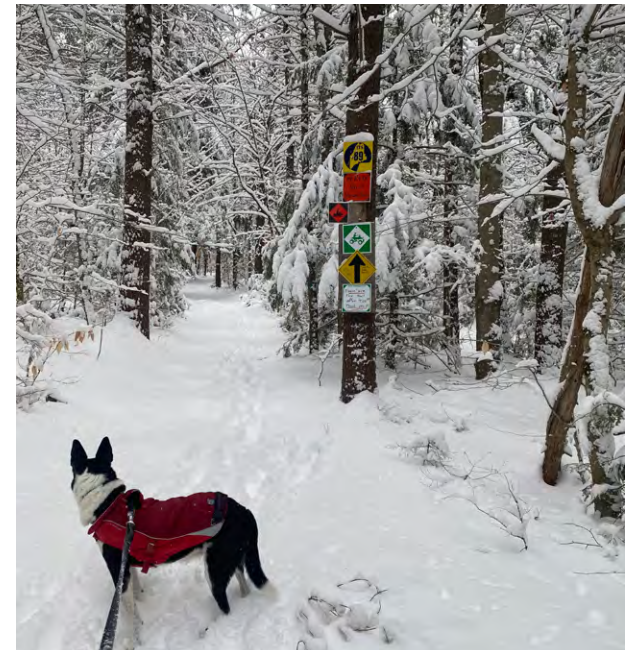
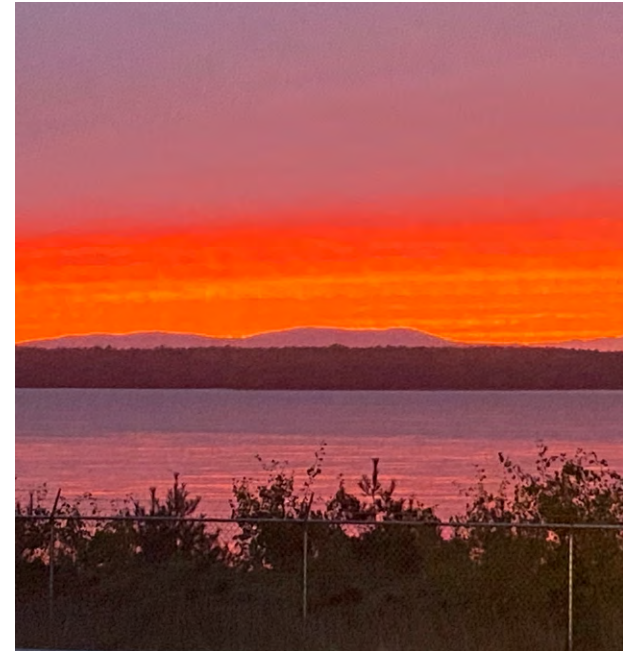
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*Cover Photo: Jamel Tores*



Photos by Sandra Boutin

# About this Plan

## What is a Comprehensive Plan?

A Comprehensive Plan is a planning document that guides community decision making around policy and land use issues for the next 10 to 20 years. This Comprehensive Plan tells the story of Standish's past (where we came from), the present (where we are now), and the future (where we go from here).

The comprehensive planning process is an opportunity for a community to come together and take inventory of current trends, while looking ahead toward future needs, challenges, and opportunities. The long-term vision, values, and goals expressed in this plan set the stage for future conversations around key issues, and help make future municipal decisions around zoning, policy, and investments. The priorities, policies, and action items described in the Plan are intended to help municipal staff, boards, and committees identify projects, initiatives,

and ordinance updates that will help the community fulfill their vision, values, and goals. Additionally, a Comprehensive Plan that is ruled consistent with Maine's Growth Management Act makes municipalities eligible for certain State grants and loans, and allows municipalities to legally impose zoning, impact fees, and other growth and land use related ordinances.

The Comprehensive Plan consists of two main components: a forward-looking section that includes a vision statement, a future land use plan, and implementation strategies; and a back-looking section that includes inventory chapters that analyze data on existing conditions in town. The forward-looking section of the plan combines public input and perspectives with the data gathered from the inventory chapters to form a vision statement and develop goals for Standish that are rooted in community needs and values. This section includes local goals, policies, and action items to implement the community's vision, along with a Future Land Use Plan that provides guidance for what different areas of town should look like in the future, what places are appropriate for change and investment, and what places should be preserved. The inventory chapters encompass a wide range of topics, including natural resources, recreation, transportation, housing, economy, population, and more. The topics in these chapters are based on Maine state requirements and the contents are developed based on federal, state, and local data sources. The inventory chapters demonstrate what the town is like today, how the community has changed over time, and identifies future challenges and opportunities. Standish's last Comprehensive Plan was adopted in 2006.

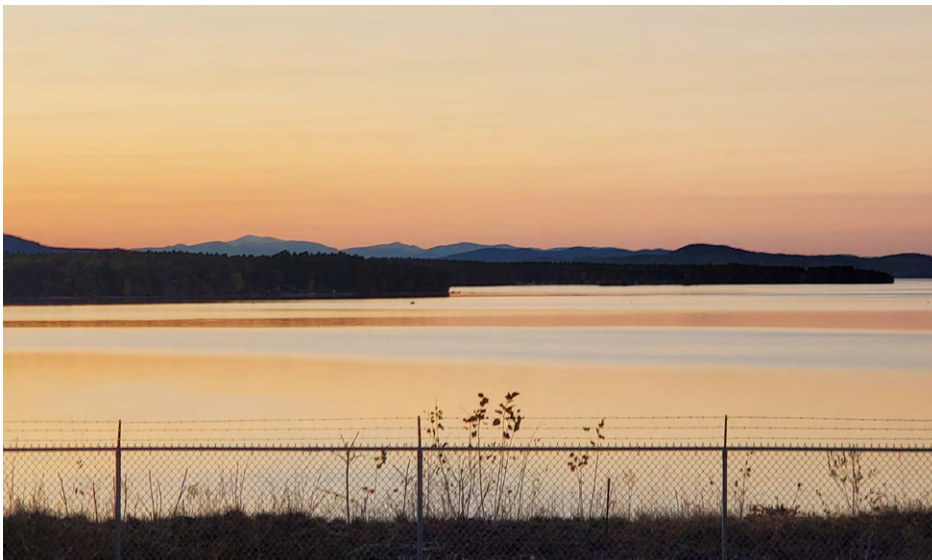


Photo by Scott Cranston



# Standish Today & Tomorrow

A key component of the Standish Comprehensive Plan Update involved drafting eleven inventory chapters on topics such as housing, transportation, and economy. These chapters provide a detailed look at current conditions in Standish and how the town has evolved over the past two decades. The insights gained from these chapters shaped community engagement, informed the vision, and guided the development of goals, policies, and strategies in this plan. The following is a summary of the most important data highlights that describe where Standish stands today and the implications for the future.

## Population

Looking ahead to 2040, Standish is expected to experience low to moderate population growth. Projections based on historical trends estimate around 4% growth, while models that factor in recent building

permit activity suggest the potential for a much higher rate of increase.

Standish's population is both aging and seeing growth among younger adults. In 2022, nearly 20% of residents were between the ages of 20 and 34, up from 16% in 2012. At the same time, the share of residents over age 65 grew from 12% to roughly 16%. Despite this trend, Standish remains younger on average, with a median age of 41.4 –lower than both Cumberland County (42.1) and the State of Maine (44.8).

As Standish grows, demographic shifts will shape future community needs. The town is seeing increases in both older adults and young adults, which will create diverse demands for services and infrastructure. Resources to support aging in place, access to childcare, and enhancements to recreation and school facilities will be increasingly important. Population growth – whether modest or more substantial – will also add pressure to the housing market, underscoring the need for more diverse and affordable housing options, along with infrastructure investments to support new development.



Photo by Sandra Boutin

**projected population  
growth:**

**4%**

**growth in  
age groups**

**20-34  
65+**

## Housing

The cost of housing in Standish has increased sharply over the past decade. Between 2013 and 2023, the median home price rose approximately 130% from \$180,000 to \$412,500.

Standish's housing stock is largely composed of single-family, owner-occupied homes, with limited availability of multi-family units, rentals, or smaller-scale options. New residential development has primarily occurred outside of designated growth areas and village centers, contributing to a dispersed growth in more rural locations.

As housing costs rise and development patterns shift, Standish faces mounting challenges in meeting the diverse housing needs of its current and future residents. The town's housing stock is primarily composed of single-family, owner-occupied homes, with limited options for renters, smaller households, or those seeking more affordable alternatives. As the median home price has more than doubled over the last decade, much of the new residential growth has occurred outside of designated



Photo by Jamel Torres

growth areas – contributing to a dispersed development pattern that increases potential infrastructure costs and impacts the town's rural character. To support a thriving and growing community, Standish will need to expand its housing options and encourage development in areas that can efficiently accommodate a diversity of housing types.

## Economy

Standish has a limited local job base, with employment in town declining by about 11% since 2002. As of 2021, roughly 93% of working residents commuted outside of town for work, highlighting Standish's role as a primarily residential community.

Standish's workforce is increasingly employed in professional and service-oriented fields. In 2022, approximately 40% of working Standish residents worked in education, healthcare, management and other professional occupations. The median household income was \$91,429 – higher than both Cumberland County (\$87,710) and the State of Maine (\$68,251).

Standish's economy is limited, with few employers beyond the schools and a high share of residents commuting outside of for work. The town's relatively high median household income reflects the strength of its workforce but also underscores the disconnect between where people live and where economic activity occurs. Standish's commercial development has been modest, with limited results from tools like the Standish Corner Tax Increment Financing (TIF) district, and new business growth remains constrained by existing land use regulations and infrastructure limitations. As the town plans for future growth, expanding local employment opportunities will be essential to building a more balanced and resilient economy.

**increase in median  
home price:**

**130%**

**87%**

**single-family homes**

**93%**

**residents work  
outside Standish**



## Transportation

Standish's transportation system is almost entirely automobile-dependent, with 76% of residents commuting alone by car in 2022 and very limited options for walking, biking, or public transit. Although remote work has increased, 93% of working residents still commute to jobs outside of town. Most people in Standish drive to work and to meet their daily needs.

Sidewalk and bicycle infrastructure is sparse and often disconnected, especially outside of designated village areas. Key corridors like Routes 25, 35, and 114 experience heavy commuter traffic, highlighting the need for investments in pedestrian safety, multimodal

connections, and better traffic management.

Standish's transportation network is heavily car-dependent, with most residents driving to work and for daily needs. With no public transportation options and limited pedestrian and bicycle infrastructure, most travel in town relies on personal vehicles. While regional transit may play a minor role in the future, the most effective strategies for Standish will involve improving local street conditions. This includes investing in safer intersections, sidewalks, and bike shoulders, particularly in village areas and along major roadways. Enhancing traffic flow, lowering vehicle speeds where appropriate, and ensuring connectivity between neighborhoods will be essential to meeting the town's mobility and safety needs as it grows.

**76%**

**residents drive alone  
to work**

## Existing Land Use

Between 2019 and 2023, approximately 60% of the 154 new residential building permits were issued in Rural Zones, while only a small share occurred within the Form Based Code Village Districts – areas identified as growth areas in the previous comprehensive plan.

Standish has seen severely limited commercial development in the past decade, despite zoning efforts like the form-based code districts and the Tax Incremented Finance (TIF) district in Standish Corner, highlighting challenges in aligning land use regulations with economic development goals.

Standish remains a predominantly rural-residential community, with most recent development occurring as residential single-family subdivisions. Despite efforts to direct growth into the designated Form-Based Code Village Districts, most recent growth occurred in Rural Zones. These areas were created to support compact, mixed-use development, but have seen limited success due to complex regulations and infrastructure challenges.

At the same time, limited commercial development has occurred in the last decade, underscoring the disconnect between current zoning tools and desired economic outcomes. Moving forward, ensuring that Standish balances its rural character with strategies that guide growth more intentionally, support local economic development, and enhance community connectivity.

**60%**

**new homes built in  
Rural Areas**



Photo by Jamel Torres

## Natural & Water Resources

Approximately 6,500 acres – about 17% of Standish’s total land area – are conserved through local, regional, and state partnerships. The largest landholders are the Presumpscot Regional Land Trust (37% of conserved acreage) and Portland Water District (32%), helping to protect important natural areas, habitat blocks, and drinking water resources within the Sebago Lake and Watchic Lake watersheds.

The largest unfragmented habitat block in Standish is 2,404 acres—about 5% of the town’s total land area. Most of the town’s conserved land is located in these habitat areas, helping protect critical wildlife corridors, deer wintering areas, and rare plant species.

Standish’s natural and water resources are central to its rural identity and quality of life, offering ecological, recreational, and scenic value. Significant progress has been made in protecting critical habitats, watersheds, and undeveloped landscapes. However, development pressure, habitat fragmentation, and the growing impacts of climate change threaten to degrade these resources over time. Invasive species, water quality concerns, and



Photo by Jamel Torres

increased flooding risks require ongoing attention and long-term planning. To sustain Standish’s environmental health, the town must continue to invest in conservation, support low-impact development practices, and partner with local land trusts, lake associations, and residents to protect both public and private natural areas for future generations.

playgrounds and athletic fields to open space preserves and multi-use trails. These assets support a healthy lifestyle and reinforce the town’s rural character and sense of community. However, recreation infrastructure has not kept pace with projected demographic changes – particularly the needs of a growing senior population and young families. Limited public access to Sebago Lake and the absence of an indoor community center have been noted in past needs assessments as major gaps. Moving forward, the town will need to explore opportunities for expanded facilities, improved lake access, and partnerships that support year-round, multigenerational recreation opportunities.

**17%**

**Standish land  
area permanently  
conserved**

**limited access to**

**Sebago  
Lake**

## Recreation

Standish offers a broad range of outdoor recreation facilities, with more than 6,500 acres of open space managed by local and regional partners, alongside municipal parks, athletic fields, and seasonal programming for residents of all ages.

Despite the town’s extensive recreation resources, there is limited public access to Sebago Lake and no indoor community center, with existing facilities unlikely to meet the growing needs of young families and older adults without future investment.

Standish has a wide variety of recreation offerings, from



## Agriculture + Forestry

Standish has over 9,200 acres of forestland enrolled in the Tree Growth tax program and several small, active farms, CSAs, and community gardens, contributing to the town's rural character, local food network, and environmental health.

Timber harvesting in Standish has remained stable over the past three decades, with an average of 6,253 acres harvested every five years, while interest in farmland protection is growing, as seen by an increase in Farmland Tax Program enrollment since 2018.

Standish's working lands — its farms and forests — are essential to the town's rural identity, ecological resilience, and local economy, and the town continues to support a landscape of productive open space. Timber harvesting has remained consistent over time, and farmland enrollment has grown, indicating renewed interest in preserving agricultural uses. However, shifting land ownership and increased development pressure pose potential risks to the long-term viability of these



Photo by Sandra Boutin

resources. Maintaining flexibility in land use regulations, supporting local food systems, and investing in farmland and forest conservation will be critical to sustaining Standish's working landscapes into the future.

**farmland tax program  
enrollment**

**increase**

## Historic + Archaeological Resources

Standish has 40 identified prehistoric archaeological sites and 13 historic archaeological sites, along with 7 listings on the National Register of Historic Places, reflecting the town's long and layered history from Native American settlement to early European colonization.

While Standish has a Historic Preservation Ordinance and historically inspired Form-Based Code districts, the town has not yet conducted a full historic survey or pursued Certified Local Government (CLG) status, limiting access to funding and protection tools.

Standish's historic and archaeological resources are key to understanding its cultural identity and patterns of

settlement, from early Abenaki trails to 18th- and 19th-century farmsteads and village centers. Despite having recognized sites and two National Register historic districts, the town's approach to preservation remains limited in scope. Without a full inventory of historic buildings and archaeological resources, it is difficult to evaluate what remains at risk. Development pressure, particularly in village and rural areas, continues to threaten older structures, while the lack of CLG status restricts access to preservation funding and technical assistance. A more proactive preservation strategy—including a complete survey and activation of the Historic Preservation Ordinance—will be needed to protect Standish's historic legacy for future generations.

**60**

**identified  
archaeological sites &  
historic places**

## Fiscal Capacity

Standish generated \$25.6 million in revenue and spent \$25.7 million in FY 2023, with fixed charges like education and county tax accounting for over half of expenditures. Revenue has increased 32% over the past five years, while the mil rate has decreased from \$15.15 in FY 2021 to \$13.85 in FY 2024.

Standish maintains strong borrowing capacity, with \$10.2 million in outstanding debt in FY 2023—well below the state statutory limit—and has adopted a ten-year Capital Improvement Plan totaling nearly \$32 million through FY 2034.

## Public Facilities

Standish provides essential municipal services without a local police department, public sewer system, or hospital; public water is limited and broadband access is currently



Photo by Jamel Torres

Standish has demonstrated stable fiscal management, with revenues and expenditures increasing at a moderate pace over the past five years and a recent trend toward lowering the local mil rate. The town's strong valuation growth and conservative debt levels provide a solid foundation for future capital investments. Major costs are concentrated in education and public infrastructure, which will continue to shape budget priorities as the community grows. The newly adopted Capital Improvement Plan outlines nearly \$32 million in planned investments, with a focus on public works and safety. Moving forward, aligning fiscal capacity with the goals of the Comprehensive Plan—particularly housing, economic development, and infrastructure—will be key to ensuring sustainable growth.

being improved through regional partnerships.

Demand for fire and EMS services has steadily increased, with fire calls rising from 1,788 in 2013 to 2,463 in 2023, while the Town faces challenges related to staffing and equipment upgrades.

Standish's public facilities reflect the town's rural character and regional service delivery model. While residents benefit from solid infrastructure like a well-used transfer station and reliable public works operations, the absence of sewer infrastructure and local law enforcement poses service limitations. The increasing demand on fire and EMS services, paired with staffing and equipment challenges, suggests a growing strain on public safety capacity. Continued growth—particularly residential—will likely increase pressure on existing facilities and infrastructure, making targeted investments and regional coordination critical. Addressing broadband, public safety staffing, and infrastructure needs will be essential to maintaining quality of life and accommodating future development.

**stable**

**fiscal management**

**public services mostly**

**regional**



# Summary of Past Planning

## Steep Falls Village Master Plan (2014)

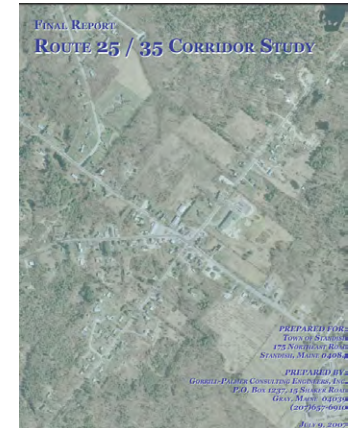
The Steep Falls Village Master Plan outlines the town's vision for the Steep Falls village based on the last Comprehensive Plan. The goals of the Master Plan include preserving the village's residential character with strategic enhancements such as high-density residential development connected to public water, dense development and a strong emphasis on placemaking and pedestrian friendly environments. Some of the recommendations in the plan include updating the site plan review requirements and Form Based Code, adding sidewalks along Route 11 and 113, and working to provide future trail connections and land easements.



village including zoning, pedestrian network, new roads, street trees and landscaping, neighborhood design/density, and design guidelines for commercial buildings.

## Route 25-35 Corridor Study (2007)

The Town of Standish completed a traffic study near the intersection of Route 25 and 35 and developed an access management plan for the corridor. The access management plan aimed to preserve the capacity of Route 25 and 35, avoid confusing traffic patterns, reduce the need for turning lanes, and locate traffic signals along the corridor.



## Sebago Lake Village Design Masterplan (2012)

The Sebago Lake Village Masterplan continued previous efforts to develop a masterplan for the Sebago Lake Village designated growth area. The masterplan included visual architectural design guidelines for residential and commercial developments, pedestrian access and safety, public green space, opportunities to expand parking, improved landscaping and benches, roadway and sidewalk action plan, protection of existing residential neighborhoods, historic resources, and identify opportunities for mixed use development. The masterplan also provides recommendations that apply to the entire



## Standish Corner Village Design Masterplan (2007)

The 2006 Comprehensive Plan identified the Standish Corner Village as one of four growth areas where development should be directed in the coming years. The masterplan addresses vehicular and pedestrian connectivity, the ability to absorb development and preserve rural character, mixed-use development, and dimensional standards recommendations.

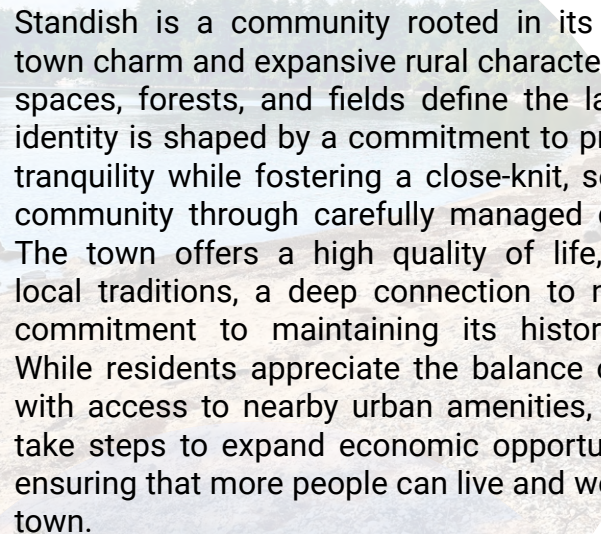


## Comprehensive Plan (2006)

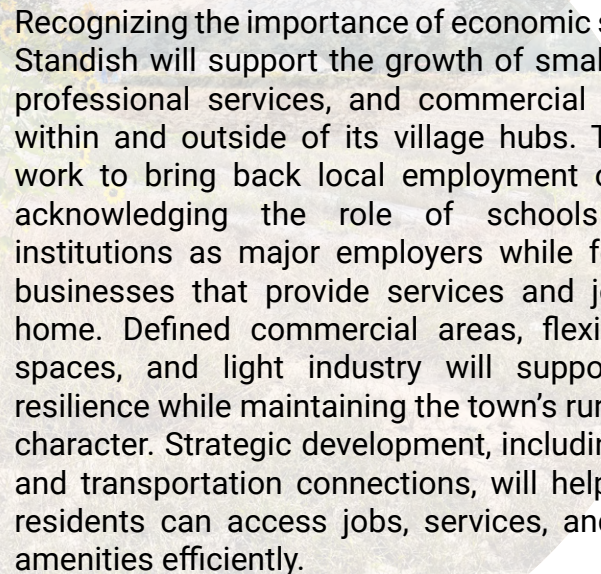
The Standish Comprehensive Plan from 2006 was written in collaboration with town staff and the Standish Comprehensive Plan Update Committee. The vision statement focuses on preserving Standish's open spaces and natural beauty, while managing growth in a thoughtful manner and promoting affordable housing.



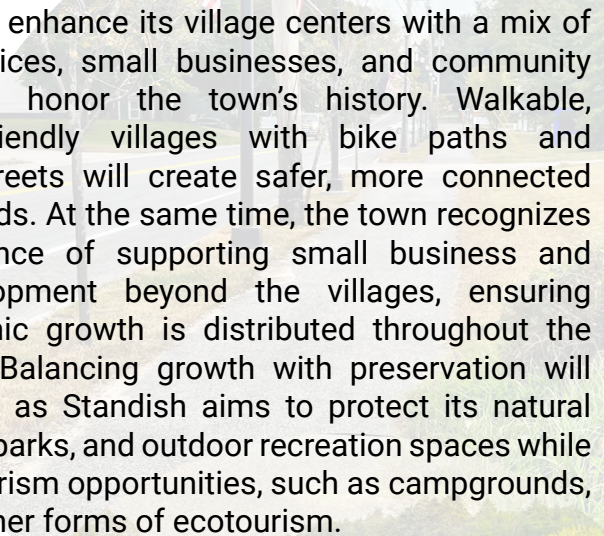
# Vision Statement



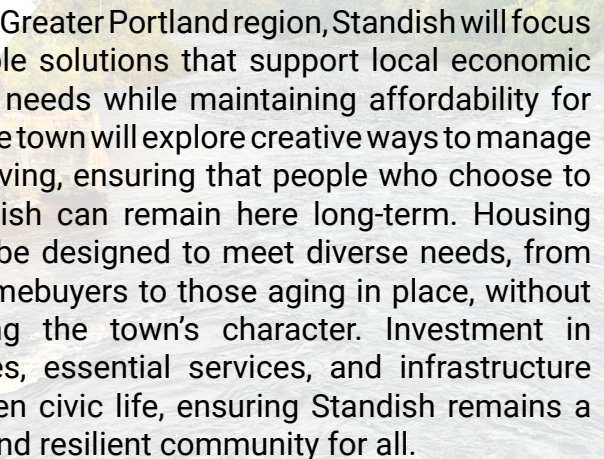
Standish is a community rooted in its quiet, small-town charm and expansive rural character, where open spaces, forests, and fields define the landscape. Its identity is shaped by a commitment to preserving this tranquility while fostering a close-knit, self-sustaining community through carefully managed development. The town offers a high quality of life, with strong local traditions, a deep connection to nature, and a commitment to maintaining its historic character. While residents appreciate the balance of rural living with access to nearby urban amenities, Standish will take steps to expand economic opportunities locally, ensuring that more people can live and work within the town.



Recognizing the importance of economic sustainability, Standish will support the growth of small businesses, professional services, and commercial centers both within and outside of its village hubs. The town will work to bring back local employment opportunities, acknowledging the role of schools and other institutions as major employers while fostering new businesses that provide services and jobs close to home. Defined commercial areas, flexible business spaces, and light industry will support economic resilience while maintaining the town's rural and scenic character. Strategic development, including pedestrian and transportation connections, will help ensure that residents can access jobs, services, and community amenities efficiently.



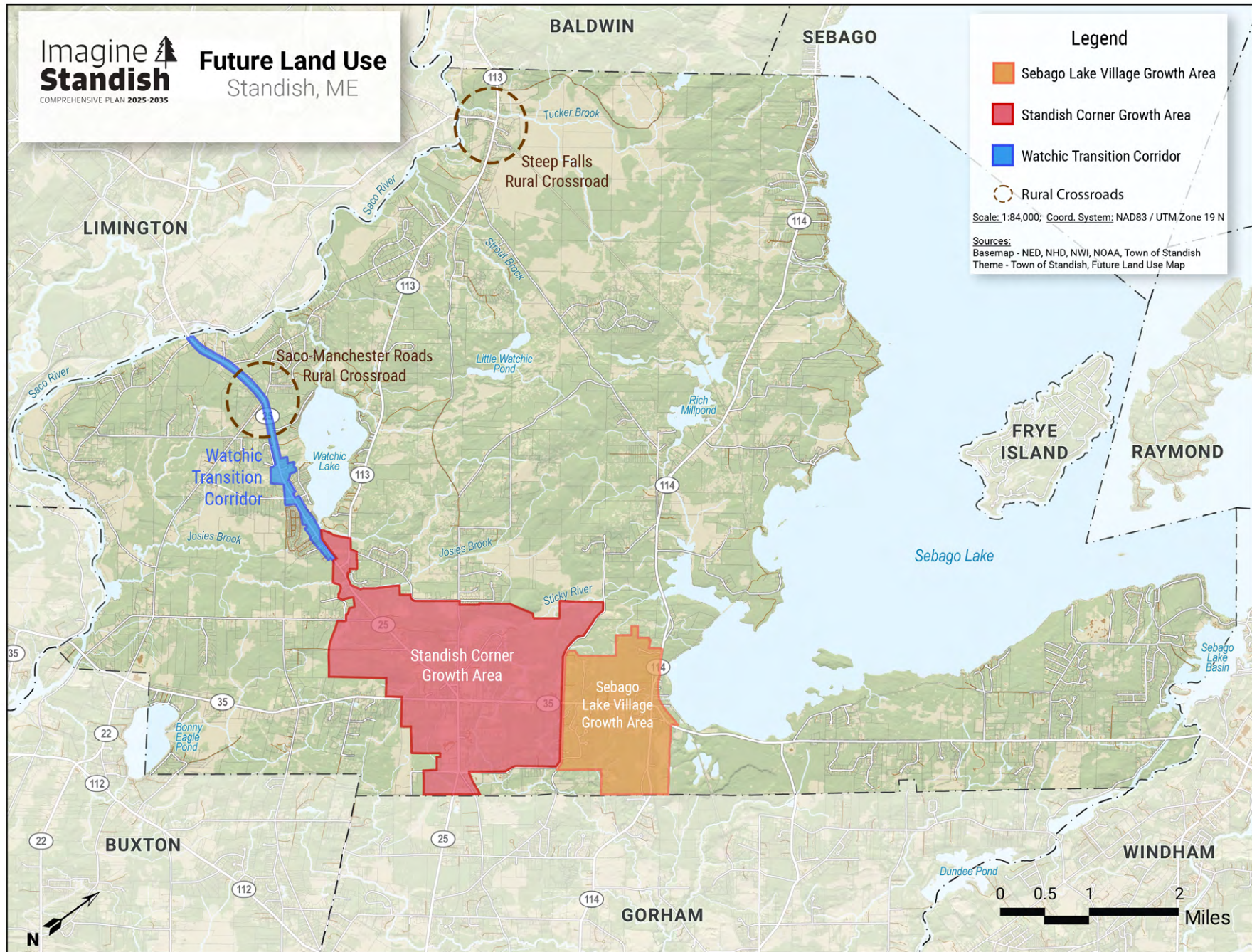
Standish will enhance its village centers with a mix of housing choices, small businesses, and community spaces that honor the town's history. Walkable, pedestrian-friendly villages with bike paths and complete streets will create safer, more connected neighborhoods. At the same time, the town recognizes the importance of supporting small business and retail development beyond the villages, ensuring that economic growth is distributed throughout the community. Balancing growth with preservation will be a priority, as Standish aims to protect its natural landscapes, parks, and outdoor recreation spaces while fostering tourism opportunities, such as campgrounds, trails, and other forms of ecotourism.



As part of the Greater Portland region, Standish will focus on sustainable solutions that support local economic and housing needs while maintaining affordability for residents. The town will explore creative ways to manage the cost of living, ensuring that people who choose to live in Standish can remain here long-term. Housing policies will be designed to meet diverse needs, from first-time homebuyers to those aging in place, without compromising the town's character. Investment in public spaces, essential services, and infrastructure will strengthen civic life, ensuring Standish remains a welcoming and resilient community for all.



# Future Land Use



## Future Land Use Plan

Standish's 2006 Comprehensive Plan called for the protection and stewardship of rural areas and natural resources while directing growth towards designated village areas to create a business-friendly local economy. Since that time, most of the town's growth has been directed towards residential and rural areas, with minimal commercial or industrial expansion.

Throughout the planning process, residents expressed concerns about increasing residential development and the town's limited infrastructure to accommodate this demand. Additionally, there was strong support for expanding local businesses to diversify the tax base and for creating community spaces such as a gathering center. Over the next decade, Standish may experience demand for both year-round and seasonal residents. The Future Land Use Plan aims to direct growth and development in a way that preserves Standish's existing resources, rural character, and historic charm.

## Growth Areas

### *Sebago Lake Village Growth Area*

Sebago Lake Village is one of Standish's designated growth areas, intended to be the focal point for local commercial activity and mixed-use development. This area is strategically positioned to leverage existing public utilities and infrastructure, making it an ideal location for economic and residential growth. Historically, Sebago Lake Village has been designated for village-scale development, but challenges in implementing the Form-Based Code Village District (FBCVD) have resulted in limited commercial activity. Moving forward, alternative zoning strategies should be explored to promote small-scale retail, restaurants, and service-based businesses that support local needs while enhancing the village character.

A key priority for revitalizing Sebago Lake Village is improving walkability and connectivity. Infrastructure investments should focus on expanding pedestrian pathways, sidewalks, and bike lanes to create safe and accessible connections between residential areas and commercial hubs. Streetscape enhancements such as lighting, seating, and landscaping can foster a more inviting and pedestrian-friendly environment, making the village an attractive place for businesses and new residents.

Housing within Sebago Lake Village should emphasize diversity to accommodate a range of income levels and lifestyles. This includes a mix of single-family homes, townhouses, duplexes, and multi-unit developments that align with Standish's small-town character while addressing the growing demand for housing. By integrating housing with commercial uses, the town can create a vibrant, mixed-use community where residents have convenient access to goods, services, and employment opportunities.

### *Standish Corner Growth Area*

Standish Corner serves as the town's primary commercial hub and is also a designated growth area. Historically envisioned as a village-scale commercial area, it has evolved into a center for larger-scale retail and service-based businesses. To reinforce Standish Corner's role as the town's retail and service district, future planning efforts should focus on creating a more cohesive and pedestrian-friendly commercial environment while balancing new development with community needs.

Encouraging mixed-use projects that integrate ground-floor retail with residential and office space above can enhance the walkability and economic vitality of Standish Corner. Higher-density residential developments, such as townhomes and apartments, will provide workforce housing close to employment opportunities, meeting the

**"I hope we are able to create policy that supports business growth to get what you need here in Standish."**

**"Make Sebago Lake and Standish Corner cohesive villages like Steep Falls."**



needs of young professionals, families, and seniors.

Transportation infrastructure enhancements within Standish Corner will be crucial for improving accessibility and mitigating congestion. Expanding sidewalks, adding pedestrian crossings, and exploring public transit options can create a safer and more connected commercial core. Streetscape improvements, including improved lighting, signage, and landscaping, will further enhance the area's appeal and strengthen its identity as Standish's central business district.

Additionally, light-industrial uses that align with Standish's economic goals should be incorporated into the Standish Corner Growth Area. This can provide opportunities for small-scale manufacturing, technology businesses, and flex-use spaces that contribute to economic diversity while maintaining compatibility with the surrounding commercial and residential environment.

### *Watchic Transition Corridor*

The Watchic Transition Corridor connects Standish Corner to the Saco-Manchester Roads Rural Crossroad and continues westward to the Limington town line. While not a traditional crossroads, this corridor serves as a key transitional area between the more developed village center and the surrounding rural landscape. It includes several important community assets, such as the Memorial Fields and nearby Kiwanis Beach, and offers valuable opportunities to improve pedestrian and bicycle access to recreational areas. Strengthening this corridor reinforces connections between Standish's primary commercial hub and its emerging rural nodes.

Future investment should prioritize improvements that expand access to parks, trails, and lakefront amenities while maintaining the corridor's residential and scenic qualities. Sidewalks, multi-use paths, crosswalks, and traffic-calming measures can help create a safe and

comfortable environment for residents and visitors traveling between Standish Corner, Memorial Fields, and recreation destinations near Watchic Lake. Enhanced wayfinding and signage could further highlight public access points and reinforce this corridor as a vital recreational connector within the town's broader transportation and land use network.

### *Rural Areas (Non-Growth Areas)*

To ensure that growth remains concentrated in the designated development areas, a measured approach to residential expansion in rural areas is necessary. Limiting residential sprawl will help preserve Standish's rural character, protect natural resources, and reduce the strain on infrastructure and services. Future policies should focus on maintaining low-density residential development while supporting land conservation efforts that enhance the town's scenic and ecological assets.

By guiding new development toward Sebago Lake Village and Standish Corner, Standish can implement a balanced growth strategy that aligns with its long-term vision. This approach will help the town support a resilient economy, provide diverse housing options, and preserve the unique character that makes Standish a desirable place to live and work.

### *Rural Crossroads*

Standish's rural crossroads play a unique role in the town's landscape, providing small-scale centers of community, commerce, and local identity outside of the primary growth areas. While not intended for large-scale development, these areas support limited commercial, residential, and civic functions that serve surrounding rural neighborhoods. Preserving the rural character of these crossroads – while accommodating modest, context-sensitive improvements – can enhance

**“A few more businesses to give us variety of offerings, and a couple of decent restaurants.”**

**“I have lived here my whole life and I have always loved the small town feel, but it is certainly growing.”**

community life without compromising the town's scenic and agricultural resources.

The following areas are identified as rural crossroads with potential for preservation and limited reinvestment:

### *Steep Falls Rural Crossroads*

Steep Falls is a historically significant village located in the western part of Standish. While not designated as a primary growth area, it continues to serve as an important center for the surrounding rural community, offering civic services, small-scale commercial uses, and a strong sense of local identity. Preserving the character of Steep Falls is a priority, with any future development expected to reflect the area's historic scale, architectural heritage, and rural setting. While large-scale growth is not anticipated, modest enhancements can help reinforce its role as a local hub without compromising its distinct village form.

Targeted investments—such as sidewalk extensions, crosswalks, lighting, and traffic-calming improvements—can improve safety and accessibility for residents and visitors alike. Reuse of existing buildings or context-sensitive infill development may also be appropriate if carefully designed to complement the existing streetscape. Moving forward, Steep Falls can benefit from a balanced approach that supports limited economic and community activity while preserving the traditional, small-scale charm that defines the area.

### *Saco-Manchester Roads Rural Crossroads*

The Saco-Manchester crossroads presents a unique opportunity to support targeted rural development that aligns with Standish's broader land use goals. While the area remains largely undeveloped today, its location and visibility make it well-suited for small-scale, low-intensity commercial or mixed-use activity that serves surrounding

rural neighborhoods. Uses such as farm stands, seasonal markets, trades-based businesses, or limited service-oriented retail could be supported in this area if designed with rural scale, context, and infrastructure limitations in mind. These activities can complement home-based enterprises and agricultural operations already present in the area, while expanding access to local goods and services.

To ensure that future investment preserves the rural character of the area, development should emphasize low-impact site design, minimal signage, and landscaping that fits the natural surroundings. Infrastructure improvements—such as improved road visibility, signage, and safe access points—can help create a functional and welcoming rural node. Over time, this crossroads could evolve into a small-scale service center within the rural landscape, offering community-oriented uses without drawing activity away from village centers or compromising the integrity of nearby open space and agricultural land.

**“It’s crucial to plan for Standish’s growth and ensure we have the necessary resources for the future.”**

**“Keep Standish a small, rural and tight knit community.”**



# Goals + Policies

## Goal 1: Protect Open Lands, Water Resources, and Rural Identity

*Conserve Rural Character, Farmland, and Natural Resources*

Standish's forests, farms, and freshwater resources are central to its rural identity and long-term sustainability. This goal focuses on protecting the town's open spaces and natural resources while promoting thoughtful land stewardship. Strategies include identifying and conserving high-value farmland and forestland, expanding participation in land conservation programs, and exploring tools like transfer of development rights to direct growth away from rural areas. Protecting water quality remains a priority, with updates to stormwater standards and grant-funded improvements to reduce runoff and pollution. Finally, preserving scenic character and expanding access to recreation—through trail connections, access to lakes and forests, and support for outdoor tourism—helps ensure that residents and visitors alike can continue to enjoy the landscape that defines Standish.

### WHAT STANDISH IS CURRENTLY DOING:

**Conservation Subdivision Ordinance:** Standish has adopted a conservation subdivision ordinance, providing an alternative form of residential development that Emphasizes the preservation of open space and natural features.

**Cluster Development Provisions:** The town's zoning regulations include provisions for cluster developments, allowing for more flexible lot arrangements to conserve open space.

**Agricultural Use Support:** Agriculture is recognized as a permitted use in several zoning districts, supporting the continuation of farming activities.



Photo by Sandra Boutin

# Goal 1: Protect Open Lands, Water Resources, and Rural Identity

## Conserve Open Space, Farmland, and Forestland

- Create a town-wide open space and conservation priorities map to identify high-value conservation lands for farmland, habitat, or scenic value.
- Explore a transfer of development rights (TDR) or density bonus system to shift growth away from rural areas and into designated village centers.
- Promote enrollment in current use tax programs (Tree Growth, Farmland) through outreach and workshops for landowners.
- Develop public-private partnerships to manage conserved lands and farmlands for additional accessory uses (agriculture, commercial, and recreation).

## Protect Water Resources and Sensitive Natural Areas

- Update the stormwater ordinance to align with best practices and consider requiring Low Impact Development (LID) for all subdivisions, not just large-scale ones.
- Pursue grant funding (e.g., DEP, EPA, PWD) to support water quality improvements and nonpoint source pollution projects.
- Create educational materials for homeowners and businesses on water-friendly landscaping, erosion control, and septic maintenance by partnering with local partners including the Watchic Lake Association.

## Preserve Rural Character and Promote Recreation Access

- Develop a rural road and scenic viewshed inventory to inform planning and road design standards.
- Create a formal recreation access plan to identify gaps in trail connectivity, water access, and future trailhead/parking needs.
- Pursue targeted land or easement acquisitions to protect and expand access to Sebago Lake, Watchic Lake, Saco River, the Mountain Division Trail, and key open spaces.
- Encourage public access in conservation subdivisions by connecting to larger network of trails in Standish.
- Encourage public-private partnerships to open private lands to recreational use under formal agreements.

## Recognize and Preserve Rural Crossroads

- Encourage commercial development at rural crossroads that serves local or agricultural needs and is consistent with the surrounding rural character.
- Support preservation and adaptive reuse of existing buildings in Rural Crossroads.
- Target modest infrastructure upgrades such as improved signage, trailheads, gravel parking areas, or safety enhancements for select Rural Crossroads that serve as access points for recreation or agricultural uses.



## Goal 2: Reinvest in Villages and Improve Connections

*Strengthen Village Centers and Create Walkable, Connected Neighborhoods*

Standish's village centers – Standish Corner and Sebago Lake Village – are ideal places to focus future growth while preserving the town's rural landscape. This goal promotes reinvestment in these areas through targeted infrastructure upgrades, updated development standards, and improvements to walkability and connectivity. Encouraging compact, mixed-use development in village areas can help activate underutilized sites, support small businesses, and offer a range of housing options. At the same time, investing in sidewalks, shared-use paths, and broadband ensures that village centers are safe, accessible, and prepared for the future. Aligning infrastructure and land use reinforces growth areas, supports community identity, and helps maintain the town's overall character.

### *WHAT STANDISH IS CURRENTLY DOING:*

**Village Districts with Form-Based Code:** Standish has adopted form-based zoning in designated village centers to promote traditional, walkable development patterns.

**Impact Fees and Development Agreements:** The town utilizes these tools to help fund infrastructure improvements tied to development.

**Sidewalk and Roadway Improvements:** Sidewalks have been extended in some village areas (e.g., along Route 25), and roadway planning is ongoing to improve safety and access.



Photo by magicpiano, Wikipedia

## Goal 2: Reinvest in Villages and Improve Connections

### Enhance and Reinvest in Village Centers

- Review, evaluate, and consider changes to the Form-Based Code zones to accelerate development and reduce burdens on development within Growth Areas.
- Provide incentives (e.g., density bonuses, reduced parking requirements) for mixed-use development within designated village centers.
- Encourage public-private partnerships to activate vacant or strategic village sites.
- Develop a coordinated signage and wayfinding strategy to highlight village centers, public amenities, historic landmarks, and trail connection to enhance visibility, orientation, and community identity.

### Align Infrastructure Investments with Village Growth

- Focus water and broadband infrastructure upgrades in designated growth areas.
- Support co-location of civic uses (e.g. town office, community centers, historical society) within village centers.
- Continue utilizing impact fees or development agreements to fund needed infrastructure improvements in growth areas.
- Monitor development trends to identify emerging infrastructure needs and gaps.

### Improve Walkability and Connectivity

- Establish a Standish Bicycle and Pedestrian Committee to serve as an advisory body to the Planning Board and Town Council. This committee should include residents, local business owners, school representatives, and public health advocates.
- Develop a Complete Streets policy to guide roadway design that accommodates all users.
- Prioritize sidewalk and crosswalk improvements in village centers and near schools, parks, and civic buildings and explore options for shared-use paths or greenways along utility corridors or town-owned land.
- Coordinate with regional and state partners to improve connections between villages and to neighboring communities.



## Goal 3: Increase Housing Choice and Affordability

### *Expand Housing Options and Affordability for All Age*

Standish needs a broader mix of housing options to meet the needs of residents at all stages of life and income levels. This goal focuses on enabling a range of housing types—from duplexes and cottage courts to senior-friendly units and workforce housing—through zoning updates and development incentives. By focusing growth in designated areas with existing infrastructure and ensuring housing is appropriately located, the Town can accommodate new residents while protecting its rural landscape. Through partnerships, zoning reform, and proactive planning, Standish can support housing that is affordable, diverse, and consistent with its community character.

#### *WHAT STANDISH IS CURRENTLY DOING:*

**Accessory Dwelling Units (ADUs):** Standish allows ADUs - providing an important option for multi-generational households, downsizing, or rental income.

**Cluster Development Provisions:** Existing ordinances support clustered residential development in some zones, potentially offering an avenue for creative housing forms.

**Tracking Development Trends:** The Town monitors residential permits and population growth to better inform future housing policy and infrastructure investment.

#### **Growth Permits in Rural Zones**



Photo by Jamel Torres

## Goal 3: Increase Housing Choice and Affordability

### Support Diverse Housing Types

- Update zoning and other standards to allow a wider range of housing types in growth areas, including duplexes, triplexes, and small-scale multifamily.
- Create standards for cottage courts, tiny homes, and other innovative housing models.
- Encourage the development of senior-friendly housing with accessible design features.
- Promote the adaptive reuse of existing buildings for residential purposes in village centers.

### •Promote Affordability and Workforce Housing

- Establish incentives (e.g., density bonuses, permit fee waivers) for developments that include affordable or workforce housing units.
- Explore the creation of a local housing trust fund to support affordability initiatives.
- Partner with regional housing organizations or developers to facilitate income-restricted projects.

### Ensure Housing is located in Appropriate Areas

- Prioritize housing growth within designated growth areas where infrastructure exists or can be expanded.
- Evaluate and update zoning map boundaries to better match desired housing locations.
- Use impact assessment tools to measure infrastructure capacity and potential impacts from new housing projects.
- Limit number of residential units within subdivisions in rural zones.



## Goal 4: Grow a Resilient Local Economy

### *Support Local Economic Development and Workforce Growth*

Standish's economy is rooted in its people, small businesses, and rural landscape. This goal focuses on strengthening the local economy by supporting small businesses, food-based enterprises, and home-based entrepreneurs, especially those connected to local agriculture. It also promotes targeted investment in village and commercial areas, including infrastructure improvements and adaptive reuse of existing buildings to meet the daily needs of residents. Standish's natural and cultural assets—like its trails, lakes, and farmland—offer further opportunity for recreation-based tourism and small business growth. Through strategic zoning updates, infrastructure investments, and partnerships with regional organizations, the Town can grow an economy that reflects its identity and supports local prosperity.

#### *WHAT STANDISH IS CURRENTLY DOING:*

**Outdoor Recreation Investment:** Standish has invested in recreational resources and public access, creating tourism and business opportunities tied to natural assets.

**Zoning for Commercial and Village Business Areas:** The Town's zoning ordinance includes Commercial, Industrial, and Village zoning districts that support business development at various scales and intensities.

**Standish Corner TIF:** Standish established a Tax Increment Financing (TIF) district in the Standish Corner Area. This district was created to stimulate economic development, enhance infrastructure, and expand the town's tax base.



Photo by Sandra Boutin

## Goal 4: Grow a Resilient Local Economy

### Support Small Businesses and Local Entrepreneurship

- Review zoning and permitting requirements to reduce barriers for small businesses and home-based enterprises.
- Promote local makers, growers, and service providers through town marketing channels or events.
- Explore a small business microgrant or technical assistance program in partnership with regional organizations.
- Encourage food-based enterprises (farm stands, cafes, local markets) that connect with local agriculture.

### Promote Village and Commercial Area Investments

- Prioritize infrastructure upgrades (e.g., parking, sidewalks, broadband) to support village-scale economic growth.
- Support adaptive reuse of historic or underutilized buildings for commercial, civic, or mixed-use purposes.
- Recruit businesses that meet the daily needs of residents (e.g., groceries, childcare, healthcare, trades) or work with larger state partners to locate new offices or regional offices in Standish.
- Consider additional Tax Increment Financing (TIF) districts in Town to promote economic development and support infrastructure investments.

### Leverage Natural and Cultural Assets for Tourism and Recreation

- Promote outdoor recreation and eco-tourism linked to trails, lakes, farms, and scenic areas.
- Partner with land trusts, trail groups, the Standish Historical Society, and outdoor organizations to expand tourism-friendly networks.
- Encourage businesses that cater to outdoor users (e.g., equipment rentals, guides, hospitality) in appropriate zones.
- Improve signage, parking access, and infrastructure near recreational assets to support visitor use.



## Goal 5: Build Resilient Infrastructure and Services

### *Invest in Infrastructure, Services, and Climate Readiness*

Planning for the future means building systems that can adapt to change. This goal emphasizes improving roads, expanding safe pedestrian and bike access, modernizing municipal facilities, and planning infrastructure investments where growth is expected. It also incorporates climate resilience—such as stormwater planning, flood mitigation, and energy efficiency—so that Standish remains safe, functional, and livable as conditions change over time.

#### *WHAT STANDISH IS CURRENTLY DOING:*

**Capital Improvement Planning (CIP):** Standish maintains a CIP that helps prioritize infrastructure investments in roads, facilities, and equipment.

**Stormwater Management Regulations:** Local ordinances require stormwater plans for development, and the town follows erosion control standards.

**Infrastructure:** Infrastructure planning is guided by the town's Growth Areas, ensuring that investment is directed to areas most suitable for development.



Photo by Town of Standish, Facebook

## Goal 5: Build Resilient Infrastructure and Services

### Upgrade and Maintain Core Infrastructure

- Prioritize pedestrian and bicycle improvements in village centers and near schools, parks, and public buildings.
- Improve drainage systems and road shoulders in areas prone to erosion or flooding.
- Align infrastructure projects with land use goals and development patterns and support energy efficiency upgrades for public buildings and promote renewable energy use.

### Plan for Climate Resilience and Environmental Risk

- Identify areas vulnerable to flooding or severe weather and develop targeted mitigation strategies.
- Encourage green infrastructure (e.g., rain gardens, bioswales) in public and private development.
- Conduct a municipal vulnerability assessment to guide future investments.
- Explore climate-related grant programs to fund local adaptation and mitigation projects.

### Ensure Public Services Keep Pace with Growth

- Assess long-term facility needs for fire, emergency services, and public works as population grows and evaluate options for regional collaboration on emergency response, utilities, or solid waste.
- Monitor water system demand and coordinate with the Portland Water District on future expansion or improvements.
- Explore grant and low-interest loan opportunities (e.g., from Maine DEP, USDA Rural Development) for public infrastructure upgrades.



# Plan Implementation

This Comprehensive Plan will serve as a tool for community decision makers to set policies, target investments and develop programs that reflect the values and priorities of Standish. This document will serve to guide the Town Council, other boards and volunteers and town staff when making decisions about public investments, future work plans and policy decisions.

## Future Comprehensive Plan Updates

The Comprehensive Plan should be reviewed by town staff, the Town Council, the Planning Board and Comprehensive Plan Implementation Committee every 3-5 years to ensure the information in the inventory chapters is still relevant and to complete a thorough review on progress on the goals, policies and action items. This review should also involve opportunities for public input to revisit the priorities in the Plan. Other Plan elements, such as the Vision Statement will remain consistent and will likely not need to be revisited for the next several years. The State of Maine Growth Management Act recommends a 10–12-year planning cycle. For Standish the next Comprehensive Plan should be initiated between 2035-2040

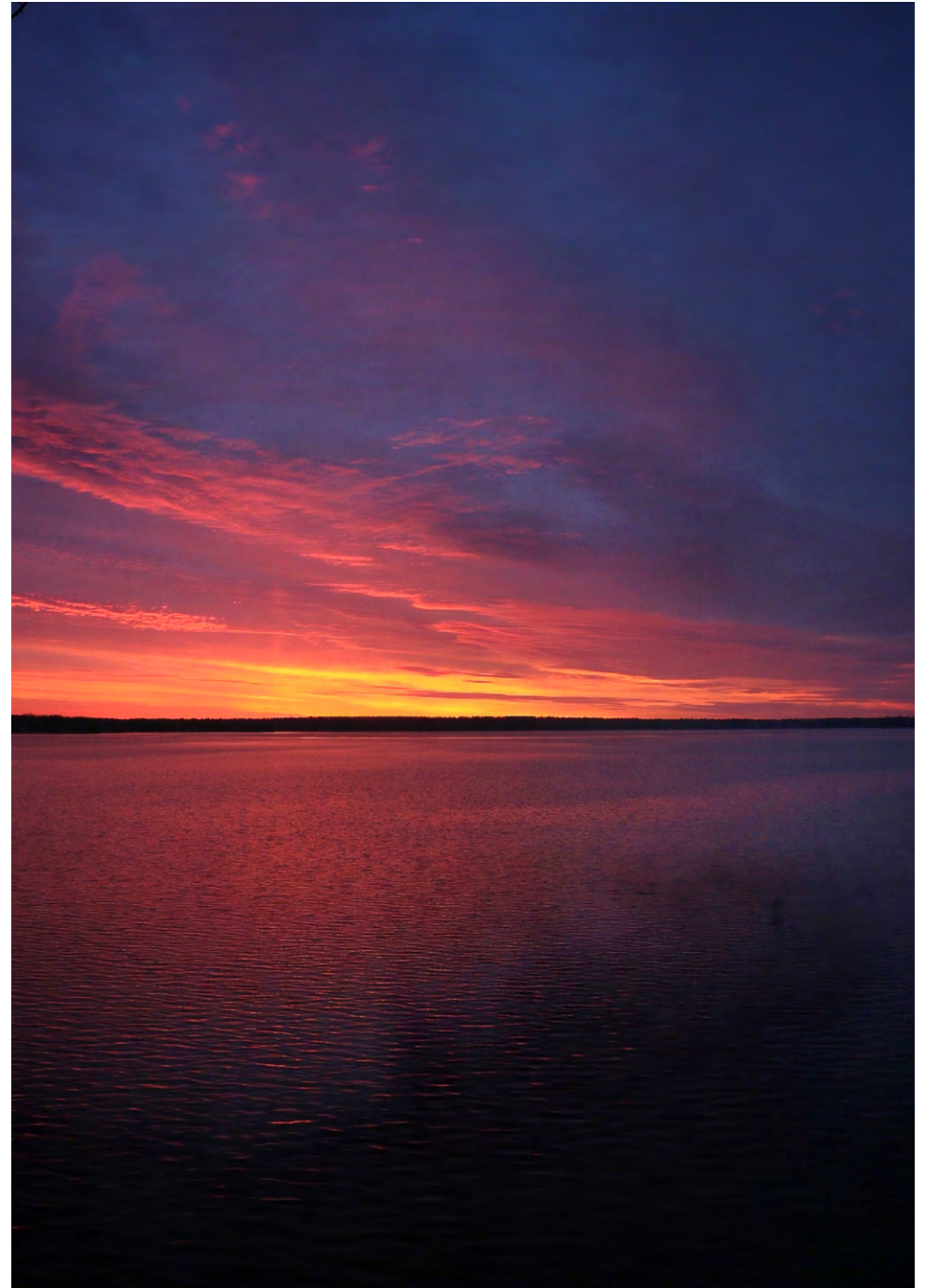


Photo by Deb Boxer

# Regional Coordination

Standish is part of the Greater Portland metropolitan region within Cumberland County, and borders York County towns including Buxton, Hollis and Limington. The town's proximity to Sebago Lake and access to Greater Portland position Standish as a bridge between rural and suburban development patterns. Decisions made in Standish can influence housing markets, transportation systems, and environmental quality throughout the region.

Standish is located within the broader Sebago Lakes Region and has significant frontage along Sebago Lake – one of Maine's largest and well-known bodies of water. While most of Standish's shoreline access is set back from the lake, the town shares this regional asset with nearby communities. Standish plays a vital role in the Sebago Lakes Region, acting as both a residential community and a gateway to recreational and natural assets. The Sebago Lakes Region Chamber of Commerce has expressed interest in partnering with Standish to support local businesses, promote tourism, and strengthen the town's economic development strategy as part of a broader regional effort.

The Portland Water District (PWD) plays a significant regional role in Standish, not only as the steward of the public drinking water supply drawn from Sebago Lake, but also as a key landowner with broad conservation interests. Much of the Sebago Lake Land Reserve, located on the southern tip of the lake within Standish, is managed by PWD to safeguard water quality for over 200,000 people in Greater Portland. As such, recreational access and development in these areas are carefully coordinated through long-standing agreements between PWD, the Town, and MaineDOT. Recent work to identify trail alternatives for the Mountain Division Trail demonstrates the complexity of balancing regional trail connectivity with the district's mission of watershed protection. Beyond recreation, PWD's presence has implications for land use planning, forest management, and infrastructure coordination. Continued engagement with PWD is critical to ensuring that future growth in Standish complements regional water protection goals and maintains alignment with long-term infrastructure planning across municipal boundaries.

Regional travel patterns cross town boundaries, particularly along Route 25 and Route 35. Traffic congestion, commuter movement, and transportation safety cannot be addressed by Standish alone. The Town is a member of the Portland Area Comprehensive Transportation System (PACTS), a metropolitan planning organization that serves 17 other communities in the Greater Portland region and coordinates regional transportation planning and investments.

Continued collaboration with MaineDOT, PACTS, and neighboring towns is essential to improving key corridors, evaluating transit opportunities, and enhancing multimodal connections such as sidewalks, bike routes, and regional trail networks like the Mountain Division Trail.

Standish also engages in several focused partnerships that address specific regional goals and needs. These include:

- **Maine School Administrative District 6 (School District Coordination):** Standish is part of MSAD-6 which includes Buxton, Hollis and Limington. Continued coordination with MSAD-6 and other municipalities on long-term school planning, growth projections, and shared use of facilities will prepare for future needs of the community.
- **Law Enforcement and Fire-Rescue:** Standish contracts with the Cumberland County Sheriff's Department to provide police service for the community. The Standish Fire-Rescue Department provides emergency response needs for both Standish and Baldwin.



- **Broadband Access:** Standish participates in the Lakes Region Broadband Partnership to expand high-speed internet across underserved areas. Continued regional planning and pursuit of federal/state grants will be critical to support remote work, education, and modern infrastructure needs.
- **Housing:** Standish is part of the Lakes Region Housing Study with Cumberland County to assess housing insecurity and homelessness for several communities in the Lakes Region. Standish shares a housing market with Greater Portland, and rising regional costs affect affordability and development pressure in the town. Regional efforts are needed to encourage a broader distribution of housing opportunities, share data, and align zoning reform to support a mix of housing types in growth areas across communities.
- The Watchic Lake Association in Standish has an established regional partnership with Maine Lakes Environmental Association.

By working with neighboring municipalities, regional organizations, and state agencies, Standish can better manage growth, protect its resources, and strengthen its role within the region and state. Coordination allows the town to leverage shared investments, advocate for local priorities at a regional scale, and promote long-term resilience for Standish and its neighbors.



Photo by Jeff Cutler

# Public Participation

Public participation for the Standish Comprehensive Plan began by convening a Comprehensive Plan Committee, which met monthly throughout the planning process. The Imagine Standish website launched in March 2023 and continued to be a hub for plan updates and public engagement. The website was periodically updated throughout the planning process. The public participation process consisted of a vision survey, the “What We’ve Learned” visioning workshop, and the Future Land Use workshop. A detailed analysis of public engagement can be found in the appendix.

## Visioning Survey

The Standish Visioning Survey was administered by the project team from August 2024 through December 2024 and received a total of 315 responses. The survey asked high-level vision and values questions to help inform the draft vision statement. Residents were asked questions pertaining to what they love about Standish, the greatest challenges facing the town, and the greatest opportunities in the future. The vision statement is a reflection of the input garnered from the survey.

Respondents generally valued Standish’s quiet rural character and location within the Greater Portland region. The impacts of vehicular traffic and safety along Routes 25, 35 and 114, housing affordability, and increased residential development in rural areas were cited as the greatest challenges facing the town. Respondents said they would like to see more investment in the village areas to strengthen the local business economy.

## Visioning Workshop

The visioning workshop was the first in-person public workshop and was held November 13, 2024 at the Standish Town Office. The workshop presented key data highlights from the inventory chapters and visioning survey. This analysis demonstrated how Standish changed over time and current issues the community faces or perceives. In total, 30 people attended the workshop including all 9 committee members.

Residents brought up keys issues including the large influx of residential development, lack of business growth in town, traffic and safety improvements along major roadways, preserving Standish’s historic rural character, and creating opportunities for walkable pedestrian friendly spaces in town.

In 10-years from now most respondents said they want to see more local restaurants and small businesses. Some improvements recommended for the village areas included streetscaping, bike pedestrian

**What’s the best thing about living in Standish?**

**“It’s close to many land preserves for hiking and walking and also close to ponds and lakes for recreation.”**

**What are the biggest threats to quality of life in Standish?**

**“Building more houses, growing the community faster than we can build services.”**



infrastructure, and community spaces. Some of the defining characteristics of the village areas included walkability, supporting local businesses, and sustainable growth.

## Future Land Use Workshop

The Future Land Use Workshop was held on March 22, 2025. Participants responded to questions and activities covering future Standish growth, types of uses in growth areas, and preservation of rural areas. Generally, attendees supported the location of the growth areas as proposed and expressed the need for local businesses in the growth areas and development directed away from rural areas. Participants expressed strong support for goals pertaining to balancing rural character with new development and preserving Standish's historic character and natural resources.



**"A bike path and sidewalks all down Rt 35 would be great."**

**"Protecting our open spaces in rural areas from development should foster the growth of farms."**

**"Provide opportunities to get what you need and access what you need here in Standish."**

Community members share their thoughts at the Visioning Workshop.

# Agriculture & Forest Resources

## Highlights

- Standish has several organizations that manage and protect conserved lands –
  - Presumpscot Regional Land Trust
  - State of Maine
  - Sebago Lake Land Reserve (Portland Water District)
  - Maine Woodland Owners
- Timber harvesting in Standish is generally uniform and stable with a five-year average of 6,253-acres per year. Between 2015-2020 a total of 7249 acres were timber harvested in the town.
- According to the town's 2022 assessment records, Standish had 6 parcels containing 136 acres enrolled in the Farmland Use program, 2 parcels containing 5 acres enrolled in Open Space program, and 165 parcels containing 9,202 acres enrolled in Tree Growth program.
- The proximity of new homes or other incompatible uses has not impacted normal farming and logging operations.
- Standish has several small local farms including Dow Farm, Jasmine Blossom Farm, Pearson Town Farm, Saco River Farms, Pine Root Farm, Randall Orchard (forever farm easement held by Presumpscot Regional Land Trust), and Dube Farm (forever farm easement held by Maine Farmland Trust).
- Standish has a vibrant network of agricultural hubs including Farmers Markets, Community Serviced Agriculture programs, and Community Gardens.

Standish's forests and farmland contribute to the town's natural resources and economic vitality. Farms in Standish enhance the town's agrarian charm and provide others with a source of income. Forests offer wildlife habitat, stabilize soils by preventing erosion, and are a source of lumber. Forests can harbor wetlands and include riparian zones, which are critical for maintaining the health of aquifers and groundwater. This is especially true if the land is downstream of farmland, which often receives fertilizers that could leach and otherwise contaminate drinking water supplies if the soils didn't "lock up" additional nutrient inputs.

Standish's pastoral image depends in part on the continued maintenance and protection of the town's agricultural lands, forested lands, open space, scenic views, and natural resources. Most farmland in Cumberland County is covered by woods or pasture, with only about 30% dedicated to crop production. Similar to other areas in Maine, agriculture's prominence in Cumberland County has shifted since the end of World War II. Although it is the most populous county in Maine, Cumberland County only generates 4% of the state's agricultural sales. From 2012-2017, the acreage dedicated to agriculture decreased by 20% in the county; this is concomitant with a decrease in the number of farms, farm-related income, and market value of crops, however, it is noteworthy that Cumberland County leads the state in the market value of horses, sheep, goats, and their related products.

Recently, several large tracts of agricultural



and industrial forestry land have either changed ownership or have been marketed for development. Located just east of Standish Corner, 63 Ossipee Trail East is currently on the market for development. While this entire tract of land is not entirely an active farm, the front portion has been used as a hay field for a long time. Additionally, a large tract of land (~200 acres) has recently changed ownership from a lumber company to an aggregates company in the community, but it is unclear if logging will continue to take place on the land or if it will be used in another fashion.

### Prime Farmland

In 2020, the State of Maine's Department of Agriculture, Conservation, and Forestry (MEDACF) published guidelines for determining prime farmland. Factors that predict prime farmland are related to the landscape (e.g. slope and associated water drainage) and soil health, including physical structure, moisture content, percent organic matter, and nutrient availability. Farmland of statewide importance produces high yields of crops when treated and managed according to optimal farming methods. Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for cropland, pastureland, rangeland, and forest land. Most prime farmland in Standish is clustered near the intersection of Route 25 and Route 35 off Watchic Lake and near Route 114 off Sebago Lake.

### Conserved Lands

According to data from the Maine Office of GIS, there are approximately 6,515 total acres of conserved land in Standish. Conserved land includes open space, natural resources, and preserves that are currently managed through legal or other effective means. Approximately 11% (735 acres) of conserved land in Standish is privately owned and approximately 5% (327 acres) is municipal owned, and approximately 48% (3,132 acres) is state owned, which is all located in the Steep Falls Wildlife Management Area and Standish Sanctuary within the northern portion of town.

Sebago Lake Land Reserve, which is managed by the Portland Water District, contains 1,700-acres in Standish that are open to the public for recreational activities. This parcel of protected land contains nearly 14 miles of trails in the vicinity of Otter Ponds, and includes a section of the Sebago to the Sea Trail. The Presumpscot Regional Land Trust manages properties in Standish that are held under conservation easement.

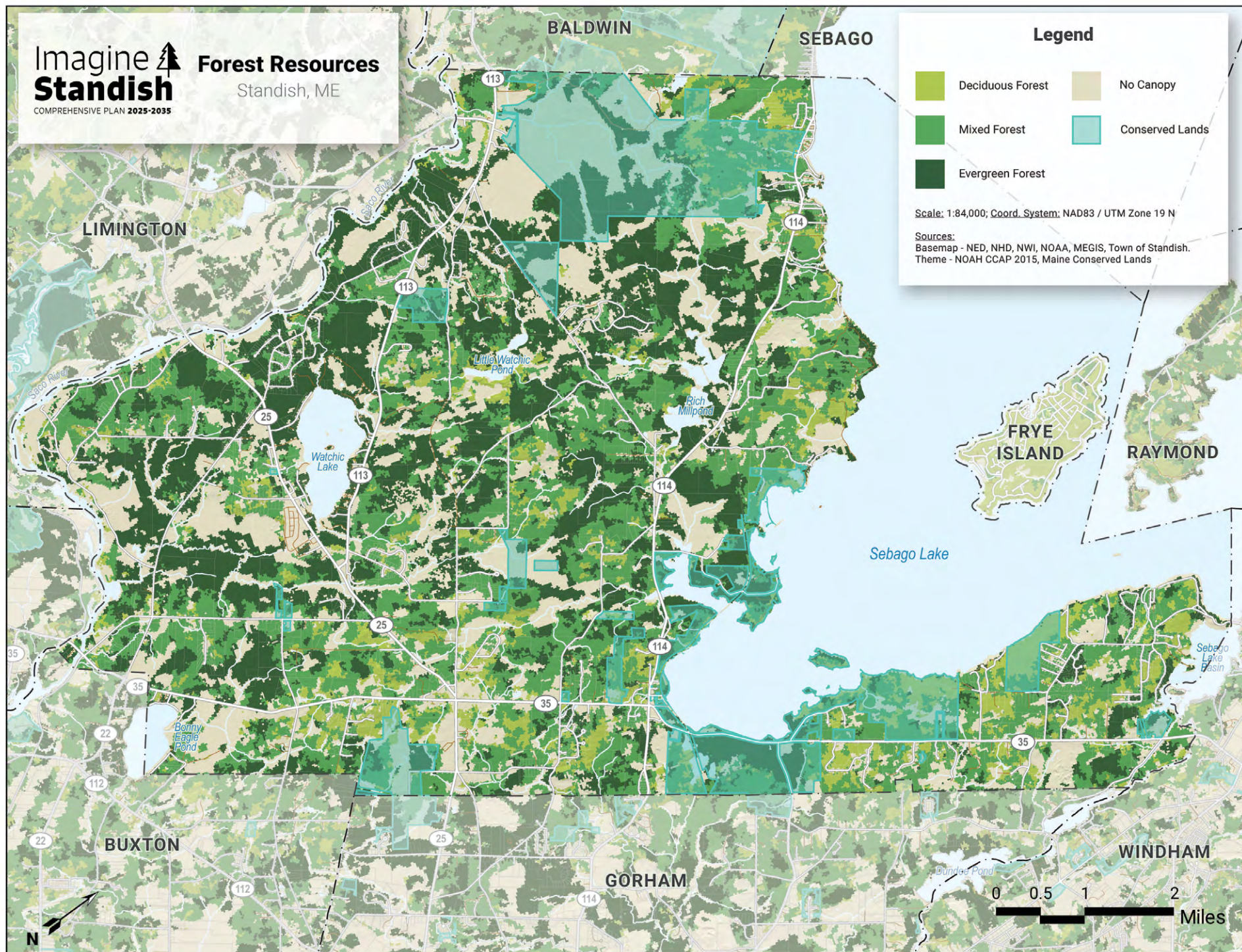
### Local Regulations and Land Trusts

Standish's Zoning Ordinance defines agriculture as the cultivation of the soil for food products or other useful valuable growth of the field or garden, nursery stock and noncommercial greenhouses, but does not include dairying, the raising of livestock, or the keeping of animals. Agriculture is permitted in the Rural Residential, Rural, Residential, Village Center, Standish Corner, Sebago Lake Village,

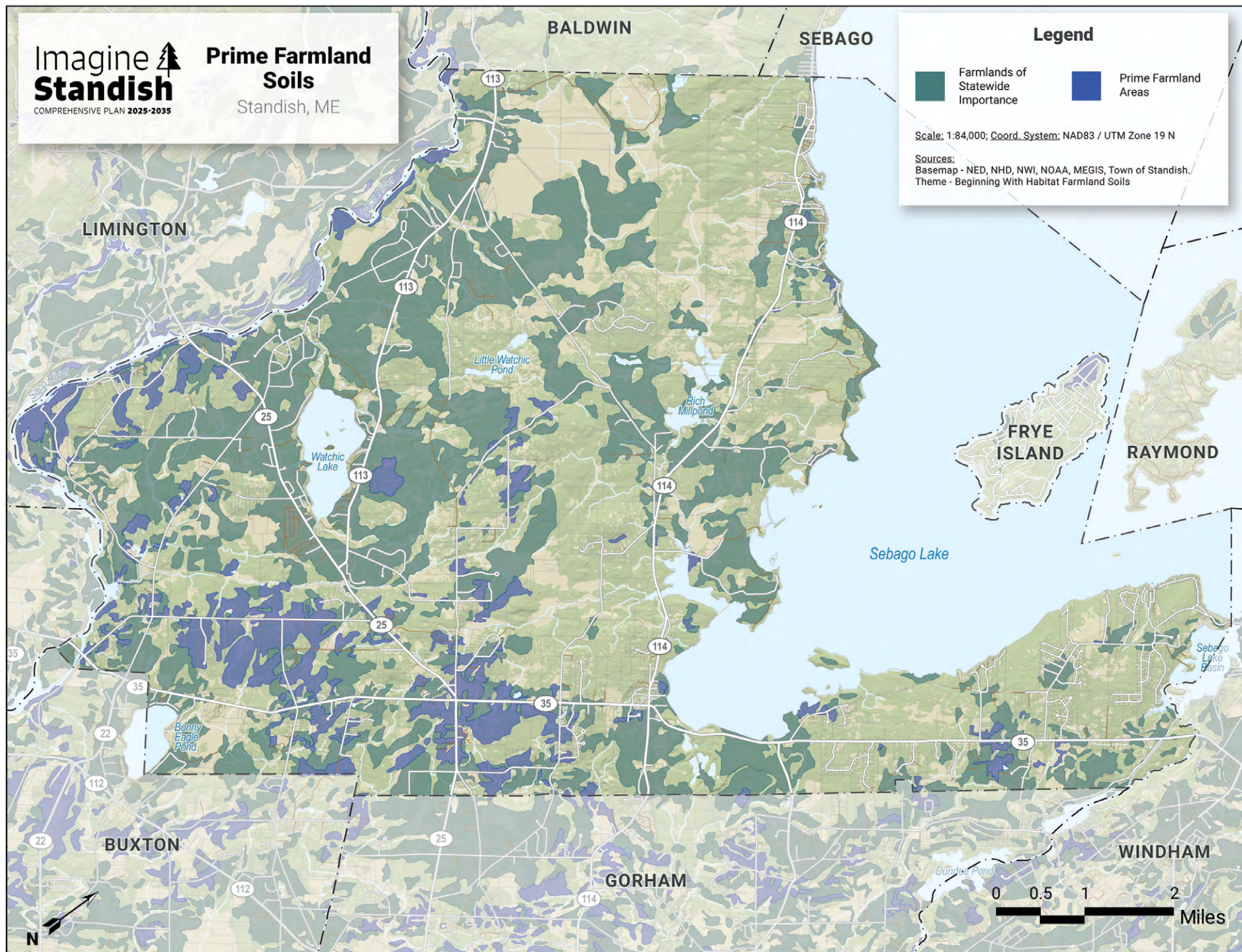
and Business and Commercial districts. The ordinance also includes a conservation development provision which allows for flexibility of lot sizes for residential development while preserving productive farming and forestry uses to harmonize residential development with traditional working land, agricultural fields, and woodlots.

The Presumpscot Regional Land Trust protects farm and forest land in Gorham, Gray, Standish, Westbrook, and Windham. Randall Orchards is protected by agricultural and conservation easements. Dube farm/Moulton Orchard is protected by easements held by the Maine Farmland Trust.

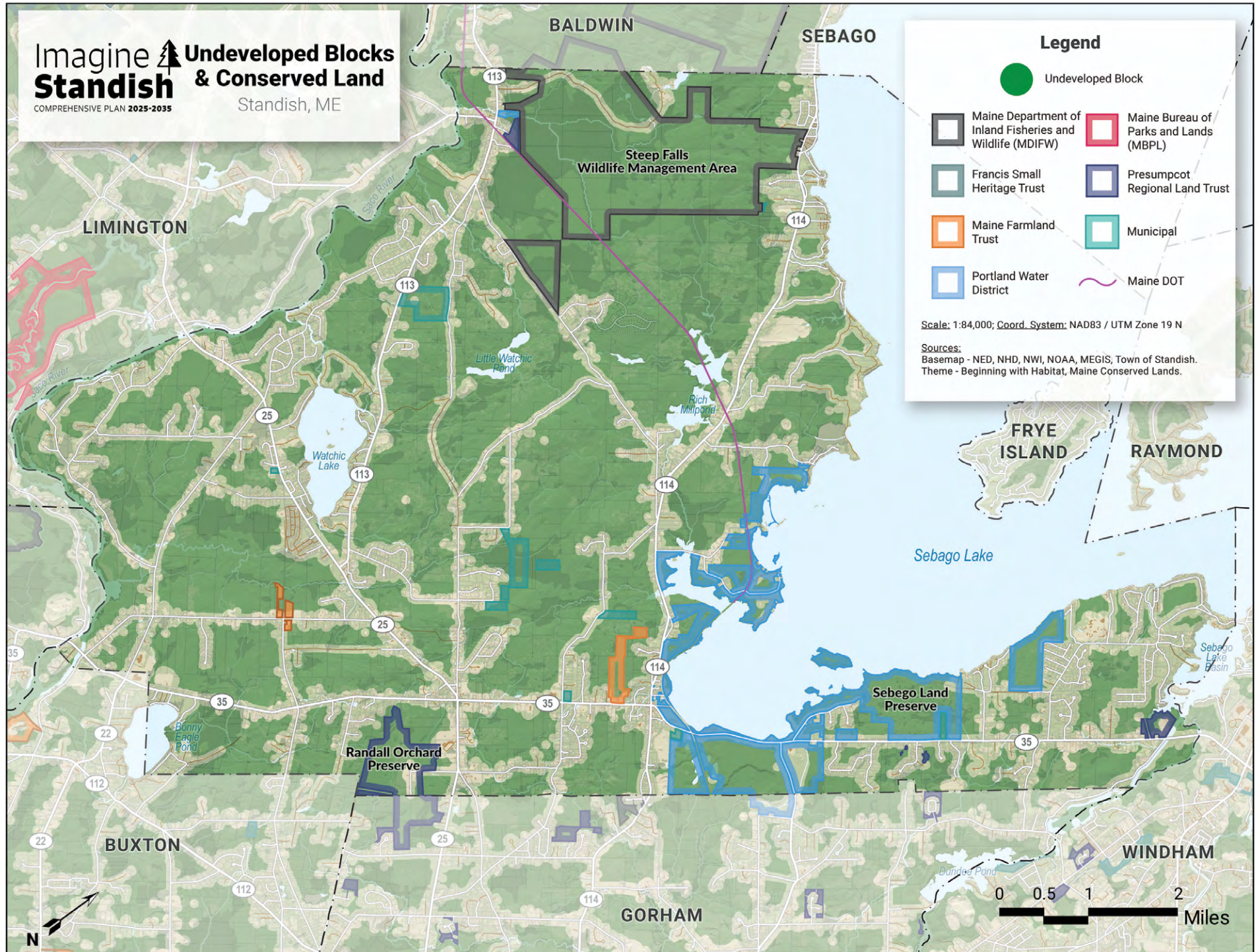














## Timber Harvesting

The most recent data on timber harvesting is from 2015-2020; this timeframe reported a total of 7,429 acres of harvested timber. The acreage during the most recent period is generally greater compared to previous timepoints. However, previous timepoints report the sum in five-year increments rather than the span of six years. Overall, the data suggests that the amount of timber harvested in Standish is uniform and stable during a 30-year period from 1990-2020.

From 2015-2020, 96% of harvested acres was derived from timber harvesting, which is a method of harvesting in which individual trees, or small groups of trees, are removed to regenerate new seedlings and maintain an uneven aged forest. Shelterwood harvesting and land that has changed use accounts for the remaining 4% of acreage. Shelterwood harvesting entails harvesting all mature trees in two or more cuts within a 10-to-20-year period.

## Tax Program Enrollment

The State of Maine's Current Use Taxation Program incentivizes landowners to actively manage and utilize working lands. Landowners with eligible parcels can enroll in this program and receive favorable property tax assessment reductions. In Maine, the three different tax enrollment programs are: Farmland, Open Space, and Tree Growth. Under the Farmland Use program, property owners are required to have at least five contiguous acres of land and the tract must generate \$2,000 gross income from farming activities annually. Under the Open Space Use program, the tract of land must be

preserved or restricted in use to provide a public benefit. The Tree Growth Use program provides a benefit to residents who own at least ten acres of forested land used for commercial harvesting.

According to the town's 2022 assessment records, Standish had 2 parcels containing 5 acres enrolled in the Open Space program, valued at \$40,700. Six parcels of land participate in the Farmland Use program; this includes 136 acres of farmland valued at \$53,400 and 141 acres of woodlands valued at \$60,001. Lastly, there are 165 parcels enrolled in the Tree Growth program in Standish that have a valuation of \$3,947,343. These parcels contain 2,860 acres of softwood trees, 1,684 acres of hardwood trees, and 4,688 acres of mixed wood; the total acreage is 9,202. Over the last ten years of enrollment in the Open Space taxation program it has remained stable for both the number of parcels and acres.

Year	Selection harvest, acres	Shelterwood harvest, acres	Change of land use, acres	Clearcut harvest, acres	Total Harvest, acres	# of Reports
1990 - 1994	5003	241	27	116	5387	98
1995 - 1999	7013	514	256	94	7877	198
2000 - 2004	5200	100	144	10	5454	124
2005 - 2009	5271	290	161	-	5722	141
2010 - 2014	4759	797	91	-	5647	130
2015 - 2020	7136	116	159	18	7429	166
Total:	34,382	2,058	838	238	37,516	857
Average:	5,730	343	140	60	6,253	143

Figure 1: Standish Timber Harvesting Data  
Source: Maine Forest Service

Year	Farmland		Open Space		Tree Growth	
	Total Parcels	Acres	Total Parcels	Acres	Total Parcels	Acres
2012	1	10	1	2	131	9,406
2013	1	14	2	4.75	134	9,486
2014	1	14	2	5	134	9,218
2015	1	14	2	5	161	9,217
2016	1	78	2	5	166	9,313
2017	1	14	2	5	170	9,737
2018	2	41	2	5	171	9,582
2019	4	123	2	5	169	9,591
2020	6	136	2	5	168	9,455
2021	6	136	2	5	168	9,434
2022	6	136	2	5	165	9,202

Figure 2: Standish Tax Enrollment Program  
Source: Municipal Valuation Return Statistical Summary (2012-2022)

The number of parcels enrolled in Tree Growth has increased slightly. The number of acres enrolled in the Farmland Tax program has greatly increased from 2018 on.

### Local Farms and Community Forests

Standish has several small local farms that are enjoyed by its residents. Dow Farm on Dow Road is a small family farm that grows heirloom apples, asparagus, corn, and a variety of other vegetables. Randall Orchards is open seven days a week, and sells apples and other associated products, including maple syrup and honey, and select vegetables. During the holiday season, the farm also sells Christmas trees and wreaths. The Jasmine Blossom Farm raises a variety of unique poultry, including Ameraucana and Barnvelder chickens and Narragansett turkeys. This farm offers residents of Standish the chance to purchase local poultry meat, eggs, and chicks. Farm for Veggies on Pequawket Trail in Steep Falls is a small business that sells select dairy products and veggies. The Pearson Town Farm is located on the campus of St. Joseph's College and offers gardening and farming opportunities to its students and the farm products are used by the college and area food banks. The gardens received a \$8,400 grant from Harvard Pilgrim Health to support its mission. Lastly, three farms in Standish, Saco River Farms, Pearson's Town Farm, and Pine Root Farm, participate in Community Supported Agriculture programs.

The Town of Standish does not manage a community forest, per se, however, there are several protected woodlands, as noted above

under the Conserved Lands section of this chapter.

#### *Farmer's Markets*

Standish supports a vibrant and robust farmer's market from May through October at the Village Park Gazebo in Steep Falls Village. The farmer's market operates on Saturdays from 9am-2pm and is centrally-located in Steep Falls, roughly 10 minutes west of central Standish. Local products include pastries and baked goods, dairy products, and organic produce and meats.

Additionally, a winter market co-op provides limited products during the colder months of November-March. Items are pre-ordered and can be picked up at the Village Park Gazebo in Steep Falls on the first and third Saturdays from 10am-1pm.

#### *Community Gardens*

The recently established Standish Community Garden operates on the campus of Saint Joseph's College of Maine in the eastern part of town. The program has garden space for residents, and hopes to extend services that include education programs and community outreach. Most of the first harvest was donated to local food banks and soup kitchens.

#### *Community Supported Agriculture*

Community Supported Agriculture (CSA) is a farming model built on fairness and transparency for both the farmer and the consumer. At a CSA, a consumer purchases a share of farm products which provide financial security to

the farmer for the season. In return, the consumer receives a regular box of fresh and local produce.

There are at least two CSAs in Standish. The Saco River Farms is a network of small regional farms that is based in Steep Falls Village. The farm has operated a CSA since 2013, and runs from May through November. The farm sells seven different shares from which Standish residents can choose. This includes offering shares for a single month (starting at \$79) or a full summer season (\$379). The Saco River Farm CSA is unique by also offering a whole chicken share (30 lbs. of whole chickens for \$185). The Pine Root Farm is another CSA that sells local produce and a variety of shares starting at \$90.



# Economy

## Highlights

- The occupational profile of Standish's labor force is similar to Maine. The industrial profile of Standish's labor force is similar to Cumberland County and Maine in most sectors.
- Since 2010, the share of Standish residents working in management, business, science, and arts has significantly increased, while the share working in sales and office occupations has significantly decreased.
- Average earnings in Standish are similar to average earnings in Maine overall; however, due to the presence of higher income earners in town, Standish's median income is similar to that of Cumberland County.
- More than 90% of Standish residents commute outside of Standish for work.
- The largest employers in Standish are the school district and Hannaford Pharmacy.
- The largest percentage of jobs in Standish are in the Educational Services, Retail Trade, and Construction sectors. The percentage of jobs in most employment sectors in Standish have remained relatively stable over the past 2 decades.
- Standish's community assets for economic development include natural resources, recreation, and the town's historic homes and villages.

## Economic History

The economy of Standish was historically based around natural resources, including farms and mills on various streams. Early growth occurred primarily at Standish Corner, which was an important way station for the Bridgton, Sebago, and Portland stage and mail routes, and also around Steep Falls, where a mill was constructed. The Cumberland and Oxford Canal opened in 1832, allowing increased trade between the Sebago Lake area and Portland. The Portland and Ogdensburg Railroad opened in 1870 for both freight and passenger service, and a third area of development grew around Sebago Lake Station. The ease of travel between Portland and the Sebago Lake area by train supported a nascent tourism industry in the late 19th century. From the train at Sebago Lake Station, visitors could connect to a steamboat and tour the lake. The train also stopped at Steep Falls, which helped the area's lumber industry develop, and Richville, a fourth village in the northern part of town near a mill.

In the 20th century, the rise of the automobile and the decline of Sebago Lake's trains and steamboats led to less tourism in Standish, and the town began to develop as a supporting suburb of Portland. Farms and natural resource industries also declined as housing grew and commercial strips were built along major roadways, outside of the town's traditional village centers.

## Regional Economy

Standish is part of the Lakes Region, and is an outlying community of greater Portland. The nearest service centers are in the towns of Windham and Gorham, connected to Standish via state Routes 114, 25, and 35.

Standish participates in the Sebago Lakes Regional Chamber of Commerce, which supports individual, community, and business growth through advocacy, educational opportunities, and professional networking. Standish is in the state's designated Sebago Lake Economic Summary Area (ESA).

## Standish Labor Force

The US Census Bureau defines 'labor force' as residents aged 16 and over who are civilians and not institutionalized, including anyone who has a job or is actively looking for work. All others, including individuals without a job who are not looking for work, are not measured as a part of the labor force. The Standish labor force data below describes the employment of residents of Standish, including their occupation, industry, income, and commute.

According to 2022 ACS 5-Year Estimates, there were 5,848 people in the Standish labor force and 2,970 not in the labor force (retired, stay-at-home parent, disabled, etc.) The Standish labor force participation rate is 66.3%, which is lower than Cumberland County (68%) and slightly higher than Maine (65.9%).

Since 2010, the number of people in the labor force has increased slightly, from 7,939 in 2010 to 8,818 in 2021. However, the labor

force participation rate - the percent of Standish residents over the age of 16 who work - has decreased slightly, from 72% in 2010 to 66% in 2021.

## Unemployment

Individuals in the labor force are classified as unemployed if they do not have a job, have actively looked for work in the past 4 weeks, and are currently available to work. According to 2022 ACS 5-year estimates, Standish's unemployment rate is 1.3%, lower than that of Cumberland County (2.6%) and Maine (3.3%).

Prior to the COVID-19 pandemic, Standish's monthly unemployment rate varied seasonally, with higher unemployment during winter months and lower unemployment during the summer. This seasonal variation was somewhat less severe than the state of Maine's seasonal fluctuation in unemployment. Since

Employment Status	Standish	Cumberland County	Maine
Population 16 years and older	8,818	258,963	1,170,061
In Labor Force	5,848	173,074	722,044
<i>Labor Force Participation Rate</i>	66%	67%	62%
Civilian Labor Force	5,834	172,934	719,995
Employed	5,756	168,404	696,402
Unemployed	78	4,530	23,593
<i>Civilian Unemployment Rate</i>	1.3%	2.6%	3.3%
Not in Labor Force	2,970	85,889	448,017
Armed Forces	14	140	2,049

Figure 1: Standish Labor Profile (2022)  
Source: ACS 5-Year Estimates (2022)





peaks in 2020 and 2021, the unemployment rate in Standish has mirrored that of Maine, which shows less seasonal fluctuation than previously.

### *Occupational Profile of Labor Force*

The occupational profile of Standish's labor force is similar to Maine in all fields. Standish has fewer residents employed in management, business, science, and arts than Cumberland County, and a higher percentage of residents than the County employed in all other fields.

Since 2010, the share of Standish residents working in management, business, science, and arts has significantly increased, while the share working in sales and office occupations has significantly decreased. Other occupations have remained relatively stable.

### *Industry Profile of Labor Force*

In the past decade, the industrial profile of the Standish labor force has remained relatively stable. There was a slight increase in the Transportation/Warehousing/Utilities, Education/Healthcare/Social Service, and Arts/Entertainment/Recreation/Accommodation sectors, and some minor decreases in other sectors.

The industrial profile of Standish's labor force is similar to Cumberland County and Maine in most sectors. Standish has significantly fewer residents employed in the professional/scientific/management/administrative, manufacturing, and agricultural sectors; Standish has significantly more residents employed in the transportation/warehousing/utilities and construction sectors.

Employment Category	Standish	Cumberland County	Maine
Management, business, science, and arts	38%	54%	42%
Service Occupations	17%	11%	15%
Sales and office occupations	22%	18%	20%
Natural resources, construction, and maintenance	10%	7%	11%
Production and Transportation	13%	10%	12%

Figure 3: Standish Occupational Profile of Labor Force (2022)  
Source: ACS 5-Year Estimates (2022)



Industry	2012	2012 %	2022	2022 %
Agriculture, forestry, fishing and hunting, and mining	24	0.5%	25	0.4%
Construction	468	9%	502	9%
Manufacturing	511	10%	385	7%
Wholesale Trade	194	4%	82	1%
Retail Trade	634	12%	722	13%
Transportation and warehousing, utilities	255	5%	446	8%
Information	125	2%	111	2%
Finance and insurance, real estate	503	10%	543	9%
Professional, scientific, management, administrative, and waste management	561	11%	382	7%
Educational services, healthcare, social services	1,197	23%	1,544	27%
Arts, entertainment, recreation, accommodation	244	5%	571	10%
Other services except public administration	293	6%	313	5%
Public administration	196	4%	130	2%

Figure 5: Industrial Profile of the Standish Labor Force (2012 + 2022)  
Source: ACS 5-Year Estimates (2012 + 2022)

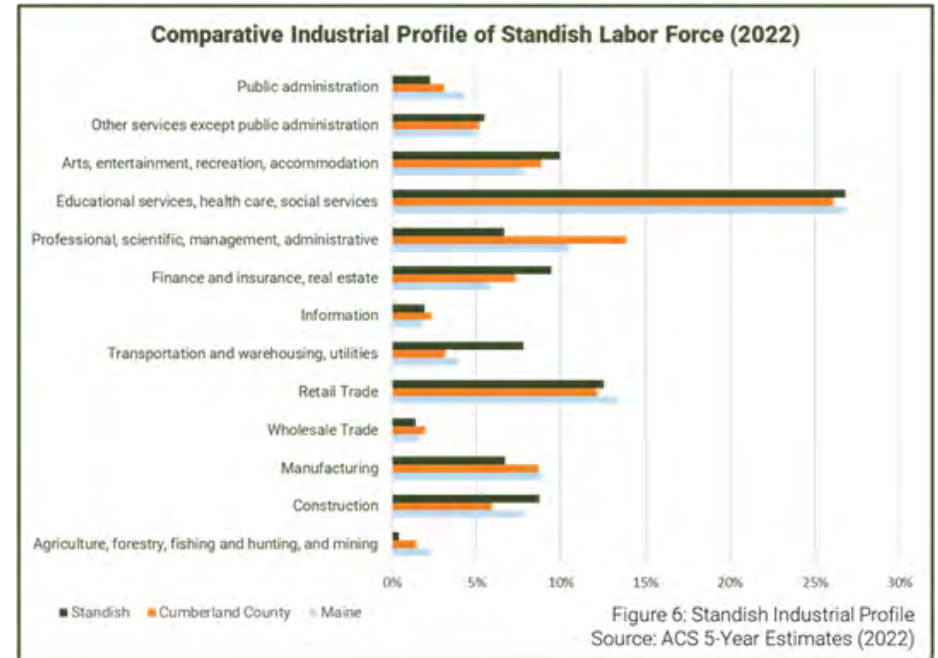


Figure 6: Standish Industrial Profile  
Source: ACS 5-Year Estimates (2022)

## Resident Income

According to ACS 2022 5-year estimates, median earnings in Standish in the past 12 months for employed individuals age 16 and older was \$41,458, lower than the Cumberland County median of \$49,503, and close to the Maine median of \$41,192. In 2012, median earnings for Standish were \$30,537, which was closer to the Cumberland County median of \$30,890 and higher than the Maine median of \$27,160.

Converting the 2010 median into 2021 inflation-adjusted dollars allows for comparison, showing that Standish's median earnings have grown at a much slower rate than Cumberland County and the State.

Standish's median household income of \$91,429 is higher than both Cumberland

	2012	2022	2012 (in 2022 inflation-adjusted dollars)	Percent Change (in 2022 inflation-adjusted dollars)
Standish	\$30,537	\$41,458	\$38,924	7%
Cumberland County	\$30,890	\$49,503	\$39,374	26%
Maine	\$27,160	\$41,192	\$34,620	19%

Figure 7: Standish Median Earnings  
Source: ACS 5-Year Estimates (2012 + 2022)

Median Household Income			
	Standish	Cumberland County	Maine
2022	\$91,429	\$89,345	\$69,543
2012	\$63,212	\$55,503	\$46,709

Figure 8: Standish Median HH Income  
Source: ACS 5-Year Estimates (2012 + 2022)

Mean Household Income			
	Standish	Cumberland County	Maine
2022	\$103,214	\$126,310	\$93,555
2012	\$68,592	\$75,107	\$61,137

Figure 9: Standish Mean HH Income  
Source: ACS 5-Year Estimates (2012 + 2022)



County (\$89,345) and Maine (\$69,543); Standish’s mean household income is \$103,214, which is closer to the Maine mean of \$93,555 than the Cumberland County mean of \$126,310. These patterns have remained consistent over the past 10 years.

These averages, coupled with the industry and occupational profiles, indicate that the average job and earnings for residents in Standish is comparable to the average job and earnings for Maine residents overall. However, the town also has a significant number of higher-income earners that place average household income more in line with the Cumberland County average. Standish’s mean household income is lower than Cumberland County’s, so Standish does not have as many high-income earners as the County average.

Commuting Patterns of Labor Force

In 2021, 92.6% of Standish resident workers commuted outside of Standish for work. The most popular destination was Portland, where 21.4% of the Standish resident labor force is employed, followed by South Portland (9.2%), and Westbrook (8.9%).

Commute Mode

Driving alone is the primary way that Standish residents commute to work. According to 2022 American Community Survey 5-year estimates, 76.4% of Raymond resident workers drive alone to work. 6.5% commute to work via carpool, and 10.6% work from home. The mean commute time is 30 minutes.

Standish has a lower percentage of residents

Place of Employment	Percentage of Standish Resident Workers
Portland city, ME	21.4%
South Portland city, ME	9.2%
Westbrook city, ME	8.9%
Biddeford city, ME	2.7%
Gorham CDP, ME	2.3%
North Windham CDP, ME	2.1%
Auburn city, ME	1.9%
Standish CDP, ME	1.7%
Lewiston city, ME	1.7%
Saco city, ME	1.6%
All Other Locations	46.5%

Figure 10: Standish Commuting Destinations (2022)  
Source: US Census Bureau, OnTheMap

working at home than Cumberland County and Maine. Standish commuters have a slightly longer average commute time than the County and State average.

Since 2012, the percentage of individuals working from home in Standish has increased by more than 300%. The mean commute time has remained consistent.

Employment in Standish

This section analyzes jobs located in Standish, including employment sectors, job growth, wages, home occupations, and places of residence for the people who work in Standish.

Local Economy

Standish’s primary commercial area is located on Route 25 in the Standish Corner zoning district. Located around one of Standish’s

Mode	2012	2022
Drove Alone	82.8%	76.4%
Carpooled	8.9%	6.5%
Public Transit	0.4%	0.3%
Walked	3.8%	4.2%
Bicycle	0.2%	0.0%
Other	1.2%	2.1%
WFH	2.6%	10.6%
Mean travel time (minutes)	30.3	30

Figure 12: Standish Residents’ Commute Mode  
Source: ACS 5-Year Estimates (2022)

Mode	Standish	Cumberland County	Maine
Drove Alone	76.4%	61.8%	70.0%
Carpooled	6.5%	8.1%	8.2%
Public Transit	0.3%	0.5%	50.0%
Walked	4.2%	5.3%	3.8%
Bicycle	0.0%	0.8%	0.5%
Other	2.1%	1.4%	1.4%
Worked from home	10.6%	22.2%	15.7%
Mean travel time (minutes)	30	24	24.7

Figure 11: Standish Residents’ Commute Mode  
Source: ACS 5-Year Estimates (2022)

historic villages, this is a mixed-used district with form-based code standards that support a village-scale neighborhood pattern. Standish also has a mixed-use district with form-based code standards at Sebago Lake Village, located around the intersection of Route 35 and Route 114 near Sebago Lake, and a mixed-use Village Center district in the west of town around the intersection of Pequawket Trail (Rt 113) and Route 11, in the historic Steep Falls village.

Standish has an industrially zoned area located at the intersection of Route 35 and Moody Road. Businesses in this zone include a foundry, a safety equipment supplier, a commercial greenhouse, and a cannabis store. Standish does not have any large employers with more than about 250 jobs. The largest employers in Standish are the school district and Hannaford Pharmacy.

### Job Locations

Jobs in Standish are distributed throughout the town, with the greatest job density concentrated on Bonny Eagle High School, St. Joseph's College, and the commercial area around Standish Corner Village.

### Job Growth

According to US Census data, there were 2,070 jobs in Standish in 2021. This is a slight increase from 2012, when there were 1,914 jobs, but an overall decrease since 2002, when there were 2,320 jobs. Since 2002, Standish has experienced a 10.7% decrease in the number of jobs in town.

### Employment Sectors

According to the US Census OnTheMap, the largest percentage of jobs in Standish in 2021 were in the Educational Services sector (35.6%.) Other sectors with a significant share of jobs were Retail Trade (14.8%) and Construction (13.1%.)

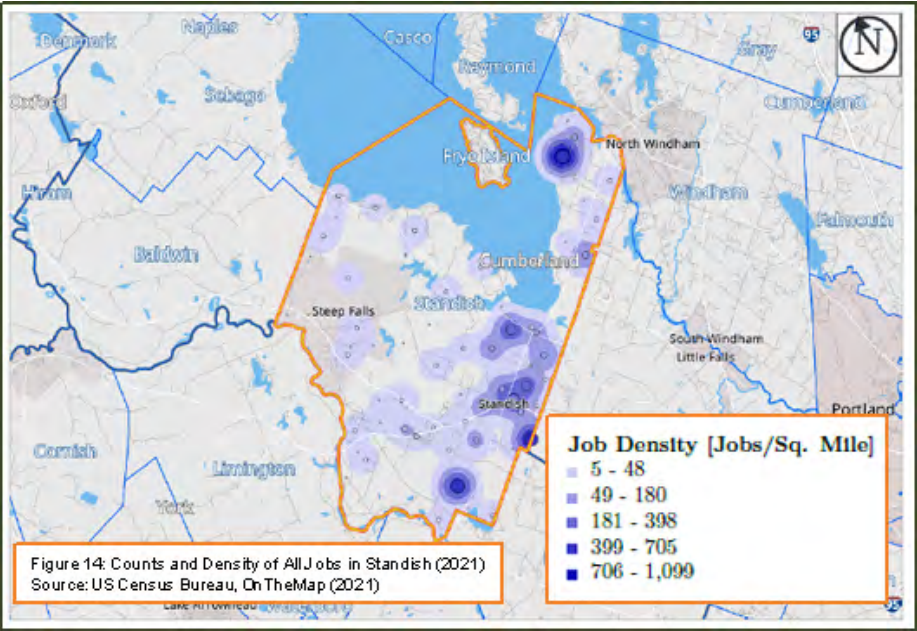
The percentage of jobs in most employment sectors in Standish have remained relatively stable since 2002. Accommodation/

Food Services, Health Care/Social Assistance, and Construction have seen increases since 2002, while Retail Trade and Manufacturing have seen notable decreases.

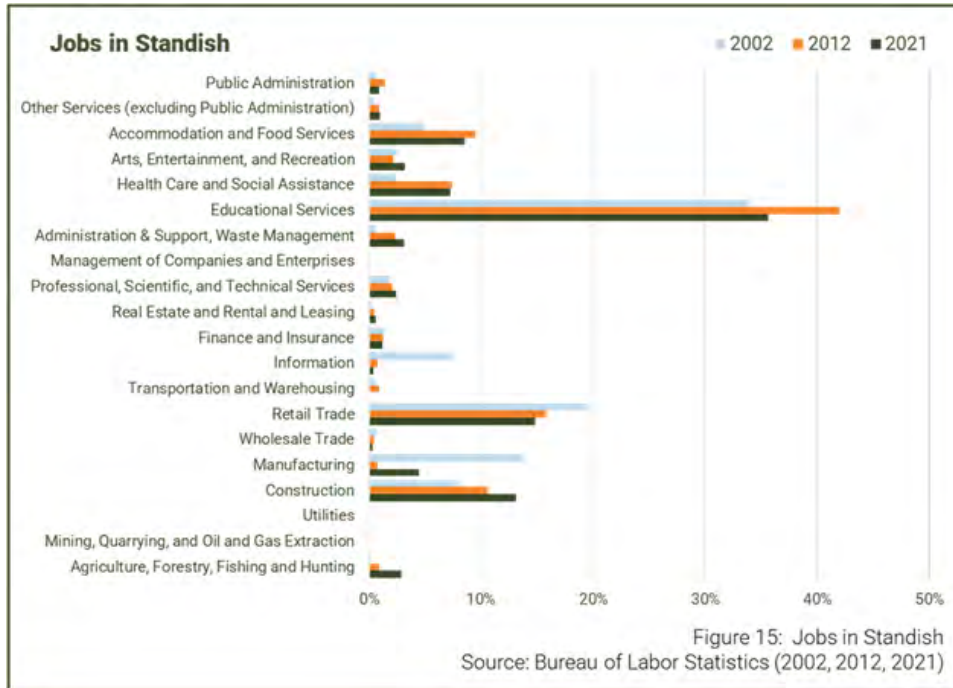
When compared with Cumberland County and the State, a higher share of the jobs in Standish are in Educational Services and Construction. Standish has a lower share of jobs in Manufacturing and Health Care.

Employer	Size
Bonny Eagle High School	100-249
Hannaford Pharmacy	100-249
MSAD 6	100-249
St Joseph's College	50-99
Brian's Electrical Service	50-99
School Administrative District Bus	50-99
Consolidated Communications	40-99
Edna Libby Elementary School	40-99

Figure 13: Largest Standish Employers  
Source: Maine Center for Workforce Research and Information Employer Locator (2021)







NAICS Industry Sector	2002 Count	2002 Share	2012 Count	2012 Share	2021 Count	2021 Share
Agriculture, Forestry, Fishing and Hunting	5	0.2%	17	0.9%	59	2.9%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	1	0.1%	0	0.0%
Construction	186	8.0%	203	10.6%	272	13.1%
Manufacturing	318	13.7%	15	0.8%	93	4.5%
Wholesale Trade	17	0.7%	10	0.5%	7	0.3%
Retail Trade	454	19.6%	302	15.8%	306	14.8%
Transportation and Warehousing	15	0.6%	17	0.9%	1	0.0%
Information	174	7.5%	16	0.8%	9	0.4%
Finance and Insurance	33	1.4%	24	1.3%	24	1.2%
Real Estate and Rental and Leasing	8	0.3%	10	0.5%	13	0.6%
Professional, Scientific, and Technical Services	45	1.9%	41	2.1%	52	2.5%
Management of Companies and Enterprises	0	0.0%	1	0.1%	1	0.0%
Administration & Support, Waste Management and Remediation	15	0.6%	44	2.3%	64	3.1%
Educational Services	789	34.0%	804	42.0%	737	35.6%
Health Care and Social Assistance	56	2.4%	141	7.4%	152	7.3%
Arts, Entertainment, and Recreation	60	2.6%	43	2.2%	66	3.2%
Accommodation and Food Services	116	5.0%	181	9.5%	175	8.5%
Other Services (excluding Public Administration)	12	0.5%	17	0.9%	21	1.0%
Public Administration	17	0.7%	27	1.4%	18	0.9%

Figure 16: Jobs in Standish (by sector)  
Sources: Bureau of Labor Statistics (2002, 2012, 2022)

## Home Occupations

Standish allows home occupations accessory to residential uses in three categories:

- Home Occupation 1: occurs fully within the principal building, with no more than 1 employee. Includes occupations such as art or craft studio, dressmaking service, teaching or tutoring facilities, and not facilities for repair of motor vehicles or day-care centers.
- Home Occupation 2: occurs fully within the principal building, with no more than 2 employees. Includes occupations such as art studio, dressmaking shop, hairdressing shop, teaching or tutoring facilities, office of a physician, optometrist, lawyer, engineer, architect or accountant, office of a real estate broker, or agent of an insurance broker, and not facilities for the repair of motor vehicles, daycare centers nor retail sales.
- Home Occupation 3: occurs within the principal building or accessory buildings like a barn or garage, with no more than 3 employees. Include occupations such as art studio, dressmaking shop, hairdressing shop, teaching or tutoring facilities, office of a physician, optometrist, lawyer, engineer, architect or accountant, office of a real estate broker, or agent of an insurance broker. Does not include facilities for the repair of motor vehicles, daycare centers nor retail sales.

# Wages

According to the Maine Department of Labor, Center for Workforce Research and Information Quarterly and Annual Industry Employment and Wages, in 2022, the average weekly wage for a job located in Standish was \$843. This was lower than the Cumberland County average of \$1,301 and the statewide average of \$1,118. Average weekly wages in Standish by sector are generally lower to the Cumberland County and State averages, except in the Wholesale Trade, Real Estate, and Management sectors.

# Commuting Patterns

According to the US Census OnTheMap for 2021, about 18.2% of people working in Standish also live in Standish, a slight increase from 2012, when 16.7%, but down from 2002, when 24% of people working in Standish lived in Standish. The most common location that Standish workers commute from is Gorham (6.2%), followed by Windham (5.1%), Limington (4.3%), and Portland (4.1%).

## Retail Trade

Maine Revenue Services reports annual taxable sales by town, categorized by store type. Annual taxable sales in Standish have steadily increased over the past 17 years, from \$30,915,656 in 2007 to \$56,686,760 in 2023 (not adjusted for inflation.)

The most recent year for which a complete breakdown of retail sales is available is 2022. In 2022, Standish reported \$55,188,168 in taxable sales. The largest portion of these sales

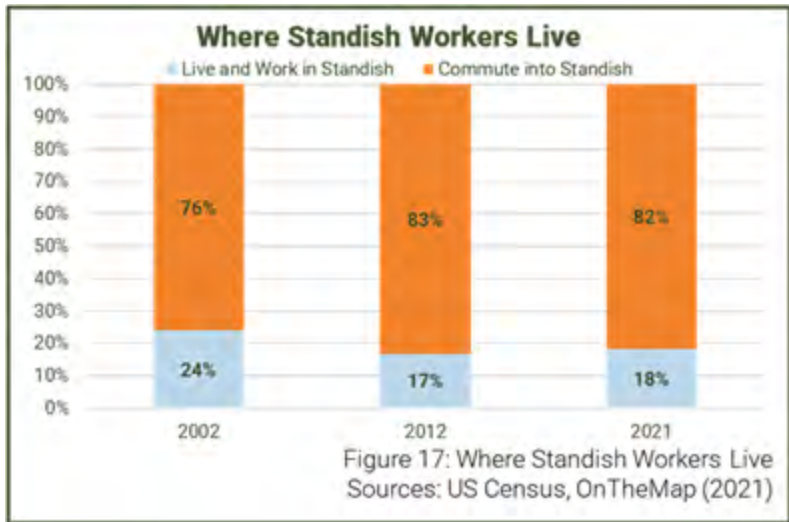
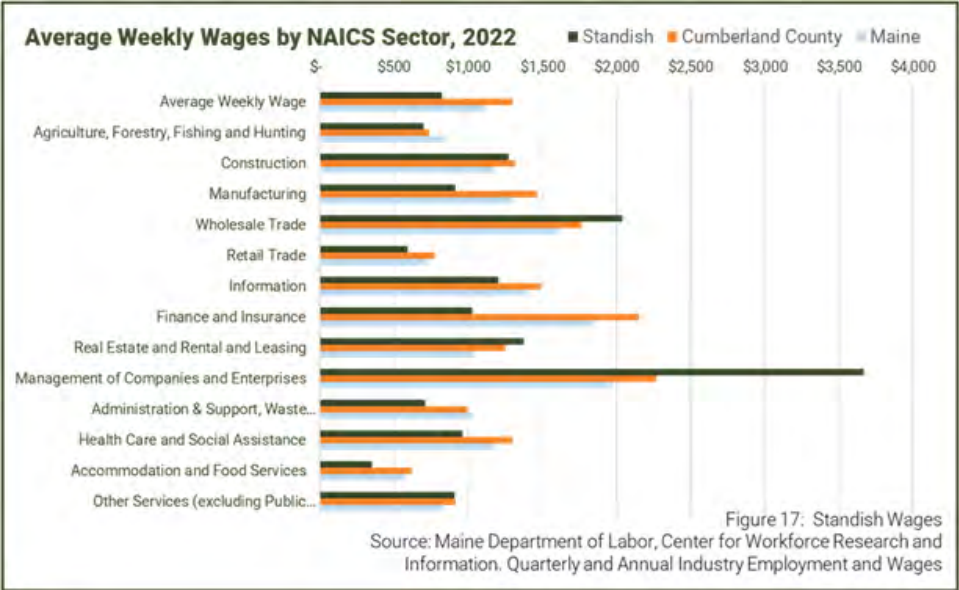
were in the category of Food Stores (38%), followed by Restaurants & Lodging (20%), and Building Supply (13%).

Standish is part of the Sebago Lake Economic Summary Area. This area has a strong seasonal economy, with peaks each year from May-September and low points around January.

# Infrastructure Capacity

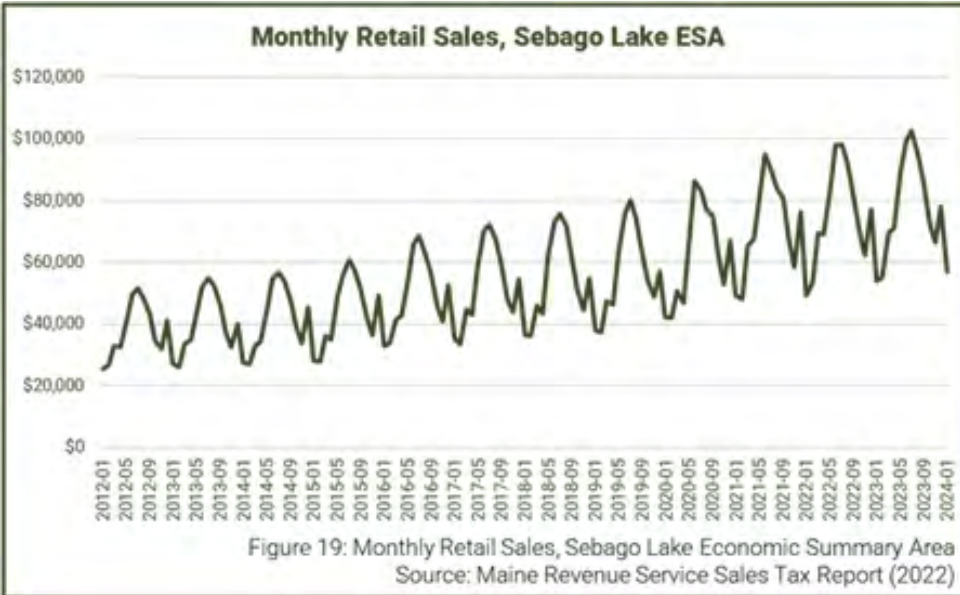
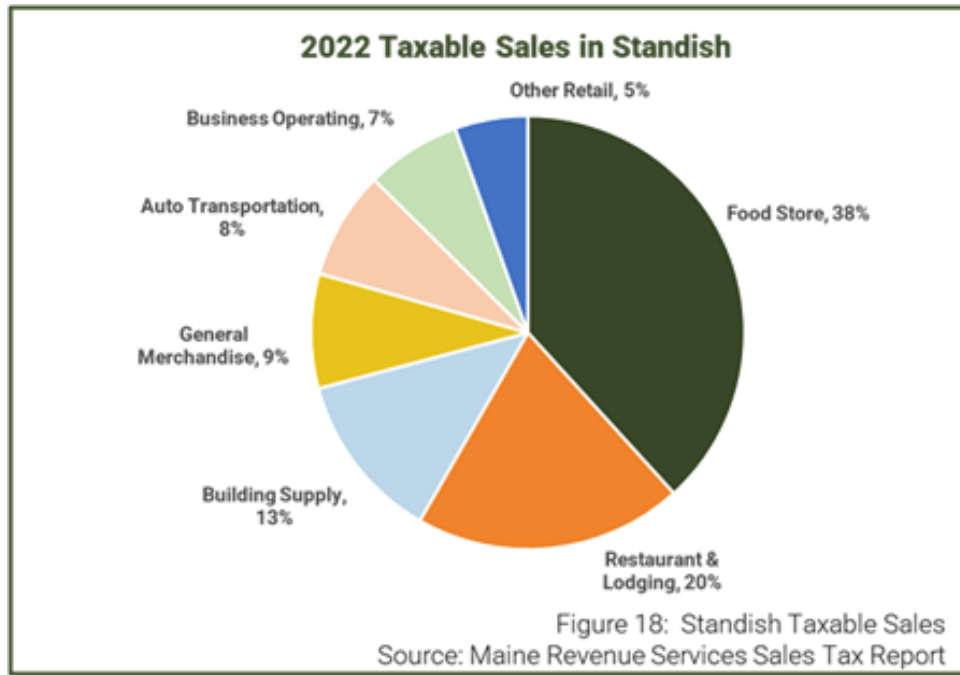
The availability and adequacy of utilities including sewer, water, electricity, and internet are important factors in attracting and retaining businesses in the area.

Central Maine Power (CMP) provides electricity service in Standish. 3-phase power is only available in some parts of town. According to Central Maine Power's 3 Phase Circuit map, the town has 3-phase power along Route 35, Route 114, and Route 25 in the eastern side of town, as well as on the western side in Steep Falls. There is also 3-phase power on Shaws Mill Road, Randall Road, and Acres of Wildlife Road.



Parts of Standish are served by the Portland Water District. Public water is available along Routes 25, 35, and 114 in Standish Corners and Sebago Lake Village, as well as in Steep Falls. Standish does not have a public sewer system. Lack of public water and sewer can





impede business growth and economic development, and is a limiting factor for commercial and multifamily real estate.

According to the Federal Communication Commission's 4G LTE Coverage Map, all of Standish has mobile phone service, though some providers have gaps in service in different areas of town. The FCC's broadband map shows broadband internet access is available throughout Standish.

## Economic Development

Tax Increment Financing (TIF) is a program for economic development that is available to all Maine local governments. A geographical area is designated,

and some or all of the taxes generated from an increased valuation from the original valuation of the area (the 'increment') at the time of the TIF generation can be allocated to the TIF funds for TIF-designated uses. Standish has one TIF District, the Standish Corner District. The goal of the TIF is to increase mixed-use development, including housing and jobs, in the Standish Corner area. Funds from the TIF are used to finance public improvements to roads and streetscapes, utilities to facilitate commercial development, and economic development department salaries and planning studies.

As of 2025, Standish does not have a defined economic development plan and has limited participation in regional economic development.

## Community Assets

Standish has a number of community assets that can support economic growth. The town is rich in natural resources with significant Sebago Lake shoreline. There are several summer camps and campgrounds both along the lake and in other parts of town. Randall Orchard, a historic family-run apple orchard, offers products and agricultural-based activities for the public, and is conserved land with public trails. The town also has a private undergraduate college, St. Joseph's, which serves as a major employer and offers access to recreational facilities for Standish residents. Standish has several significant historic homes, including the Marrett House, which is open for tours operated through Historic New England.

# Existing Land Use

## Highlights

- Standish is approximately 80 square miles, with 60 square miles of land and 20 square miles of water.
- Located about 20 miles from Portland, Standish serves as a bedroom community for commuters who enjoy the town's rural setting.
- Most of Standish's recent development has been large-lot single-family homes.
- Standish has a Growth Management Ordinance that limits the number of new dwelling units constructed each year.
- Standish's Form Based Code Village Districts intend to grow mixed-use, interconnected, village-scaled neighborhoods in Standish's historic village areas. However, there has been development in these areas in recent years.

## Introduction

The Town of Standish is just over 80 square miles, consisting of roughly 60 square miles of land area and 20 square miles of water. Located in Cumberland County, Standish is bordered by the towns of Windham to the east, Limington to the west, Gorham to the south, and Baldwin to the north. Standish is approximately 20 miles northwest of Portland, Maine's largest city, providing residents with easy access to a wider array of urban amenities, including a major airport, healthcare facilities, cultural institutions, and a commercial downtown area. Like many of its neighbors, Standish serves as a bedroom community to Portland.

Historically, Standish was an agricultural community. Over the years, Standish has gradually evolved to balance residential development with the preservation of natural resources. The town features a mix of residential neighborhoods (primarily single-family), commercial districts, and vast expanses of undeveloped forested land. The northern portion of Standish abuts Sebago Lake, providing some recreational use and access to the waterfront.

Communities within commuting distance of Portland have seen substantial growth and residential investment over the last few decades. Although not directly served by Interstate 95 or Interstate 295, Standish commuters utilize Routes 25, 114, and 22 to commute to Portland. Routes 25, 35, and 114 serve as the primary travel corridors in the town with most of the commercial development along those state routes.



## Conditions and Trends

### *Existing Land Use Map + Official Zoning Map*

Zoning is a fundamental tool in land use planning that shapes the development and character of a community. Standish utilizes a combination of traditional ‘Euclidean’ zoning and more contemporary form-based zoning to guide its growth. Euclidean zoning, the conventional approach, focuses on splitting land uses into distinct categories like residential, commercial, and industrial, with specific regulations and uses allowed in each zone. Form-based zoning prioritizes the physical form and appearance of the built environment, promoting mixed-use development and creating walkable, aesthetically cohesive neighborhoods. Standish’s form-based code, the Form Based Code Village Districts, incorporates uses alongside a comprehensive suite of design standards.

### *Euclidean Zoning*

**RR-Rural Residential Districts.** The purpose of the Rural Residential District is to provide for an area of predominantly single-family housing to be developed at low densities consistent with the capacity of the land to absorb growth.

**RU-Rural Districts.** Rural districts are currently rural, unsewered, and proposed to remain in a very low density of development in order to prevent future problems.

**R-Residential Districts.** Residential Districts anticipate low-density residential development without sewers in a self-sustaining rural

environment.

**VC-Village Center Districts.** Village Center Districts are areas where a unit of residential, commercial and municipal activities exist and will be encouraged in the future.

**BC-Business and Commercial Districts.** Business and Commercial Districts are reserved for business and commercial activities to provide accessibility in controlled areas and to separate them from residential areas.

**WOC-Water-Oriented Commercial Districts.** These areas are to provide for retail sales and services and to serve water recreation users or uses otherwise compatible with marina and other water-oriented commercial activities.

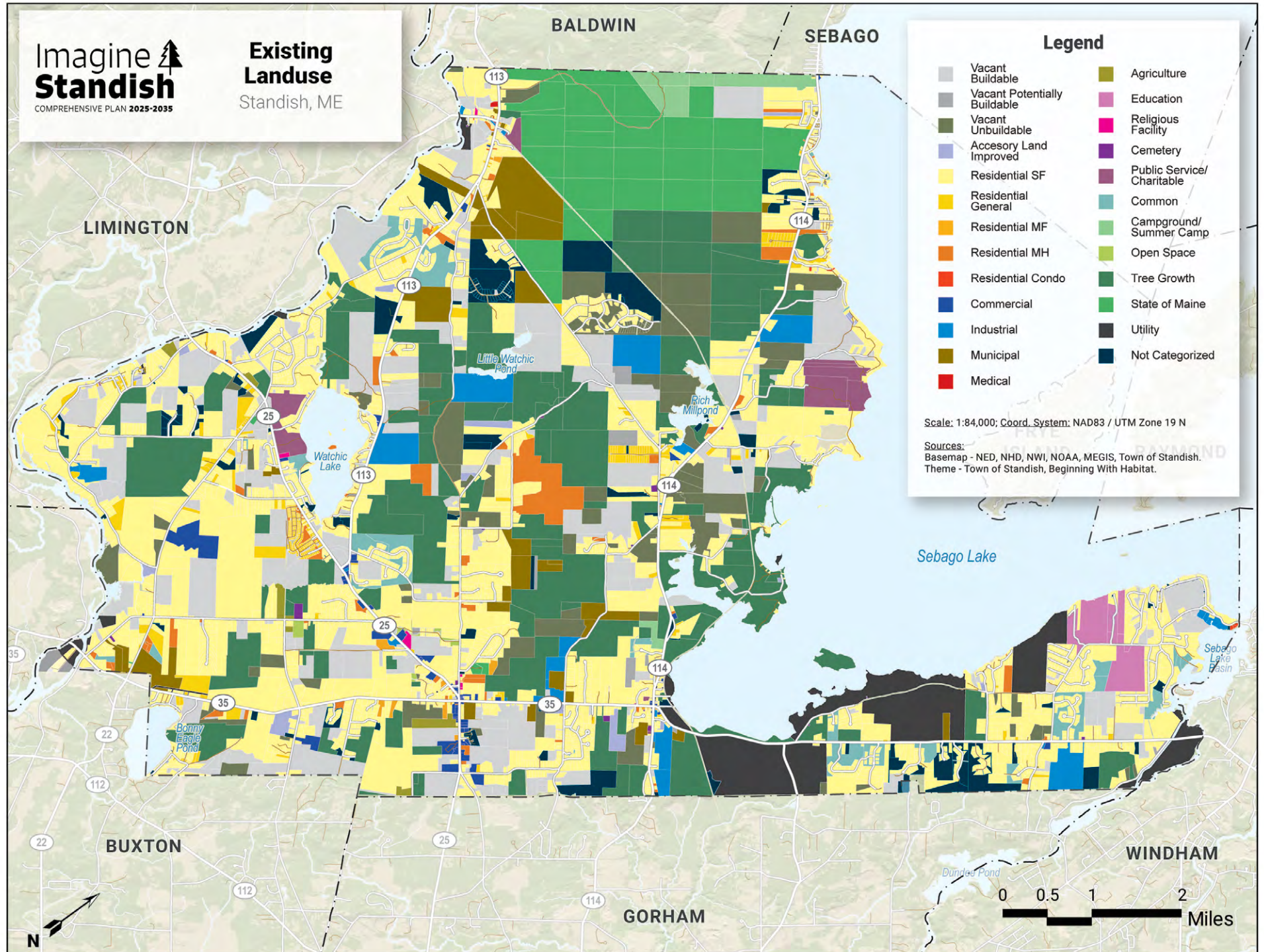
**Industrial Districts.** Industrial districts are reserved for industrial growth and uses.

### *Form-Based Code Zoning*

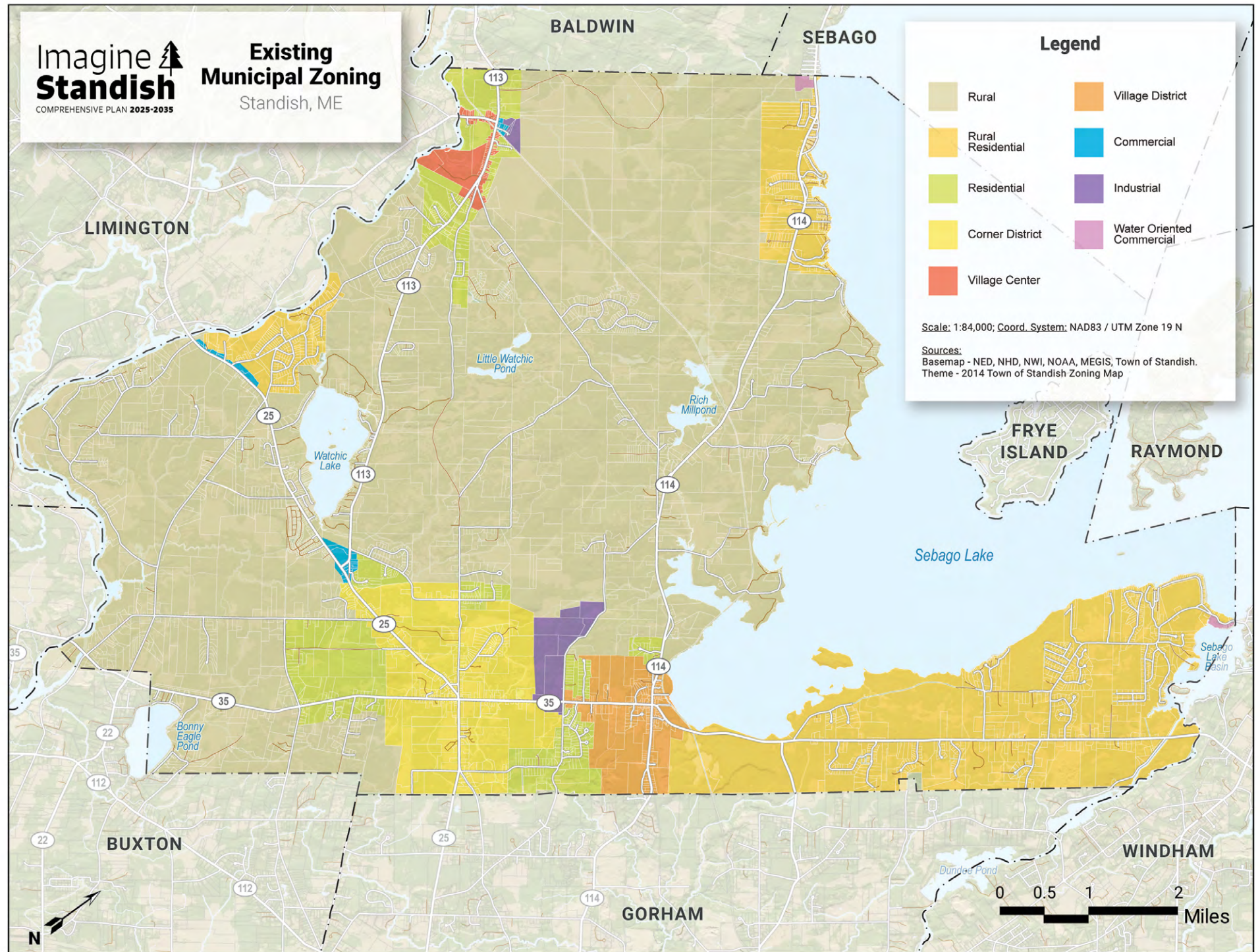
**FBCVD-Form Based Code Village Districts.** The intent of the Form Based Code Village District is to strengthen and/or establish mixed-use, interconnected, village-scaled neighborhoods based on a development pattern that is fiscally responsible and environmentally sustainable. New neighborhoods and redevelopment opportunities shall be characterized by vital civic spaces with quality FBCVD streetscapes framed by pedestrian-scaled buildings. The standards for the Form Based Code Village District allows for a wide range of residential, economic development and recreational opportunities, while promoting improved vehicular and pedestrian connectivity throughout the area.

Standish’s Form Based Code has two areas, the Standish Corner and Sebago Lake Village districts. The Standish Corner District includes five subdistricts: Town Center, Town Main, Town Avenue, Town Gateway, and Town Residential. The Sebago Lake Village district includes six subdistricts: SLV Core, SLV Fringe, SLV Gateway, SLV Residential Connector, SLV Residential, and SLV Lake Access.

# Existing Land Use







	B / C	I	Res	Rural	Rural Res	Village	WO Comm
<b>Lot Size / DU (min.)</b>	2 acres	-	2 acres 1.5 acres (with public water)	3 acres	3 acres	2 acres 1.5 acres (with public water)	2 acres 1.5 acres (with public water)
<b>Lot Size (min.)</b>	-	3 acres	-	-	-	-	-
<b>Frontage (max.)</b>	275 ft.	200 ft.	175 ft.	200 ft.	200 ft.	175 ft.	175 ft.
<b>Width (min.)</b>	275 ft.	200 ft.	175 ft.	200 ft.	200 ft.	175 ft.	175 ft.
<b>Impervious Surface (max)</b>	50% (65% w/ PB Approval)	50%	-	-	-	-	-
<b>Front Setback</b>	50	50	50	50	50	50	50
<b>Side Setback (&gt;40k sq. ft. / 20k - 40k sq. ft. / &lt;20k sq. ft.)</b>	-	-	25 / 20 / 15	40/20/15	25/20/15	20/20/15	40/20/15
<b>Rear Setback (&gt;40k sq. ft. / 20k - 40k sq. ft. / &lt;20k sq. ft.)</b>	-	-	40 (20) / 20 / 15	50/20/15	50/20/15	40/20/15	40/20/15

Figure 1: Standish Dimensional Requirements  
Source: Town of Standish (2024)

## Recent Development

Over the last five years, between 2019-2024, Standish has issued 158 new residential building permits for mobile and single-family homes and no commercial building permits. A total of 94 were issued in the Rural District, 4 were issued in the Residential District, 17 were issued in the Rural Residential District, 41 were issued in the Form Based Code Standish Corner District and 2 were issued in the Form Based Code Sebago Lake Village District. The Standish FBCVD was intended to encourage business and mixed-use growth. Instead, due to multiple regulations and difficult enforceability it has had the opposite effect.

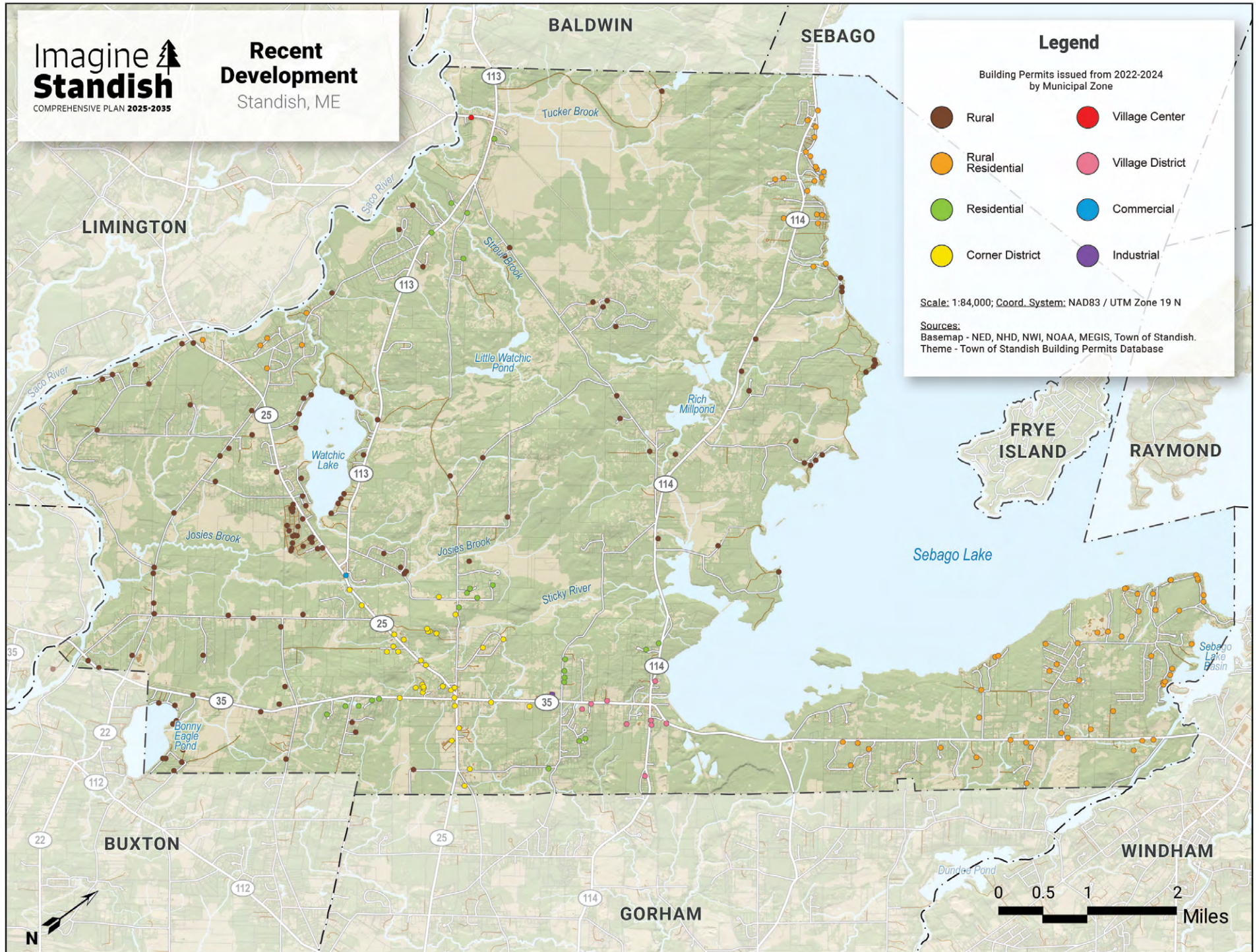
## Existing Land Use Regulations

### *Site Plan Review*

The Planning Board reviews site plan applications for impact on the health, safety and welfare of the community, impact on the economic value, and right to quiet enjoyment of abutters or neighbors. Site Plan Review is required for new construction or development of commercial, industrial, and residential two units or more, and expansion or modification to an approved plan. Where the Planning Board is not the reviewing authority, all applications for development are reviewed by the Code Enforcement Officer.

For projects undergoing site plan review, applicants must demonstrate that their site complies with the specific standards outlined in Article XII, "Standards and Conditions for Approval," as well as any applicable standards found elsewhere in the Land Use Code.







Applicants must show that the site has the natural capacity to support the proposed development by ensuring adequate traffic access and parking, sufficient pedestrian access, an adequate water supply, effective stormwater management meeting local and state standards, erosion control measures, and appropriate lighting, landscaping, and design.

### *Subdivision*

All subdivision applications in the town are subject to review by the Planning Board. The Planning Board reviews subdivisions first through a preliminary plan approval and ultimately a final subdivision plan.

Within the Form Based Code Village Districts, applicants are encouraged to create mixed-use, interconnected, and walkable neighborhoods meeting the applicable FBCVD street frontage types. Additionally, the applicant needs to provide a conceptual Connectivity Master Plan outlining proposed development, street system, and future street types. Conservation subdivisions require sketch plans showing the natural features on site, street and lot layouts, and other features in relation to the existing features. For conservation subdivisions, the Planning Board may hold on-site inspections prior to or during application review.

### *Shoreland Zoning Ordinance*

The Shoreland Zoning Ordinance is designed to maintain safe and healthful conditions, prevent and control water pollution, and protect fish spawning grounds, aquatic life, bird and wildlife habitats. It also aims to safeguard

buildings and lands from flooding and erosion, preserve archaeological and historic resources, protect freshwater wetlands, and regulate building sites, structure placements, and land uses. Furthermore, the ordinance conserves shore cover, visual and physical access to inland waters, natural beauty, and open spaces, while also anticipating and responding to the impacts of development in the shoreland zone. This ordinance applies to all land within 250 feet of any great pond, river, or the upland edge of a freshwater wetland and within 75 feet of any stream.

The Shoreland Zoning Map contains four districts: 1) Resource Protection District, 2) Stream Protection District, 3) Shoreland Development District, and 4) Water-Oriented Commercial District.

**Resource Protection.** The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.

**Stream Protection.** The Stream Protection District includes all land areas within 75 feet of the normal high-water line of a stream.

**Shoreland Development District.** The Shoreland Development District allows all existing zoning regulations of the underlying zone, unless such regulations are less-restrictive than the applicable regulations of the SLZ chapter.

**Water-Oriented Commercial District.** The Water-Oriented Commercial District provides for retail sales and services and to serve water

recreation users or uses otherwise compatible with marina and other water-oriented commercial activities.

### *Floodplain Management*

The Standish Town Council amended the Floodplain Management Ordinance on May 11, 2021. Standish participates in the National Flood Insurance Program and complies with the requirements of the National Flood Insurance Act of 1968. Standish recognizes and evaluates flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards. The Code Enforcement Officer is the designated local Floodplain Administrator and administers and enforces the requirements to ensure continued compliance with and participation in the National Flood Insurance Program.

### *Growth Management Ordinance*

Standish has a Growth Management Ordinance for all new construction of dwelling units. There are a few exemptions including dwelling units constructed by York and Cumberland Housing Authorities, state agency, federal government, or private contractor with age restrictions of 55 or older, all family apartments approved by the Code Enforcement Officer, accessory apartments, and new dwelling units located within a Form Based Code Village District. Last amended in 2007, the Growth Management Ordinance allows for a maximum of 85 new growth permits issued per year, with two additional growth permits reserved for affordable housing constructed by Habitat for Humanity or similar nonprofits.



Additionally, Standish designates nine additional growth permits for affordable housing. If 85 permits are not issued in any one year, Standish allows 15 of the unused permits to be issued in the following year on a first-come, first-served basis. No more than 75% of the growth permits shall be issued annually for dwelling units that are within subdivisions, with no more than 15 growth permits for a single subdivision.

## Development

### *Recent Development*

In the late 1990s and early 2000s, Standish saw a notable trend toward the development of large-lot single-family residential properties. This pattern reflects the town's appeal as a rural commuter community, offering a peaceful, scenic environment while still being within a reasonable commuting distance to Portland. As a result, many families and individuals looking for a quieter, more spacious living environment have chosen Standish, contributing to its growth primarily through expansive residential developments. Recent subdivisions have moved towards increased density.

Standish's identity as a rural commuter town is central to its charm and attractiveness. Residents enjoy the benefits of living in a community that retains its rural character, with open spaces, agricultural land, and a strong sense of community. The town's proximity to Portland, roughly 20 miles away, allows residents to easily access the amenities, employment opportunities, and cultural attractions of the larger city while enjoying the tranquility and

slower pace of rural life.

The trend towards large-lot developments has helped maintain Standish's rural feel, as these properties often feature substantial open spaces and natural landscapes. However, this type of development also poses challenges, including increased pressure on infrastructure and services, potential impacts on natural resources, and the risk of suburban sprawl. As Standish continues to grow, managing these challenges while preserving the town's unique character will be essential.

### *Future Development*

Residential growth in the FBCVD has been consistent with 36 single-family homes between 2019 and 2023 with 94 townhouse style multifamily and 68 single family lots currently under construction. However, there has been a clear lack of commercial development within areas designated under the form-based code. Due to challenges in implementation and complexity of the standards and regulations, there has been limited progress in developing these designated areas. Moving forward, Standish may explore alternative zoning strategies that balance the town's growth with its rural character while encouraging mixed-use development. This approach could potentially stimulate economic activity, enhance community connectivity, and offer residents more diverse amenities closer to home.

Efforts to balance growth with conservation are also critical. Preserving agricultural lands, protecting natural habitats, and maintaining open spaces contribute to the town's appeal and environmental health. Thoughtful planning

and community engagement will be key to ensuring that new developments enhance rather than detract from Standish's rural identity. Standish's appeal as a rural commuter town is a significant factor in its development trends. The town's growth, characterized by large-lot single-family homes, aligns with the desires of those looking for a rural lifestyle with easy access to urban amenities. Moving forward, Standish will need to navigate the complexities of growth management, infrastructure development, and environmental preservation to sustain its character and quality of life for its residents.

Addressing the need for affordable housing is becoming increasingly important for Standish. As the town continues to grow, there is a recognized need to ensure housing options are accessible to a diverse range of residents. Standish should explore various strategies to promote affordable housing, including incentivizing developers to include affordable units in new residential projects and collaborating with housing agencies to secure funding for subsidized housing initiatives. By prioritizing affordable housing, Standish can maintain its community's socioeconomic diversity and support long-term residential stability.

# Fiscal Capacity

## Highlights

- Standish generated a total revenue of \$25,633,483 in Fiscal Year (FY) 2023. Like most towns in Maine, a majority of this revenue was generated through property taxes.
- Total revenues have increased about 32% in the past 5 years, with the largest percent increase in intergovernmental revenues.
- Standish's expenditures in FY 2023 were \$25,719,965. Fixed charges, which includes education, county tax, and debt interest, take up the largest share of expenses, at 52%.
- Total expenditure has increased by about 28% in the past 5 years. The largest percent increase was in General Assistance. The percent allocation of each expenditure category has remained about the same.
- According to the FY 2023 Annual Financial Statements, Standish's valuation was \$1,210,417,259. Standish's valuation has increased 19% since FY 2019.
- Standish's mil rate was \$13.85 in 2024, a decrease from a recent high of \$15.15 in FY 2021.
- In FY 2023, Standish's outstanding debt was \$10,191,817. All of Standish's outstanding bonded debt is to be used for capital asset expenditures. The Town has sufficient borrowing capacity should additional funds for capital investments be needed.
- Standish has one TIF District, the Standish Corner District.
- Standish's FY 2025 Capital Improvement Plan (CIP) was approved in February 2024. The CIP allocates funds for ten years, through FY 2034.

This chapter evaluates Standish's financial capacity and the town's ability to fund long term capital expenditures. The fiscal capacity of the town will impact how Standish can carry out the actions identified in the Comprehensive Plan. Standish operates on a fiscal year cycle, which starts July 1 and ends June 30 each year.

## Fiscal Capacity

### *Revenues*

Standish generated a total revenue of \$25,633,483 in Fiscal Year (FY) 2023. Like most towns in Maine, a majority of this revenue was generated through property taxes.

In FY 2023, the largest shares of Standish's revenue were taxes (77%), intergovernmental (10%), and charges for services (8%). Total revenues have increased by about 32% since FY 2019, with the largest increases coming from intergovernmental payments.

### *Expenditures*

Standish's expenditures in FY 2023 were \$25,719,965. Fixed charges, which includes education, county tax, and debt interest, comprise the largest share of expenses (52%). Public works is the second largest share, at 16%, followed by Public Safety at 13%.

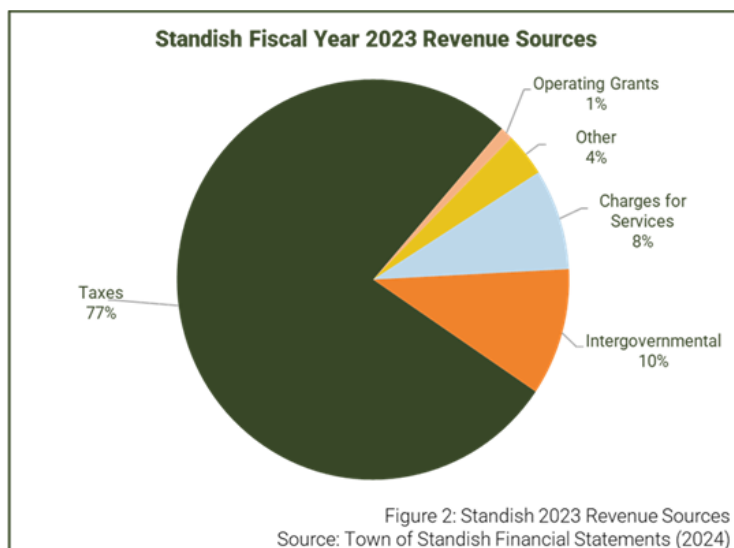
Expenditures have increased by about 28% since FY 2019. The largest percent increase was Overlay and Bad Debt, which increased from \$223 in FY 2019 to \$7,113 in FY 2023; the FY 2019 expense appears to be an outlier,



as the expenses in this category have remained relatively stable from FY 2020 forward.

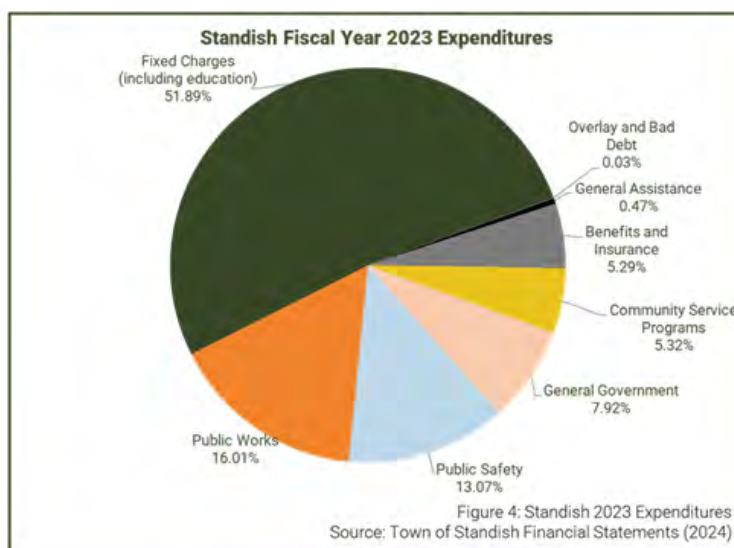
From FY 2019 - FY 2023 the expenditure for General Assistance more than doubled - however, this remains a small part of the total budget.

While the expenses for other expenditure categories have increased in dollar value, the percentage of the total budget allocated for each category has remained stable over the past 5 years.



Revenue Category	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Taxes	\$16,182,604	\$17,111,922	\$18,506,178	\$19,041,691	\$19,719,756
Intergovernmental	\$845,328	\$1,057,401	\$1,551,981	\$2,049,300	\$2,638,227
Other	\$490,712	\$247,581	\$525,616	\$1,329,359	\$904,610
Charges for services	\$1,522,826	\$1,413,808	\$1,431,871	\$1,818,375	\$2,094,259
Operating Grants	\$261,479	\$195,661	\$257,551	\$250,777	\$276,631
<b>Total General Revenues:</b>	<b>\$19,302,949</b>	<b>\$20,026,373</b>	<b>\$22,273,197</b>	<b>\$24,489,502</b>	<b>\$25,633,483</b>

Figure 1: Standish Revenues (2019-2023)  
Source: Town of Standish Annual Financial Statements (2020-2024)



Expenditures	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
General Government	\$1,384,814	\$1,683,415	\$1,753,455	\$2,183,484	\$2,036,791
Public Safety	\$2,382,304	\$2,211,458	\$2,369,699	\$2,730,224	\$3,361,984
General Assistance	\$38,051	\$35,356	\$85,939	\$72,750	\$121,813
Public Works	\$3,471,947	\$3,043,892	\$3,490,244	\$3,515,279	\$4,116,631
Community Service Programs	\$843,370	\$620,811	\$776,858	\$578,953	\$1,369,495
Benefits and Insurance	\$882,980	\$944,979	\$1,068,306	\$1,239,239	\$1,360,957
Fixed Charges (including education)	\$10,971,548	\$10,971,548	\$11,677,564	\$12,149,945	\$13,345,181
Overlay and Bad Debt	\$223	\$8,528	\$10,958	\$5,257	\$7,113
Capital Outlay	40,817	-	-	-	-
<b>Total Expenditures:</b>	<b>\$20,016,054</b>	<b>\$19,963,503</b>	<b>\$21,233,023</b>	<b>\$22,475,131</b>	<b>\$25,719,965</b>

Figure 3: Standish Expenditures (2019-2023)  
Source: Town of Standish Annual Financial Statements (2020-2024)

Real Estate Valuation

The state valuation is a basis for the allocation of money appropriated for state general purpose aid for education, state revenue sharing, and for county assessments. According to the FY 2023 Annual Financial Statements, Standish's valuation was \$1,210,417,259. Standish's valuation has increased 19% since FY 2019.

Fiscal Year	Valuation
2019	\$1,014,140,467
2020	\$1,059,044,053
2021	\$1,063,785,379
2022	\$1,117,164,159
2023	\$1,210,417,259

Figure 5: Standish Real Estate Valuation  
Source: Town of Standish Annual Financial Statements (2020-2024)

Local Property Mil Tax Rate

The Mil Rate is the amount of tax due per \$1,000 of property value. This number is set annually by dividing the total amount of property taxes that must be collected to

Fiscal Year	Mil Rate
2020	\$14.30
2021	\$15.15
2022	\$15.00
2023	\$14.45
2024	\$13.85

Figure 6: Standish Mil Rate 2020-2024  
Source: Town of Standish Annual Financial Statements (2020-2024)

meet the approved budget by the total local property valuation. The table below shows the mil rate for the past five fiscal years. Standish's mil rate was \$13.85 in 2024, a decrease from \$14.45 in 2023 and \$15.00 in 2022.

Municipal Debt

In FY 2023, Standish's outstanding debt was \$10,191,817. A bond issuance in fiscal year 2023 was approved for \$2,077,695 to fund approved capital projects. All of Standish's outstanding bonded debt is to be used for capital asset expenditures. The majority of this debt is general obligation bonds; less than 1% of debt is allocated to notes payable and a capital lease for a Xerox copier.

The state statute limits the amount of general obligation debt a municipality may issue to 7.5% of its total state-assessed valuation. This does not include school, storm or sanitary sewer, or energy facilities debt. The current debt limit for Standish is \$90,781,294 million, which is considerably more than the Town's outstanding general obligation debt. The Town

Fiscal Year	Municipal Debt
2019	\$7,289,842
2020	\$8,187,095
2021	\$8,495,434
2022	\$9,319,427
2023	\$10,191,817

Figure 7: Standish Municipal Debt (2019-2023)  
Source: Town of Standish Annual Financial Statements (2020-2024)

has sufficient borrowing capacity should additional funds for capital investments be needed.

Tax Increment Financing (TIF) Districts

Tax Increment Financing (TIF) is a program for economic development that is available to all Maine local governments. A geographical area is designated, and some or all of the taxes generated from an increased valuation from the original valuation of the area (the 'increment') at the time of the TIF generation can be allocated to the TIF funds for TIF-designated uses.

Standish has one TIF District, the Standish Corner District. The goal of the TIF is to increase mixed-use development, including housing and jobs, in the Standish Corner area. Funds from the TIF are used to finance public improvements to roads and streetscapes, utilities to facilitate commercial development, and economic development department salaries and planning studies.

Capital and Long-Term Improvements

A capital improvement program identifies projected capital expenditures for improvements to roads, buildings, equipment and other Town infrastructure that will be needed to support Town services over the next few years. The capital improvement program provides the basis for residents and town officials to discuss major issues and the options available for dealing with them. Capital



investments can be funded through borrowing, but are most often funded through level funding, reserve funds, and grant monies.

Standish’s FY 2025 Capital Improvement Plan (CIP) was approved in February 2024. The CIP allocates funds for ten years, through FY 2034. Expenditures are listed by category, with expenses allocated for each year as well as a ten-year total. The largest expenditure is the Public Works garage, at \$16,000,000. Expenditures include:

- General Administration: commercial revaluation, servers, town hall roof repair, comprehensive plan, vehicles
- Public Safety: vehicles and equipment
- Parks & Recreation: vehicles and equipment
- Public Works: vehicles, equipment, public works garage

Regional Coordination

Standish continues to look toward shared delivery of services when available.

Fiscal and Economic Challenges

Standish does not have any major employers and more than 90% of Standish residents commute outside of town for work. The town’s economic assets include its natural resources (including extensive Sebago Lake shoreline) and three historic villages: Standish Corner, Sebago Lake Village, and Steep Falls.

The town’s form-based code encourages mixed-use development in the three villages with the goal of increasing housing variety and local businesses; however, little growth in housing and business has occurred as yet.

Capital Expenditure Category	10-year total
General Administration	\$615,000
Public Safety	\$5,000,000
Parks and Recreation	\$230,000
Public Works	\$26,083,997
Total:	\$31,928,997

Figure 8: Standish Capital Expenditures  
Source: Standish FY 2025 Ten-Year Capital Improvements Plan

# Historic & Archaeological Resources

## Highlights

- Maine Historic Preservation Commission has identified 40 prehistoric and 13 historic archaeological sites in Standish.
- There are 7 National Register of Historic Places listings in Standish:
  - Daniel Marrett House, Rt. 25
  - Cumberland & Oxford Canal
  - First Parish Meetinghouse, Oak Hill Road.
  - Steep Falls Library, 1128 Pequawket Trail
  - Dow Bridge, at Josie's Brook, 1/3 mile NW of Cape Road
  - Paine Neighborhood Historic District
  - Standish Corner Historic District
- Standish's Historic Preservation ordinance (181-127) provides a legal framework within which the residents of the Town of Standish can protect the historic, architectural and cultural heritage of historically significant areas, landmarks and sites in the community while accepting compatible new construction.
- Standish's Form-Based Code Village Districts in Standish Corner and Sebago Lake Village promote mixed-use, interconnected, village-scaled neighborhoods that are consistent with Standish's traditional village buildings and street patterns.
- Standish is not a Certified Local Government (CLG). Becoming a CLG through the Maine Historic Preservation Commission would allow Standish access to more resources and funding for the protection of historic resources.

## Community History and Patterns of Settlement

The area now known as Standish was first inhabited by the Abenaki. The Sokokis tribe fished, hunted, and sometimes occupied the area. Two major Native American trails - the Ossipee Trail (now Route 25) and the Pequawket Trail (now Route 113) passed through the area.

In 1750, the Massachusetts General Court granted land to Captains Moses Pearson and Humphrey Hobbs for themselves and their companies in return for their successes during the French and Indian Wars. The area was to be known as Pearson and Hobbs Town, but Hobbs died of smallpox shortly after and most of the soldiers sold their grants for cash.

The land was divided into 30-acre and 100-acre parcels separated by range ways. Early European colonizers were in frequent conflict with the Native Americans and so they built a stockaded fort at Standish Corner for protection. Following the end of the French and Indian Wars in 1759, more settlers began to arrive in the area, and in 1785, Pearsontown Plantation was officially incorporated as Standish. The town is named after Myles Standish, a military advisor to the Plymouth Colony who accompanied the Pilgrims on the Mayflower. Standish commanded the Plymouth Colony Militia and was known for his brutality towards native Americans.

Through the 18th century and early 19th century, the town grew, supported by arable



farmland and mills on various streams, and new roads connecting to neighboring towns. Early growth occurred primarily at Standish Corner, which was an important way station for the Bridgton, Sebago, and Portland stage and mail routes, and also around Steep Falls, where a mill was built. The Cumberland and Oxford Canal opened in 1832, allowing increased trade between the Sebago Lake area and Portland. The Portland and Ogdensburg Railroad opened in 1870 for both freight and passenger service, and a third area of development grew around Sebago Lake Station.

The ease of travel between Portland and the Sebago Lake area by train supported a nascent tourism industry in the late 19th century. From the train at Sebago Lake Station, visitors could connect to a steamboat and tour the lake. The train also stopped at Steep Falls, which helped the area's lumber industry develop, and Richville, a fourth village in the northern part of town near a mill. In the 20th century, the town continued to develop its dual identities as a recreational area for visitors and seasonal residents, as well as a supporting suburb of Portland.

Standish remains a town of villages, maintaining historic patterns of development around Standish Corner, Sebago Lake, and Steep Falls.

### Prehistoric Sites

According to 2023 data from the Maine Historic Preservation Commission (MHPC), there are 40 known prehistoric archaeological sites in Standish. They are located on the shoreline of Sebago Lake and the banks or valley sides of the Saco River. Professional

archaeological survey has been completed to the Standish portion of the Sebago Lake shoreline, and for the Saco River south of the mouth of the Ossipee River. One site (Paleoindian age) is located on sandy soils away from current water shorelines in the Otter Ponds vicinity.

MHPC recommends that a professional archaeological survey of the Saco River banks and valley north (upstream) from the mouth of the Ossipee River should be completed. Archaeological survey of sandy outwash soils that might contain Paleoindian sites should be done in advance of development.

### Historic Archaeological Sites

MHPC has identified 13 historic archaeological sites in Standish.

To date, no professional town-wide surveys for historic archaeological sites have been conducted in Standish. Future archaeological surveys should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and 19th centuries.

### Historic Structures

There are 7 National Register of Historic Places listings in Standish: Daniel Marrett House, Rt. 25, Cumberland & Oxford Canal, First Parish Meetinghouse, Oak Hill Road., Steep Falls Library, 1128 Pequawket Trail, Dow Bridge, at Josie's Brook, 1/3 mile NW of Cape Road, Paine Neighborhood Historic District,

and Standish Corner Historic District.

The Paine Neighborhood District was entered on the National Register of Historic Places in 1985 as 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).

The Standish Corner Historic District, entered on the National Register of Historic Places in 1993, consists of four early farmhouses in the village of Standish Corner built in the late 18th and early 19th centuries. These are the only remaining structures from the early development at Standish Corner. The oldest of the five houses is the 1789 Marrett House, named for the family of Rev. Daniel Marrett, who occupied the house in the early 20th century. It is now a historic house museum operated by Historic New England. Across the street from the Marrett House are three early 19th century houses in the Federal and Greek Revival styles - the Bailey-Swasey House (c1810), the Mitchell-Cole House (c1820), and the William Thompson House (c1800.) The Samuel Dennet House was once the fifth historic farmhouse in the district; however, it was demolished.

Site Name	Site Number	Site Type	Periods of Significance	National Register Status	Location
Fort	ME 413-001	military, fort	1754 - ?	undetermined	Location Unknown
Marrett House	ME 413-002			undetermined	Location Known
Sally Lombard House	ME 413-003	domestic	Based on 1857 county map and title search	undetermined	Location Known
W.H. Shaw Sawmill	ME 413-004	mill, sawmill	second half of 19th century	undetermined	Location Known
Captain A.L. Came Mill House	ME 413-005	mill building	ca 1859 to 1871	undetermined	Location Known
A.L. Came sawmill	ME 413-006	mill, engine base		undetermined	Location Known
Philbrick Abbott Homestead	ME 413-007	farmstead	ca. 1820s to about 1911	undetermined	Location Known
Thomas Sawyer Homestead	ME 413-008	farmstead	1844 to about 1911	ineligible	Location Known
O. Smith	ME 413-009	domestic	after 1857 to before 1911	ineligible	Location Known
S.R. Gowen Farmstead	ME 413-010	farmstead	1846 to about 1911	undetermined	Location Known
Hobson/ Wingate House	ME 413-011	domestic	ca. 1846 to before 1945	undetermined	Location Known
Androscoggin Pulp Mill complex Steep Falls	ME 413-012	mill, pulp	1897 to 1935	undetermined	Location Known
Davis-Higgins Farm	ME 413-013	farmstead	ca. 1837-1918	eligible	Location Known

Figure 1: Standish Historic Archaeological Sites  
Source: Maine Historic Preservation Commission (2023)

## Historic Preservation

Standish has several local ordinances that work to protect historic and archaeological resources.

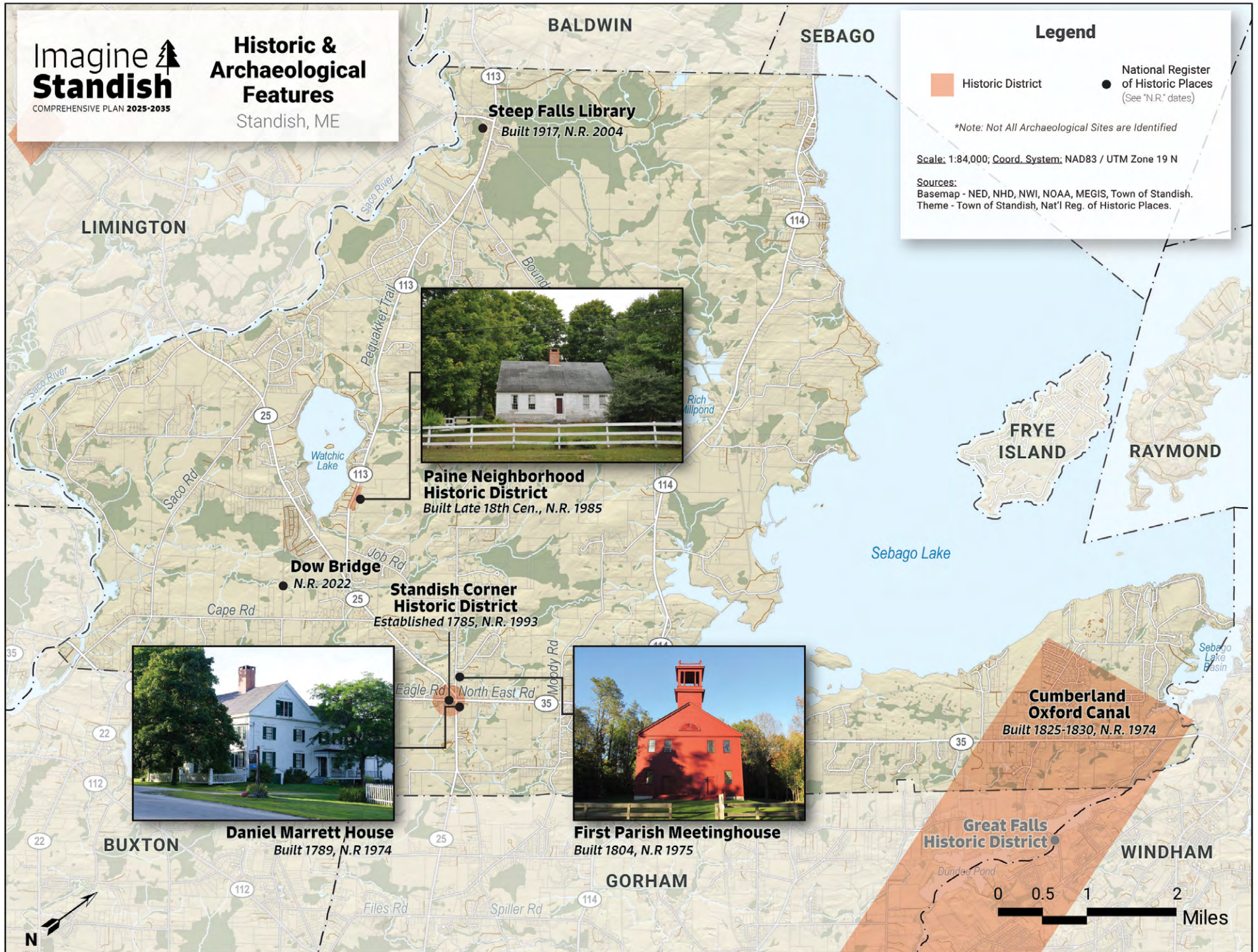
### *Historic Preservation Ordinance*

Standish's Historic Preservation ordinance (181-127) provides a legal framework within which the residents of the Town can protect the historic, architectural and cultural heritage of historically significant areas, landmarks and sites in the community while accepting compatible new construction. While the ordinance was formally adopted in 2006, it has not been implemented and the historic preservation commission has never been appointed.

### *Form-Based Code Village Districts*

Standish's Form-Based Code promotes mixed-use, interconnected, village-scaled neighborhoods that are consistent with Standish's traditional village buildings and street patterns. Standish has two Form-Based Code Village Districts (FBCVDs), the Sebago Lake Village District and the Standish Corner District. These Districts correspond to two of Standish's historic villages, and regulations established by the Form-Based Code are based on historic patterns of development. The Planning Board reviews subdivision and site plan projects in the FBCVDs according to the FBCVD regulations. For uses not requiring site plan review, the Code Enforcement Officer reviews and approves the projects.





### Threats to Historic Resources

In Standish, the preservation of historic buildings is largely dependent on the individual will of property owners and their desire to protect historic significance. Most of Standish's historic resources are farms, houses, and churches, and development pressure throughout town - including in the Villages, along major arterials, and in more rural areas - puts these resources at risk. Maintenance and operating costs associated with historic structures also threaten historic preservation.

Standish has not completed a full-town historic archaeology or historic building survey. These sites and structures must be identified and evaluated before the town can develop strategies to preserve them. Comprehensive surveying will also identify additional properties eligible for the National Register.

Standish is not a Certified Local Government (CLG). Becoming a CLG through the Maine Historic Preservation Commission would allow Standish to access more resources and funding for the protection of historic resources in the community. Historic Preservation



# Housing

## Highlights

- Standish's housing stock is mostly single-family homes, accounting for 87.2% of the total housing stock in town.
- There was a notable increase in 3- or 4-unit homes between 2010 and 2022 from 0.7% to 2.4% (of the total housing stock – 29 and 109 homes respectively). 84 townhouses in 4-unit buildings are currently under construction in the Highlands development.
- The median home price in Standish has increased from \$185,000 in 2014 to \$412,000 in 2023.
- Rental costs are continuing to climb which has caused a higher burden to lower household income families paying rent.
- Over the last decade, the distribution of owner and renter occupied units has generally remained at 91% to 9% respectively. Standish residents are primarily homeowners, with only a small number of renters in the town.
- According to the Maine State Housing Authority, homeowner affordability in Standish was at its highest in 2014 with an affordability index of 1.29. In 2022 and 2023, the town's affordability significantly decreased. Even as the median income increased, the affordability index dropped to 0.75 in 2022, and 0.56 in 2023.

Data Note: The data utilized in this section draw upon a variety of sources, including the US Census, American Community Survey (ACS), the Maine State Housing Authority, among others. It's important to acknowledge that while these sources provide valuable information, their methodologies may rely on estimates and projections, leading to variations from year to year or between different sources.

## Housing Stock

According to the 2022 American Community Survey 5-Year Estimates, Standish had a total of 4,635 housing units with most of the housing stock comprised of single-family homes (87.2%). Between 2010 and 2022, the total housing stock increased by around 300 units. The increase in 1-unit detached homes (from 82.7% to 87.2%) suggests a trend towards single-family housing in the town. During this period, there was also a notable increase in 3- or 4-unit homes from 0.7% to 2.4% (109 units as of 2022). Mobile homes saw a 6.3% decrease between 2010 and 2022 (588 and 333 respectively). There remains an absence of larger residential developments with no 10+ unit buildings in town.

## Housing Occupancy

Housing occupancy refers to the utilization or occupation of housing units within a town, typically measured as the proportion of occupied housing units to total housing units. It provides insights into utilization of available housing stock and helps understand the dynamics of the local housing market and conditions. The data below pertains to the housing occupancy in Standish, comparing census data from 2010 and 2022.

Of the 4,635 total housing units currently in Standish, 3,622 are occupied housing units and 1,013 are vacant housing units. The homeowner vacancy rate remained relatively low between 2010 and 2022, peaking at 2.4% in 2018. The rental vacancy rate showed

significant variability in the past decade, starting at 0% in 2010, reaching its peak at 25% in 2018, and then decreasing to 15.6% in 2022.

Over the last decade, the distribution of owner and renter occupied units has generally remained at 91% to 9% respectively. Standish residents are primarily homeowners, with only a small number of renters in the town.

Vacant housing is tracked by vacant units for sale, for rent, or for seasonal use. Total vacant units remained consistent at around 23% of the total housing units in 2021. Seasonal units decreased 5% between 2016 and 2021, but still make up roughly 20% of the total housing supply. The 47% increase in vacant units for rent indicates a higher supply of rental properties, possibly influenced by demand.

## Seasonal Housing

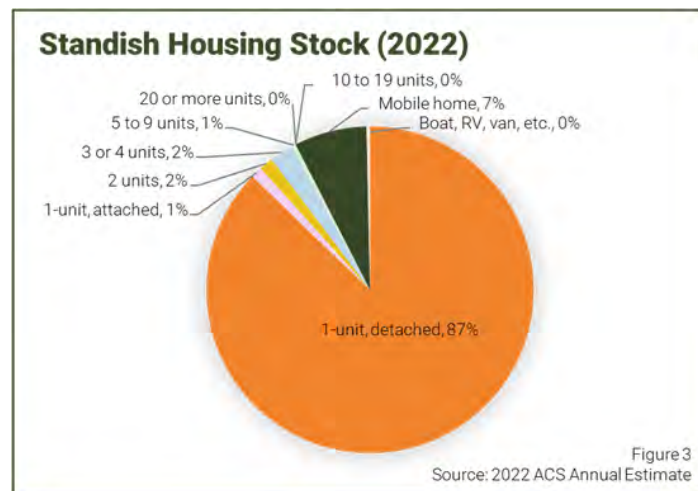
According to AirDNA, Standish has over 105 active short-term rental listings, with 97% of the listings for entire homes. These short-term rentals appear on platforms such as AirBNB or VRBO. In 2023, these units have an average revenue of \$76,400 (up 29% from 2022) with an occupancy rate of 55% (based on reserved days over total available days.)

Housing Type	2010	% Total 2010	2022	% Total 2022	% Change
1-unit, detached	3,600	82.7%	4,042	87.2%	4.5%
1-unit, attached	60	1.4%	53	1.1%	-0.2%
2 units	40	0.9%	63	1.4%	0.4%
3 or 4 units	29	0.7%	109	2.4%	1.7%
5 to 9 units	38	0.9%	19	0.4%	-0.5%
10 to 19 units	0	0.0%	0	0.0%	0.0%
20 or more units	0	0.0%	0	0.0%	0.0%
Mobile home	588	13.5%	333	7.2%	-6.3%
Boat, RV, van, etc.	0	0.0%	16	0.3%	0.3%
<b>Total:</b>	<b>4,355</b>	<b>100.0%</b>	<b>4,635</b>	<b>100.0%</b>	<b>0.0%</b>

Figure 1: House Type Changes Between 2010 + 2022  
Source: ACS Annual Estimates (2010-2022)

Housing Type	2010	2012	2014	2016	2018	2020	2022
1-unit, detached	3,600	3,782	4,102	4,018	4,133	4,167	4,042
1-unit, attached	60	84	41	51	18	45	53
2 units	40	37	49	102	87	83	63
3 or 4 units	29	75	131	152	146	41	109
5 to 9 units	38	0	0	0	0	0	19
10 to 19 units	0	0	0	0	0	0	0
20 or more units	0	15	24	0	0	0	0
Mobile home	588	479	361	362	374	352	333
Boat, RV, van, etc.	0	0	0	0	0	15	16
<b>Total:</b>	<b>4,355</b>	<b>4,472</b>	<b>4,708</b>	<b>4,685</b>	<b>4,758</b>	<b>4,703</b>	<b>4,635</b>

Figure 2: House Type Year to Year  
Source: ACS Annual Estimates (2010-2022)



	2010	2012	2014	2016	2018	2020	2022
Occupied housing units	3,567	3,645	3,674	3,612	3,508	3,551	3,622
Vacant housing units	788	827	1,034	1,073	1,250	1,152	1,013
Homeowner vacancy rate	0	0.8	0.8	1.5	2.4	1.5	0
Rental vacancy rate	0	0	13.4	16.1	25	16	15.6
<b>Total:</b>	<b>4,355</b>	<b>4,472</b>	<b>4,708</b>	<b>4,685</b>	<b>4,758</b>	<b>4,703</b>	<b>4,635</b>

Figure 4: Housing Occupancy 2010-2022  
Source: ACS Annual Estimates (2010-2022)



Home Values and Affordability

Median Home Price

The following table shows the median home price in Standish between 2014 and 2023.

There is a clear upward trend in median home price over the years. Prices have consistently increased from 2014 to 2023, reflecting overall trends in the housing market. The rate of increase in median home prices accelerated from 2020 onwards. Figure 7 compares the median home price in Standish with surrounding communities.

Regionally, there has been a clear upward trend in median home prices since 2010, following the 2008 financial crisis and recession. From 2012 onwards, median home prices show a more pronounced increase, with some areas experiencing more rapid growth and others a more volatile fluctuation. While Standish’s median home prices are generally lower compared to neighboring municipalities in Cumberland County, they still demonstrate a consistent upward trend. There is a general demand for housing in the area that has impacted home values across communities.

2014	2015	2016	2017	2018
\$185,000	\$205,500	\$220,200	\$231,000	\$240,000
2019	2020	2021	2022	2023
\$255,000	\$294,375	\$340,000	\$375,000	\$412,500

Figure 6: Median Home Price (2014-2023)  
Source: Maine State Housing Authority, (2014-2023)

Affordability

Housing affordability encompasses several elements, including income levels, the dynamics of the housing market, and interventions through policies. Homeowners need to manage mortgage payments, property taxes, and maintenance expenses without facing excessive financial burdens. Similarly, renters must deal with rental costs that are in line with their income, alongside challenges such as limited housing choices and rent affordability. Below is a breakdown of owner-occupied units and renter-occupied units. Notably, Standish predominantly consists of single-family homes in its housing landscape.

Homeowner Affordability

The Maine State Housing Authority (MSHA) collects housing affordability data through the ‘Homeownership Affordability Index’ which provides a local breakdown of home buying and rental affordability. The affordability calculation is based on the ratio of area median home prices to area median household. A ratio of 1 or above indicates affordability.

For most of the last decade, Standish served as an affordable community to own a home, where the median home price did not exceed the price affordable to a median income earner. Although the affordability index fluctuated,

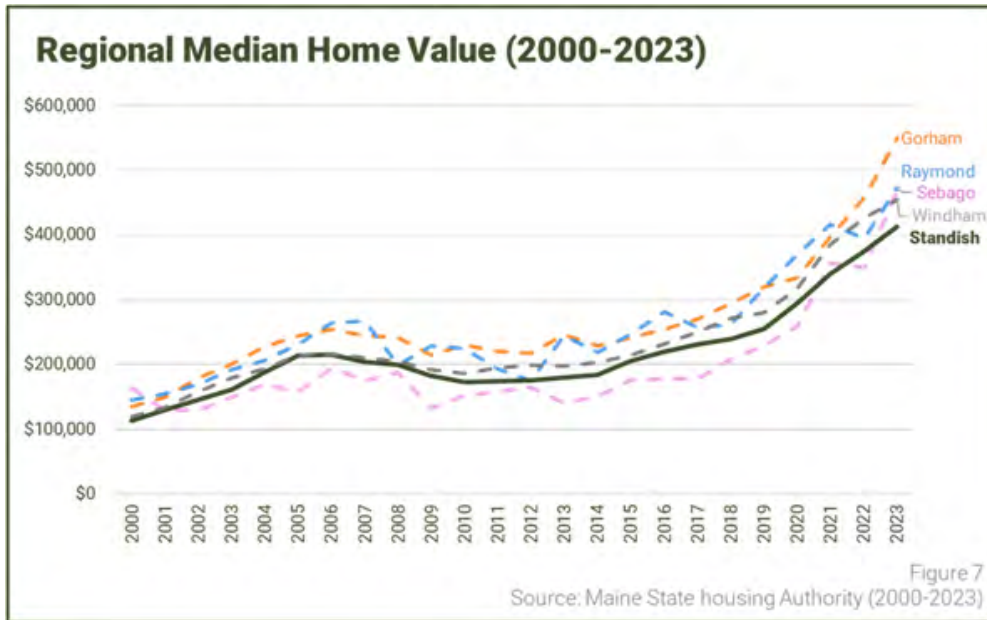
	2012-2016		2017-2021		Change
Occupied Units	3,612	77% of Total	3,648	77% of Total	1%
Owner	3,278	91% of Occ.	3,321	91% of Occ.	1%
Renter	334	9% of Occ.	327	9% of Occ.	-2%
Vacant Units	1,073	23% of Total	1,075	23% of Total	0%
For Sale	50	1.5% Vac.	36	1.1% Vac.	-28%
For Rent	64	16.1% Vac.	94	22.3% Vac.	47%
Seasonal	876	19% of Total	828	18% of Total	-5%
Total Units	4,685		4,723		1%

Figure 5: Housing Occupancy (2012-2021)  
Source: ACS 5-Year Estimates (2016, 2021)

Standish was most affordable in 2014 with an affordability index of 1.29. In 2022 and 2023, the town’s affordability significantly decreased. Even as the median income increased, the affordability index dropped to 0.75 in 2022, and 0.56 in 2023.

Renter Affordability

The following table shows the change in rental cost in Standish between 2016 and 2022. The total number of rental units in the town has fluctuated over this time period, with the highest total occupied rental units in 2022. Rent has continued to increase over time, with the lowest bracket (\$500 to \$999) decreasing from 222 units in 2016 to 115 in 2022. The second lowest bracket (\$1,000 to \$1,499) also had a decrease over the same period. The largest increase in rental units is in the \$1,500 to \$1,999 bracket with an increase in 152 between 2016 to 2022 (from 0 to 152 respectively). Although the median rent price fluctuated between 2016 and 2020, the median rent increased from ~\$1,000 to \$1,406 by 2022, an



moving to the town (ages 35-

ACS 5-year estimates indicate that there is a seasonal population around 2,153.



44). The 2021

Standish's average family size marginally

increase of about 40%.

In Standish, most renter households fall within the low to moderate income range of \$20,000 to \$49,999. There are 241 renter-occupied households who pay 30% or more of household income on rent, and 166 households spending 50% or more. Nearly 180 households paying 30% or more of household income on rent have a household income between \$10,000 and \$34,999, suggesting high prevalence of rent burden among renters.

## Housing Projection

Standish's population growth has increased over the last century. Although other Cumberland County communities have experienced higher rates of growth, Standish's population continues to grow and has seen indications of younger parents and families

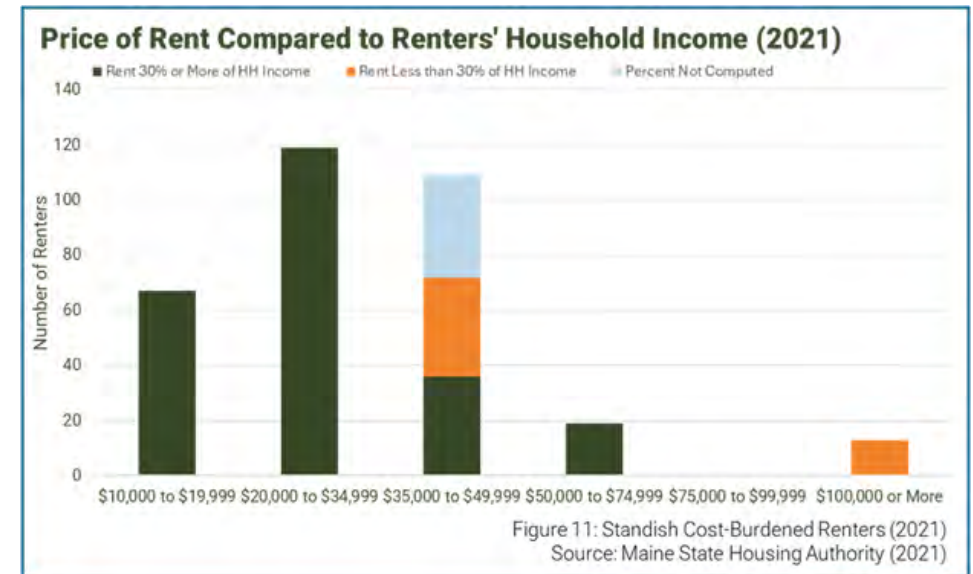
Year	Median Income	Median Home Price	Home Price Affordable to Median Income	Homeowner Affordability Index	Affordable Homes Sold	Total Homes Sold	% Sold at Unaffordable Income
2010	\$67,085	\$173,000	\$201,157	1.16	60	91	34.1%
2011	\$59,772	\$175,000	\$205,716	1.18	72	100	28.0%
2012	\$59,572	\$176,400	\$208,917	1.18	78	123	36.6%
2013	\$62,152	\$180,000	\$223,355	1.24	86	127	32.3%
2014	\$65,711	\$185,000	\$239,324	1.29	90	115	21.7%
2015	\$62,726	\$205,500	\$230,202	1.12	120	180	33.3%
2016	\$63,151	\$220,200	\$229,282	1.04	91	153	40.5%
2017	\$71,561	\$231,000	\$255,796	1.11	127	179	29.1%
2018	\$74,776	\$240,000	\$255,668	1.07	106	179	40.8%
2019	\$76,588	\$255,000	\$270,267	1.06	91	163	44.2%
2020	\$86,987	\$294,375	\$330,565	1.12	116	168	31.0%
2021	\$89,093	\$340,000	\$341,613	1.00	73	151	51.7%
2022	\$88,474	\$375,000	\$280,794	0.75	12	144	91.7%
2023	\$82,696	\$412,500	\$232,692	0.56	7	131	94.7%

Figure 9: Homeowner Affordability Index, Standish  
Source: Maine State Housing Authority (2010-2023)



Rental Cost Range	2016	2018	2020	2022
Occupied units paying rent	334	266	257	352
Less than \$500	0	0	0	0
\$500 to \$999	222	112	134	115
\$1,000 to \$1,499	112	121	93	85
\$1,500 to \$1,999	0	33	30	152
\$2,000 to \$2,499	0	0	0	0
\$2,500 to \$2,999	0	0	0	0
\$3,000 or more	0	0	0	0
Median (dollars)	\$844	\$1,085	\$975	\$1,406

Figure 10: Standish Rental Cost (2016-2022)  
Source: ACS Annual Estimates (2016-2022)



increased between 2010 and 2021 from 2.94 to 2.98. In 2021, 20.4% of the population lived alone and 9.5% of homeowners above 65 lived alone. Standish's households with children under 18 decreased from 1,232 in 2010 to 910 in 2021.

The Maine Office of Policy and Management projects Standish's year-round population will decline from 9,873 in 2025 to 8,961 by 2040 (a decrease of 912). An alternate population projection based on the actual slow growth over the past decade predicts that Standish's population will continue to steadily grow (assuming a 3.7% population increase) to 10,628 in 2030 and 11,021 in 2040.

With low homeowner vacancy rates, an increase in seasonal population, and a lower affordability compared to other nearby municipalities, Standish will need additional housing over the next decade. Assuming continued

slow growth, the town will see a demand for nearly 100 housing units for new year-round residents over the next 10 years. There will also be a demand for nearly the same number of new seasonal homes.

Standish will need more diverse housing types constructed over the next decade. With many residents aging in place, new families moving to the town, and generally continued population growth, different housing units - including accessory dwelling units, multifamily buildings, and condos - will provide a variety of options for current and new residents. These types of developments will also make existing single-family homes available for sale. These additional housing types would also provide a wider range of options for younger adults to rent before purchasing their first home.

As the cost of homeownership increases and rent continues to rise, Standish households

earning under \$50,000 are generally cost-burdened by housing, and most renters earning less than median income are cost-burdened as well. Additional housing types will increase the housing stock and provide more options for residents. Furthermore, low-income/income-restricted housing developments would alleviate affordability pressures on Standish's existing and future residents.

# Natural & Water Resources

## Highlights

- Standish is located within the Sebago Lake watershed and the Watchic River watershed. Sebago Lake is a water supplier for Standish and for many communities in southern Maine and is the deepest, second largest and most heavily used lake in Maine.
- There are a total of 12 lakes and ponds located completely within or in part in Standish.
- Most streams in Standish are classified as “B” and drain towards Watchic Lake. Class B streams support drinking water, recreation, fishing, hydroelectric power, navigation and both unimpaired and natural habitat.
- The majority of Standish residents rely on wells for water supply. There are several 10-50 GPM (Gallons Per Minute) aquifers in Standish located along Sebago Lake, Steep Falls and Watchic Lake.
- Standish follows state and federal guidelines for protecting water quality. The Watchic Lake Association is a local non-profit volunteer organization that seeks to monitor and improve the water quality of Watchic Lake.
- Endangered or threatened species in Standish include Blanding’s Turtle, Common Sanddragon, Eastern Ribbonsnake, Great Blue Heron, Pygmy Snaketail, and Wood Turtle.
- Standish has 105 conserved parcels, totaling approximately 6,515 acres of conserved land.
- Standish’s Zoning and Subdivision Ordinances allow for cluster/conservation development where residential lots are clustered to protect more open space and natural resources.

## Introduction

An understanding of natural and water resources is imperative to strengthening Standish’s rural identity and preserving important blocks of conservation land and wildlife habitat. Standish is fortunate enough to have a number of lakes and rivers, as well as numerous trails, parks and open spaces that support biodiversity, wildlife habitat and recreation opportunities.

## Topography

Topography refers to the form and features of land surfaces and terrain. Slope measures the steepness of the land’s surface based on the change in elevation over a given horizontal distance. Understanding slope is important for planning purposes, as steeper slopes exceeding 20% can limit developable area, add cost to construction of buildings and roads, and increase surface runoff and erosion. Most of Standish is relatively flat with elevations between 80 and 100 meters. Flatter areas generally surround the lakes. The steeper areas with elevations greater than 140 meters are located at Oak Hill, Rich Hill and Breakheart Hill.

## Soils

Soil characteristics in Standish have been shaped by topography, climate, vegetation, and glacial activity. A combination of characteristics, such as color, texture, structure, erodibility, depth to bedrock, and drainage classification among others causes soil properties to vary from place to place on the landscape.



Each soil type or series has a different suitability for possible land uses for which it might be used or developed. For instance, some soils are more suited for septic systems, while others are not. Similarly, different types of soil have varying fertility for agriculture and forestry uses.

The USDA Natural Resource Conservation Service (NRCS) has used several of these factors to create a rating system that can be used to determine the suitability of soils to accommodate future development. The three primary determinants of development suitability are the ability to install septic system leach fields, construct dwellings with basements, and construct subdivision roads. The NRCS ranks the suitability of soils for these purposes on a qualitative scale ranging from very limited to not limited. These ratings are designed to encourage development in appropriate areas.

Most of the soils in Standish are fine sandy loam or loamy sand, which are suitable for development and siting septic and agricultural uses. Some of those soil types include Canaan Sandy Loam, Hermon Sandy Loam, Hinckley Loamy Sand and Paxton Fine Sandy Loam. These are very well draining soils.

## Wetlands

Wetlands are distinct ecosystems that are both terrestrial and aquatic, and provide habitat to a variety of organisms and wildlife. Wetlands perform a number of critical functions including filtering runoff pollutants, stabilizing river banks and shoreland areas, storing flood waters, and providing wildlife habitat. Standish's Zoning and Shoreland

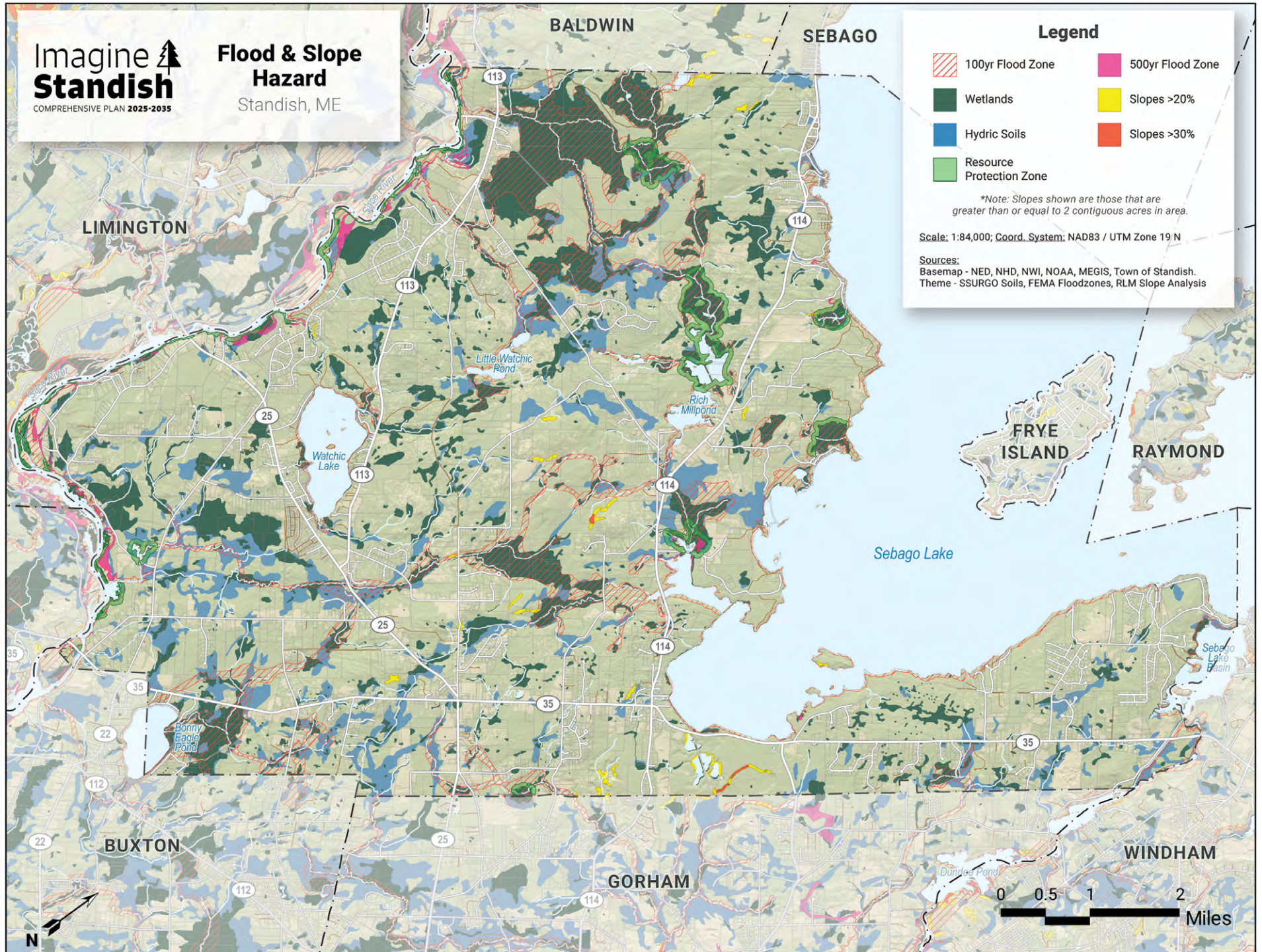
Zoning Ordinances regulate development within 250 feet of the high-water mark of any lake, pond, river, stream, or body of water more than one acre in size, including abutting wetlands. Wetlands are defined predominantly based on the presence of hydric soils and plant communities. The National Wetlands Inventory (NWI) is used to identify wetlands for comprehensive planning purposes. The NWI Program, in conjunction with federal and non-government agencies, developed standards for both wetland classification and mapping, which were adopted as federal standards by the Federal Geographic Data Committee (FGDC).

While this is useful for planning purposes, these surveys do not replace the on-site field inspections conducted by certified wetland scientists and required by MaineDEP under the Natural Resources Protection Act (NRPA). Nearly all wetlands in Standish are classified as Palustrine wetlands, which are non-tidal wetlands dominated by trees, shrubs, or emergent vegetation. These types of wetlands are typically called swamps, marshes, or bogs. There are a few wetlands classified as Open Water wetlands, which are dominated by non-forested vegetation and the presence of standing water. Wetlands are vulnerable to filling, dredging, draining or other alterations to make them suitable for development. These activities are regulated at federal, state and local levels of government. Permitting for these activities is required by the Army Corps of Engineers, depending on the size of the project, and by Maine DEP.

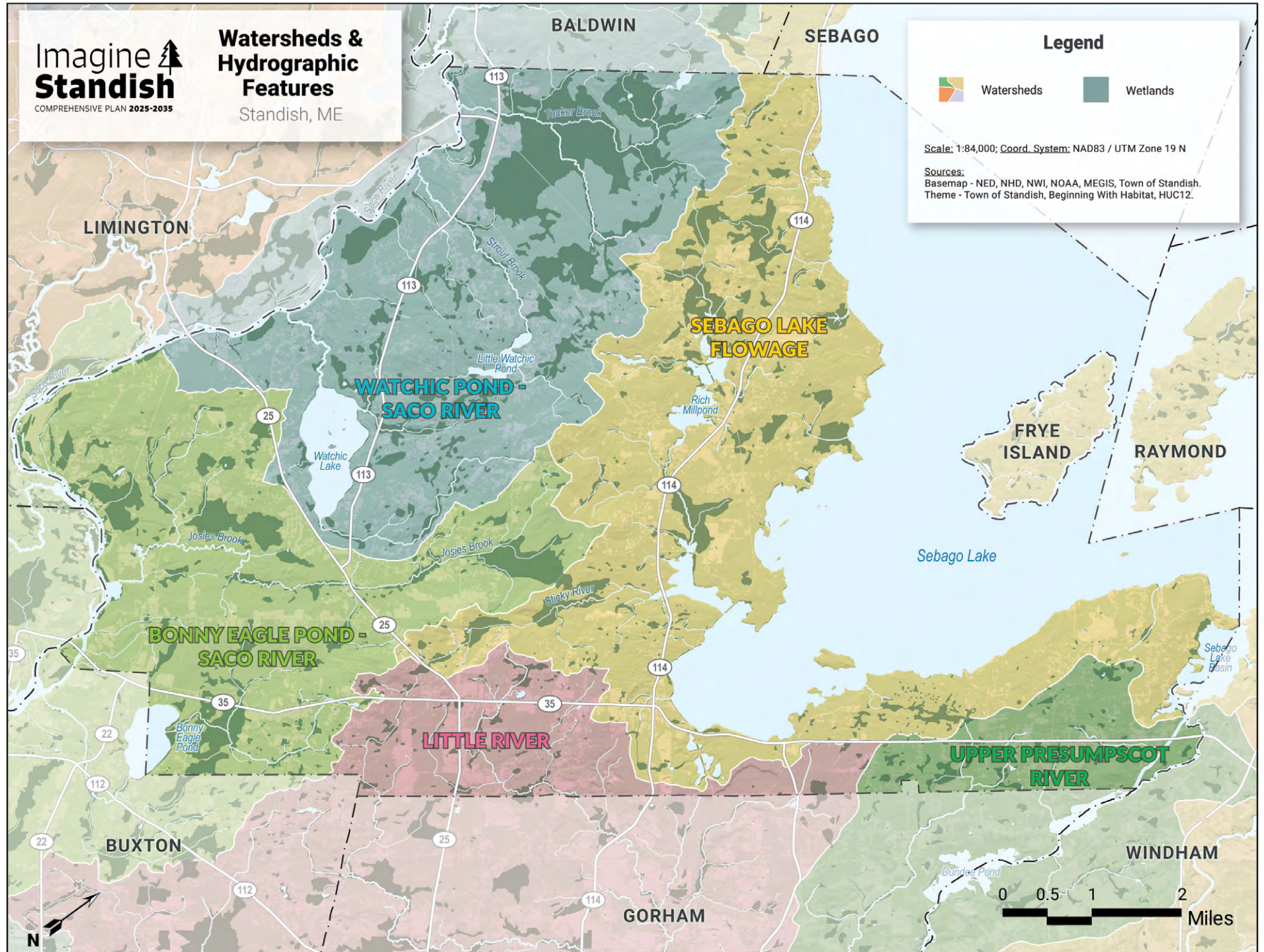
## Watersheds

A watershed is defined as an area that drains into a waterway, such as a stream, river, surface water body, or aquifer. Standish lies within two major watersheds; the Sebago Lake Watershed and the Watchic River Watershed. The Sebago Lake watershed comprises all or parts of 23 different towns including Standish. Sebago Lake and its watershed make up the northern portion of the Casco Bay watershed. Sebago Lake empties into the Presumpscot River, which enters into Casco Bay between Portland and Falmouth. The Watchic River Watershed covers 3.5 square miles and is part of the larger Saco River Watershed. It encompasses the areas starting to the northeast of Watchic Lake at Oak Hill and runs southwest to and around the lake. Southern areas of Standish drain into the Watchic River Watershed and northern areas drain into the Sebago Lake Watershed. Because watersheds are interconnected systems, actions taken in one part of the system can affect water quality further downstream in that system. Additionally, many watersheds extend beyond town boundaries, which makes it more imperative that water quality management be a regional effort rather than a town-wide effort.











## Surface Water

Surface water resources include lakes, ponds, streams, and rivers. These resources provide both a recreational and aesthetic benefit to the Town, but also provide ecological benefits as well. For some, the lakes and ponds also serve as seasonal water supplies.

A portion of Standish is located along Sebago Lake, which is the second largest lake in the state. It is also the deepest and most heavily used lake in Maine. Other lakes and ponds in Standish include Watchic Lake, Adams Pond, Otter Pond, Little Watchic Pond, Bonny Eagle Pond, Duck Pond, Snake Pond, Half Moon Pond, and Rich Mill Pond. Standish relies on local, state, and federal regulations to help maintain water quality of lakes and ponds.

Sebago Lake is the drinking water source for Portland Water District (PWD), which serves as the drinking water supply for 16% of Maine's population including the municipalities of Cape Elizabeth, Cumberland, Falmouth, Gorham, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, and Windham. The Sebago Lake Watershed is 84% forested, but only 15% of it is currently conserved. PWD has the unique distinction of maintaining a legal exemption from the filtration requirement of the Safe Drinking Water Act. The exemption granted from the U.S. Environmental Protection Agency (EPA) and reviewed annually by the Maine Drinking Water Program means that the water from Sebago Lake does not need to be filtered due to its high quality. In order to maintain this status, Sebago Lake water quality must meet strict criteria and PWD must maintain an effective

watershed control program.

Figure 1 lists all the lakes and ponds within Standish, either in part or completely and their associated characteristics.

The Maine Water Quality Classification System currently classifies all lakes and ponds in Standish as GPA. According to the state, GPA waters must be of such quality that they are suitable for the designated uses of drinking water after disinfection, recreation in and on the water, fishing, agriculture, industrial process and cooling water supply, hydroelectric power generation, navigation and as habitat for fish and other aquatic life (Title 38 MRSA Section 465-A).

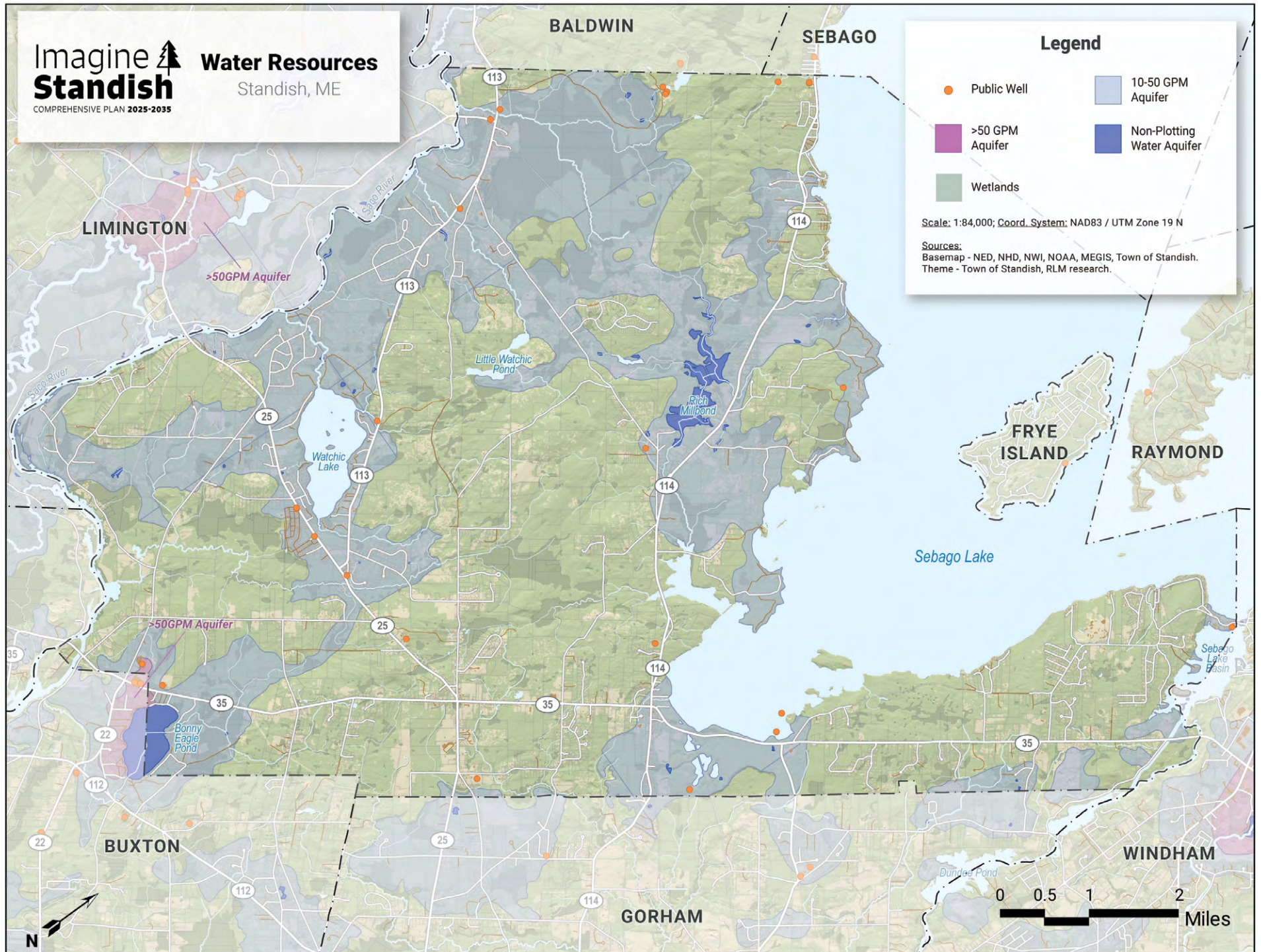
The State also has established Water Quality classifications for streams in Standish. Class A is defined as water quality capable of supporting drinking water supply, recreation in or on the water, fishing, industrial process and cooling water supply, hydroelectric power generation, navigation

and natural habitat for fish and other aquatic life. Class B is defined as being capable of supporting all Class A uses, except that it is capable of supporting "unimpaired" habitat as opposed to the "natural" habitat of Class A. Most of the streams in Standish are classified as "B" and drain towards Watchic Lake. The rest of the streams are classified as "A" and drain towards Sebago Lake.

Lake/Pond	Area (acres)	Perimeter (miles)	Mean Depth (feet)	Fishery Type
Adams Pond	14	0.9	N/A	N/A
Bonny Eagle Lake	211	2.5	13	warmwater
Duck Pond	11	0.9	N/A	N/A
Little Watchic Pond	67	2.6	9	warmwater
Otter Pond #1	9	0.5	14	warmwater
Otter Pond #2	12	0.8	11	coldwater/warmwater
Otter Pond #3	9	0.6	13	warmwater
Otter Pond #4 (Snake Pond)	6	0.4	9	coldwater/warmwater
Rich Mill Pond	158	4.3	5	warmwater
Sebago Lake	29,992	98.2	107	coldwater/warmwater
Watchic Pond	443	5.5	18	warmwater

Figure 1: Standish Lakes + Ponds  
Source: Lakes of Maine (2024)







Groundwater

Groundwater is water found below ground in soil and rock formations. Groundwater is the source for all drinking water supplies in Standish and supplies residential and non-residential wells in the community. Groundwater that occurs in sufficient quantities to supply a well is called an aquifer. The state has mapped high yield aquifers that are significant because of the amount of water they contain and the amount of water that can be extracted from those formations.

Groundwater Resources

The majority of Standish residents depend on individual wells for their water supply. Most wells are drilled in bedrock. While bedrock fractures may yield high volumes of water, overall bedrock yields vary. There are several 10-50 GPM (Gallons per Minute) aquifers in Standish along Sebago Lake, Steep Falls, and Watchic Lake.

Well Assessment Data

Maine’s groundwater assessments evaluate the contamination risk to each public water supply well. The categories of risk below are based on the type of contaminants in the water supply. Acute contaminants are contaminants that cause consumer illness immediately after consumption and chronic contaminants are those that can pose a health risk if consumed. High risk wells are those with significant chronic potential source of pathogens (PCS) and detection of regulated/unregulated chronic contaminants. Low risk wells are those with fewer significant chronic PCS

and no detection of regulated/unregulated chronic contaminants. Standish has four public wells that are at moderate risk for acute contamination.

Public Drinking Water

Under State rules adopted pursuant to the federal Safe Drinking Water Act, public water suppliers in Maine must periodically test their water for a long list of chemical and biological contaminants. 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. Water quality standards used to assess whether groundwater meets federal safe drinking water standards are those of the federal Safe Drinking Water Act.

The Maine Drinking Water Program (DWP) completes an assessment of every public water supply source. The responsibility for protecting water supply sources from contamination falls largely to public water supplies. The protection of public water supplies requires a partnership between water suppliers, state

Well Type	Well ID	Septic Systems within 300 feet	Overburden Thickness	Existing Risk of Contamination	Future Risk of Contamination
Bedrock	ME0000905	No	Unknown	Low risk	Low risk
Bedrock	ME0003240	Yes	Unknown	Moderate risk	High risk
Bedrock	ME0008778	Yes	Unknown	Moderate risk	High risk
Bedrock	ME0014667	No	Unknown	High risk	Moderate risk
Gravel	ME0091302	Yes	44 feet	Moderate risk	Moderate risk
Bedrock	ME0092293	Yes	28 feet	Moderate risk	Low risk
Bedrock	ME00094704	No	Unknown	Low risk	Low risk
Bedrock	ME0103260	No	Unknown	Low risk	Moderate risk
Bedrock	ME0203260	No	Unknown	Low risk	Moderate risk

Figure 2: Standish Wells  
Source: Maine DEP and DPW Drinking Water Data (2023)

and federal regulations, local land owners, and municipalities.

Public Water Supply Data

Public water suppliers are defined as serving 25 or more people and/or having 15 or more service connections. These systems may be as large as a system serving a neighborhood or downtown area, or a small one serving just a few businesses. These systems are subject to various state regulations and reporting requirements. According to data from the Maine Drinking Water Program, there are 13 public systems in Standish.

About half the public water systems in Standish are transient non-community (NC)



systems, which provide water in places such as campgrounds and other places where people do not remain for long periods of time. Bonny Eagle High School, Standish Baptist Church and Little Tykes Child Daycare have non-transient non-community (NTNC) public water supply, which are systems that supply water to at least 25 people at least 6 months per year.

## Threats to Water Quality

### Groundwater

Because sand and gravel aquifers are porous and transmit water rapidly, they are also susceptible to pollution. Existing or potential sources of aquifer pollution can include septic tank effluent, landfill effluent, leakage from ruptured and/or abandoned above ground or underground storage tanks, controlled or uncontrolled hazardous materials used or stored at industrial sites, floor drains in garages or other work areas, road salt, sand salt, storage piles, and fertilizers and pesticides.

One of the federal Safe Drinking Water Standards relates to the permissible concentration of nitrates in groundwater. Nitrates are a significant health hazard because they inhibit the ability of human blood to transport oxygen throughout the body. Nitrates are normally present in very low concentrations in groundwater. They are also present in human waste and higher nitrate concentrations become distributed into groundwater through underground plumes of septic system effluent. Because nitrates are also present in fertilizer, including manure and synthetic fertilizers, agriculture is another significant source.

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 septic systems or cess-pools or other poorly designed and maintained systems. These systems may 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 are still too densely located to prevent excessive nitrate levels. The Maine State Plumbing Code is designed to protect against bacterial and viral health standards; its standards do not address nitrate levels.

### Point Source and Nonpoint Source Water Pollution

Point source pollutants can be traced to one location such as a factory or treatment plant. Non-point source pollution cannot be traced to a single or centralized source. This type of pollution comes from generalized local nutrients from failed septic systems, contaminated stormwater runoff from parking lots, roads, lawns, and road salt. Generally, as a watershed becomes more developed with impervious areas, the greater the possibility for degraded water quality from non-point source pollution. Excessive runoff from streams, state roads, camp roads, and lake properties can have significant negative impacts on water quality.

## Monitoring and Protection

### Groundwater

Standish follows the State and Federal

PSWIDID	PWS Name	PWS Type	Comments	Source ID
ME0103260	Acres of Wildlife #1	NC		103260101, 103260102, 103260104
ME0203260	Acres of Wildlife #2	NC		203260101
ME0000905	Camp Sebago	NC		905102
ME0009976	Family and Friends Campground	NC		9976101
ME0092571	Little Tykes II Child Care	NTNC	No SWA*	92571701
ME0008778	MSAD 06 Bonny Eagle High School	NTNC		8778101
ME0094704	MSAD 06 Transportation Center	NC		94704101
ME0092293	Northeastern Estates	C		92293101
ME0003240	Pine Tree Mobile Estates	C		3240101, 3240102
ME0091302	Portland Water District/Steep Falls	C		91302202, 91302701
ME0092665	ST Josephs College-Farm Well	NC	No SWA*	92665101
ME0092362	Standish Baptist Church	NTNC	No SWA*	92362101
ME0014667	The Outpost Bar & Grill	NC		14667101

Figure 3: Standish Public Water Systems  
Source: Maine Drinking Water Program (2023)

\* Indicates the Drinking Water Program has no record of a Source Water Assessment for this source identification number.

regulations to protect groundwater resources. Standish's Site Plan and Subdivision Ordinances require that applicants show the location of tests to ascertain groundwater quality for siting septic. For septic systems with a capacity over 2,000 gallons per day, the Planning Board is required to issue post construction monitoring as a condition of approval. These monitoring efforts should consider existing residential developments, wells for drinking water, aquifers, and wetlands.

### *Public Drinking Water*

The "public water supply source water protection area" is defined as the "area that contributes recharge water to a surface water intake or public water supply well." Operators of these systems, per state law, must be notified of land use decisions that could affect the source water protection area. This allows the operators to participate in the municipal decision-making process and helps reduce the risk of contamination to public water supplies.

### *Lake Associations*

Watchic Lake Association is a local non-profit volunteer organization whose mission is to protect and improve the ecosystem of the Watchic Lake and Watchic Lake Watershed. In addition to managing the dam to protect wildlife and minimize shore damage, the association works with property owners and the state and local government to monitor and improve water quality through education and remediation programs. The Maine Lakes Environmental Association, Lake Stewards of Maine, Maine Lakes Society are regional lake

associates that monitor the water quality of several communities within the Lakes Region including Standish.

### Scenic Places

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.

### Plant and Animal Habitat

The availability of high-quality habitat for fish, wildlife, and plants is essential to maintaining an abundant and diverse population for both ecological and recreational purposes. Standish has an abundance of wildlife and a diverse range of habitats for plants and animals, which have historically been supported by large areas of undeveloped land. Increased development, including new roads and subdivisions, cause habitat fragmentation. The size of large blocks of unbroken habitat has decreased over time, and riparian habitats and associated wetlands have been narrowed and interrupted.

The Maine Department of Inland Fisheries & Wildlife (MDIFW) manages protected wildlife

species in the region. The Beginning with Habitat program was started in 2001 as a cooperative effort between environmental organizations and government agencies to map critical habitat and rare species locations. These maps and tools help local decision makers understand where critical wildlife habitat and unfragmented habitat blocks are in their community so they can make informed decisions about how to balance future development needs with conservation. The data used to generate the maps are updated regularly.

### *Significant Wildlife Habitat*

Significant Wildlife Habitat are areas that currently provide or have historically provided habitat for endangered or threatened species. Significant Wildlife Habitats are regulated under the Natural Resource Protection Act. These areas could include nesting sites or important feeding areas.

### *Wading Bird and Waterfowl Habitat*

MDIFW has identified and mapped high to moderate value coastal and inland wetlands as Significant Wildlife Habitat for waterfowl and wading birds. Maine has a unique mix of waterfowl, including ducks, geese, and occasional migrant swans. Most waterfowl species nest on the ground in the uplands next to wetlands, streams, or lakes and then move their young to open water after they hatch. Wading birds are a diverse group of birds that include herons, egrets, bitterns, coots, and rails. Wading birds nest in a variety of places. Some nest in colonies, while others nest close



to the ground.

There are six areas in Standish that have been identified as high or moderate value inland waterfowl or wading bird habitat by MDIFW and are protected under the NRPA. Most wading bird and waterfowl habitat is located off Sebago Lake near Route 114 and one area is located off Watchic Lake.

## *Vernal Pools*

A vernal pool is a natural temporary or semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools are small and are usually less than an acre in size. In Maine, vernal pools are defined by the animals that use them for breeding and the number of egg masses found there. Some of those animals include spotted salamanders, wood frogs, and fairy shrimp.

In 2006, legislation was passed in Maine to regulate a subset of vernal pools as Significant Wildlife Habitat under the Natural Resources Protection Act (NRPA). Significant Vernal Pools host high concentrations of important wildlife populations and receive careful environmental review that may lead to restrictions on certain intensive land-use activities within and adjacent to the Significant Wildlife Habitat even if the adjacent land is not wetland. Currently, Significant Vernal Pools represent only a high value subset of the total statewide vernal pool resource, (between 20 and 25%). A Significant Vernal Pool is determined by the number and type of pool breeding amphibian egg masses in a pool, or the presence of fairy

shrimp, or use by threatened or endangered species.

According to data from Maine Office of GIS, there are 6 vernal pools in Standish classified as Significant Vernal Pools and five classified as potentially Significant Vernal Pools. A more comprehensive, on the ground survey is needed to locate all the vernal pools in town and identify the ones that are significant.

## *Deer Wintering Areas*

During winter months, deer are exposed to cold temperatures and deep snow that make it difficult to travel. Deer adapt to Maine winters by congregating in deer wintering areas. Deer wintering areas, also known as deer yards, consist of forested stands with a dense soft wood canopy interspersed with mixed stands of hardwoods and softwoods. The dense softwood core areas provide shelter for deer by reducing snow accumulation within the stand. These habitats also offer accessible food and protection from the wind. Deer wintering areas are one of the natural resources recognized by the Maine Legislature to be of statewide significance and eligible for protection as Significant Wildlife Habitat under the Natural Resources Protection Act. According to data from the Maine Office of GIS from 2022, there are eleven deer wintering areas in Standish.

## *Riparian Habitat*

Riparian habitat, also called shoreland habitat, is found adjacent to vernal pools, wetlands, streams, rivers, lakes, ponds, and coastal waters. Over 60 species of water-dependent birds, mammals, amphibians, and reptiles in

Maine require riparian habitat for shelter or breeding. Riparian habitat also serves as a corridor connecting critical habitat. On the Beginning with Habitat map, riparian habitat is shown as a 250-foot buffer around Great Ponds (ponds greater than 10 acres), rivers, coastline, and wetlands greater than 10 acres, and a 75-foot buffer around streams. Streams in Standish are already protected under the Shoreland Zoning Ordinance and Natural Resources Protection Act.

## *Brook Trout Habitat*

Brook trout (*Salvelinus fontinalis*) are native to Maine. There are more than twice as many watersheds supporting brook trout in Maine than all of the other 16 states within the eastern brook trout range combined. Maine is the only state with extensive intact lake and pond dwelling populations of wild brook trout. Brook trout require clean, cool, well oxygenated water and are very sensitive to changes in habitat and water quality. Nearly all rivers, ponds, and lakes in Standish include viable brook trout habitat, which is particularly vulnerable to development and climate change.

## *Plant Species*

The rarity of plant species in Maine has been established through a rigorous process of historical research, field surveys, and evaluation by professional and amateur botanists and ecologists. The Maine Natural Areas Program (MNAP) has identified six rare and exemplary plant features in Standish. Fall Fimbry grows in sandy wet soils of pondshores and is typically found growing beneath the canopy of other

herbaceous plants. Fern-leaved False Foxglove grows along shores or edges of tidal pools. Hollow Joe-pye Weed occurs along moist roadside ditches and stream shores. Mountain Laurel occurs in rocky or gravelly woods and clearings. Nodding Pogonia grows in most hardwood forests. Scarlet Oak grows in sandy soils.

Natural Communities

MNAP has classified and distinguished 104 different natural community types that collectively cover the state’s landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each community is assigned a rarity rank from 1 (rare) through 5 (common) both within Maine and globally. MNAP has identified two natural communities in Standish; Pitch Pine Bog and Red Maple Swamp.

Natural Community	State Rank
Pitch Pine Bog	S2
Red Maple Swamp	S5

Figure 5: Standish Natural Communities  
Source: Maine Natural Areas Program (2024)

Endangered and Threatened Species

Maine’s Endangered Species Act protects essential wildlife habitats, which are areas that currently or historically provide physical or biological features essential to the conservation of an endangered or threatened

species. Endangered and Threatened inland fish and wildlife species in Maine are listed either under Maine’s Endangered Species Act, the U.S. Endangered Species Act, or both. Species listed under Maine’s Endangered Species Act receive state protection and those listed under U.S. Endangered Species Act receive federal protection. The Maine Endangered Species Act applies only to animals. According to the U.S. Fish and Wildlife Service, an endangered species is one that is in danger of extinction throughout all or a significant portion of its range and a threatened species is one that is likely to become endangered in the foreseeable future. Those species that are endangered or threatened in Standish include Blanding’s Turtle, Common Sanddragon, Eastern Ribbonsnake, Great Blue Heron, Pygmy Snaketail, and Wood Turtle.

Latin Name	Common Name	State Rank	Status
<i>Fimbristylis autumnalis</i>	Fall Fimbry	S2S3	Special Concern
<i>Aureolaria pedicularia</i>	Fern-leaved False Foxglove	S3	Special Concern
<i>Eutrochium fistulosum</i>	Hollow Joe-pye Weed	S2	Special Concern
<i>Kalmia latifolia</i>	Mountain laurel	S2	Special Concern
<i>Triphora trianthophora</i>	Nodding Pogonia	S2	Threatened
<i>Quercus coccinea</i>	Scarlet Oak	S1	Endangered

Figure 4: Standish Rare + Exemplary Plant Species  
Source: Maine Natural Areas Program (2024)

Latin Name	Common Name	Status
<i>Emydoidea blandingii</i>	Blanding’s Turtle	Endangered
<i>Progomphus obscurus</i>	Common Sanddragon	Special Concern
<i>Thamnophis saurita</i>	Eastern Ribbonsnake	Special Concern
<i>Ardea herodias</i>	Great Blue Heron	Least Concern
<i>Ophiogomphus howei</i>	Pygmy Snaketail	Special Concern
<i>Glyptemys insculpta</i>	Wood Turtle	Special Concern

Figure 6: Standish Endangered and Threatened Species  
Source: Maine Department of Inland Fisheries & Wildlife (2024)



### Habitat Blocks and Connections

Unfragmented habitat blocks are large, contiguous areas of natural woodland that are essential to maintaining a diverse and healthy wildlife population. They are also popular areas for outdoor recreational activities and reflect the community's rural character. Larger unfragmented blocks support a wider diversity of plant and animal populations.

Beginning with Habitat has identified several large undeveloped habitat blocks in Standish. The largest one is 2,404 acres, which is roughly 5% of Standish's total land area. Most of the undeveloped habitat blocks in Standish are smaller, ranging between 100 and 500 acres. Some of the larger undeveloped blocks are found directly south of Route 114 near Little Watchic Pond, Rich Mill Pond and Duck Pond.

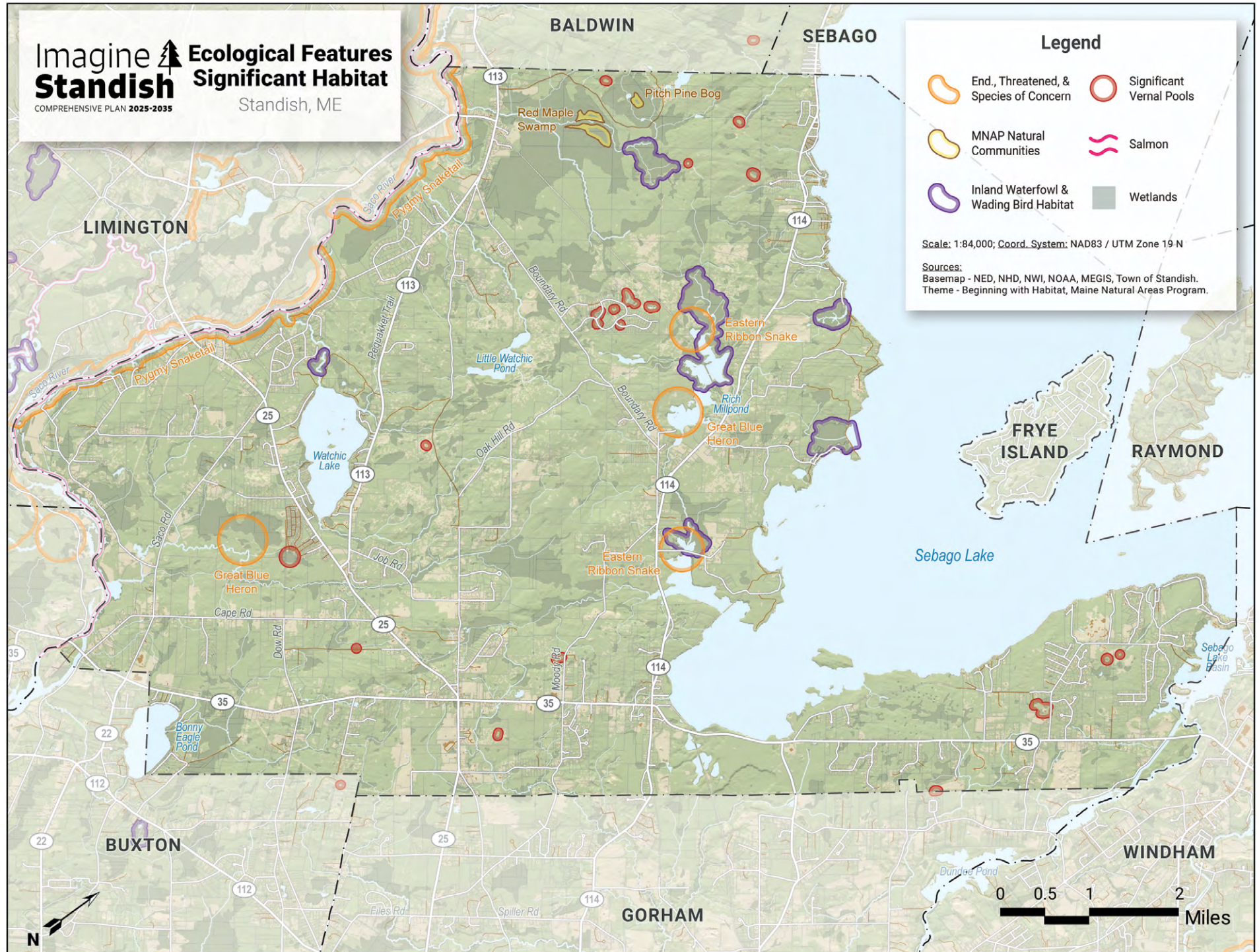
Wildlife corridor connections link habitat blocks and allow for animal movement across roads and other barriers. By preserving these connections, Standish can provide wildlife connectivity through the community. Safe passage zones or protected crossings can be reserved or reestablished to improve connections between fragmented habitat areas.

<b>Tier 5</b> <b>1-19 Acres</b>	<b>Tier 4</b> <b>20-99 Acres</b>	<b>Tier 3</b> <b>100-499 Acres</b>	<b>Tier 2</b> <b>500-2500 Acres</b>	<b>Tier 1</b> <b>Undeveloped</b>
Raccoon	Raccoon Hare	Raccoon Hare	Raccoon Hare	Raccoon Hare Coyote
Small Rodent	Small Rodent Porcupine	Small Rodent Porcupine	Small Rodent Porcupine	Small Rodent Porcupine Bobcat
Cottontail	Cottontail Beaver	Cottontail Beaver	Cottontail Beaver	Cottontail Beaver
Squirrel	Squirrel Weasel	Squirrel Weasel Mink	Squirrel Weasel Mink	Squirrel Weasel Mink Fisher
	Woodchuck	Woodchuck Deer	Woodchuck Deer	Woodchuck Deer
Muskrat	Muskrat	Muskrat	Muskrat Moose	Muskrat Moose
Red Fox Songbirds	Red Fox Songbirds	Red Fox Songbirds Sharp-Shinned Hawk	Red Fox Songbirds Sharp-Shinned Hawk Bald Eagle Skunk	Red Fox Songbirds Sharp-Shinned Hawk Bald Eagle Skunk
Skunk	Skunk	Skunk Cooper's Hawk Harrier Broad-Winged Hawk Kestrel Horned Owl Barred Owl Osprey Turkey Vulture Turkey Reptiles	Cooper's Hawk Harrier Broad-Winged Hawk Kestrel Horned Owl Barred Owl Osprey Turkey Vulture Turkey Reptiles	Cooper's Hawk Harrier Broad-Winged Hawk Kestrel Horned Owl Barred Owl Osprey Turkey Vulture Turkey Reptiles
Most reptiles	Most reptiles Garter Snake Ring-Necked Snake	Garter Snake Ring-Necked Snake	Garter Snake Ring-Necked Snake	Garter Snake Ring-Necked Snake
Most Amphibians	Most Amphibians	Most Amphibians Wood Frog	Amphibians Wood Frog	Amphibians Wood Frog

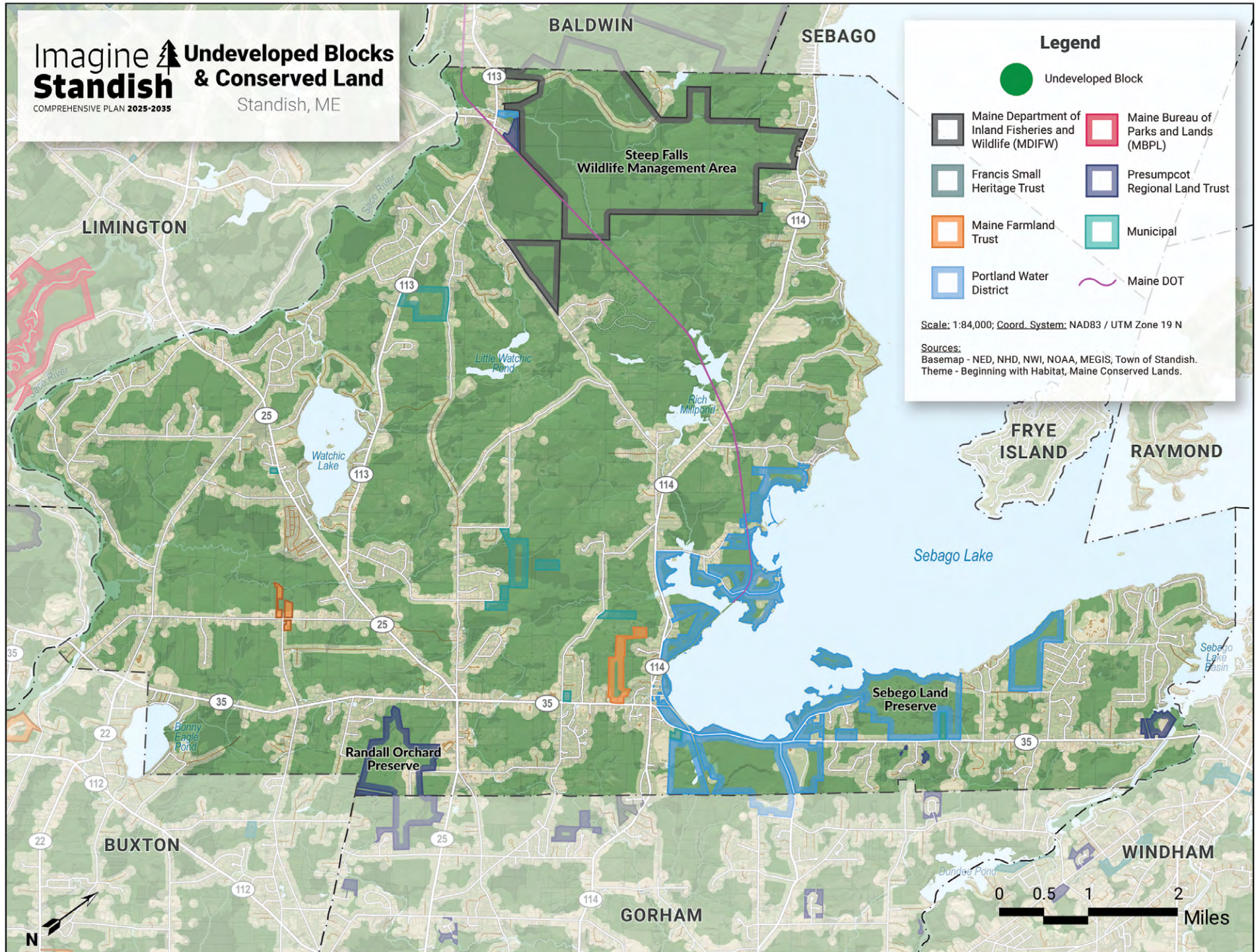
Figure 7: Maine Habitat Block Size Requirements

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











### *Invasive Species*

An invasive plant or animal species is one that is non-native and reproduces or spreads aggressively in a new environment. Invasive species often take over native species. Once aquatic invasive plants become established, they can grow rapidly and spread by boaters who may unknowingly carry plant fragments with them from one lake to another. Invasive species can have detrimental impacts on lake ecosystems. Some of the common aquatic invasive plants found in Sebago Lake include Chinese Mystery Snail, Variable Leaf Milfoil, and Northern Pike. Some of the other common land invasives include Browntail Moths, Japanese Knotweed, Japanese Barberry, and Alder Buckthorn.

## Natural Resources Management

### *Conserved Land*

Conserved land through outright ownership or conservation easements ensures that open spaces and forested areas are preserved in perpetuity and not developed. Conservation easements can help communities maintain unfragmented habitat blocks and corridors. Standish has 105 parcels, totalling approximately 6,515 acres of conserved land. 72 of those parcels are owned by Portland Water District, 14 are owned by Maine Minor Civil Division, 8 are owned by the Presumpscot Regional Land Trust, 6 are owned by the Maine Department of Inland Fisheries & Wildlife, 2 are owned by the Maine Department of Transportation and 2 are owned by Maine Farmland Trust. Dow Farm, Moulton Orchard,

Brookwood Preserve, Randall Orchard Preserve, Green Trees Preserve, Laurel Preserve, and Stuart Preserve are held in conservation easement by the Presumpscot Regional Land Trust and Maine Farmland Trust.

### *Presumpscot Regional Land Trust*

Presumpscot Regional Land Trust is a non-profit that protects conservation land in Gorham, Gray, Standish, Westbrook and Windham. The Presumpscot Regional Land Trust manages 20 public access preserves and 3,000 acres of conservation land with miles of public access trails and water access. The Land Trust also coordinates the Sebago to Sea Trail, which is a 28 mile trail from Standish to Portland.

### *Regulatory Protection*

Standish is subject to state and federal regulations for protecting natural resources. Local ordinances also require additional protections of natural resources beyond state requirements.

## Land Use Regulations

### *Floodplain Management Ordinance*

Standish's Floodplain Management Ordinance was adopted May 11, 2021 by the Town Council. The ordinance was written to comply with the requirements of the National Flood Insurance Act of 1968. The plan references the special flood hazard areas and Flood Insurance Rate Maps (FIRM) from the FEMA flood maps dated 1980 and 1981. The Code

Enforcement Officer is responsible for reviewing and processing all applications associated with flood hazard development permits to assure that proposed developments are reasonably safe from flooding.

### *Shoreland Zoning*

Standish's Shoreland Zoning Ordinance was adopted February 12, 2002 and last amended November 12, 2013 and is consistent with state guidelines. The Shoreland Ordinance protects surface waters, lakes and ponds, and wetlands in Standish by establishing buffer areas around the high-water line of streams, rivers, lakes, and ponds. The Shoreland Zoning Districts in Standish include the Resource Protection District, Stream Protection District, Shoreland Development District and Water Oriented Commercial District.

### *Subdivision Ordinance*

Standish's Subdivision Ordinance allows for the development of conservation subdivisions, which is a design philosophy where lots are typically smaller and clustered with a significant amount of open space and natural resources preserved. Applications for conservation subdivisions are required to submit a conceptual long range plan to show the relationship of the proposed developed area to the parcel and adjacent land and identify and delineate future designated open space in a manner that preserves significant natural resources and conservation values of the entire parcel.



### *Zoning Ordinance*

Standish's Zoning Ordinance allows for conservation development, which encourages flexible residential development in order to protect productive farming and forestry uses, to maintain ecological productivity and to harmonize development with high value habitat and natural resources. Conservation development is permitted in the Rural, Rural Residential, Residential, Village Center and Form Based Code Village Districts. Standish also permits low impact development in the Form Based Code Village Districts. Low impact development is a more sustainable land development pattern that takes into consideration critical natural resources before determining layouts for street patterns. Development in the Form Based Code Village Districts is also required to incorporate a range of BMPs (Best Management Practices) to preserve the natural hydrology and minimize and treat stormwater runoff in a decentralized manner.

# Population

## Highlights

- Standish has seen much higher rates of population growth between 1970 and 2020 compared to the county and the state.
- Standish has seen lower rates of population growth between 1970 and 2020 compared to other Cumberland County communities such as Scarborough, Windham, Buxton, Baldwin, Gorham and Cornish.
- Standish's population is aging, but not as fast as the county and state. In 2021 Standish's median age was 40.1, which is younger than the county and the state.
- Standish's age distribution consists of younger people (between the ages of 15-24) and middle-aged (between 35-44), indicating there are younger parents and families moving to town. There is also an increase in people between the ages of 60-69 years old, indicating that people are also aging in place in Standish
- Educational attainment in Standish has increased. In 2010, 93% had a high school degree or higher and 24% had a bachelor's degree or higher. In 2021, 95% of Standish residents had a high school degree or higher and 35% had a bachelor's degree or higher.
- Between 2010 and 2021, the median income increased by about 26%. This is higher than some of Cumberland County's more rural communities, such as Sebago, Baldwin, Buxton and Limington, but lower than some of Cumberland County's more urbanized communities, such as Gorham, Scarborough and Windham.
- The State Economist predicts that Standish's population will decrease by 9.2% from 2025 to 2040. The alternative projection based on historic population growth from the decennial census shows a 3.7% increase from 2030 to 2040.

Data Note: The data utilized in this section draw upon a variety of sources, including the US Census, American Community Survey (ACS), the Maine State Housing Authority, among others. It's important to acknowledge that while these sources provide valuable information, their methodologies may rely on estimates and projections, leading to variations from year to year or between different sources.

## Historic Population

Understanding trends and changes in population growth is essential for planning for future needs and services. For more than one hundred years, Standish's population remained fairly stable between 1,226 people in 1800 to 1,504 people in 1900. After 1950, the population grew significantly, from 1,786 in 1950 to 10,244 by 2020.

Standish's population growth can be contextualized compared to surrounding communities as well as the county and the state. The last comprehensive plan compared Standish with the following communities: Baldwin, Buxton, Cornish, Gorham, Hollis, Limington, Scarborough, Sebago, Standish, and Windham. For the purposes of this planning study, the same nine towns will be used. Generally, all towns saw higher rates of growth between 1970 and 2020, with the greatest period of population growth between 1970-1980. Standish saw higher rates of population growth compared to the county and state, except between 2000 and 2010.

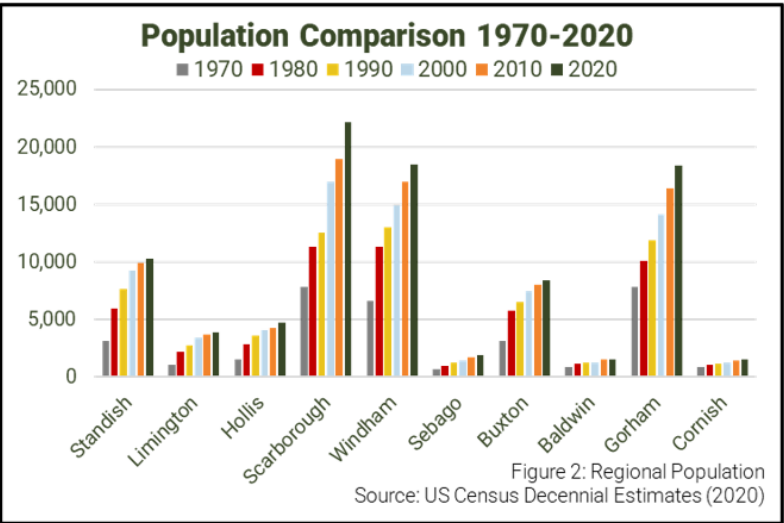
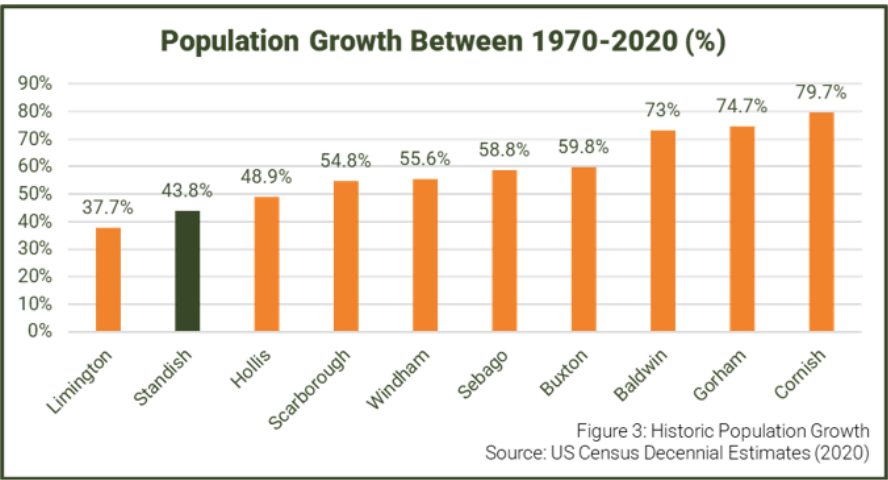
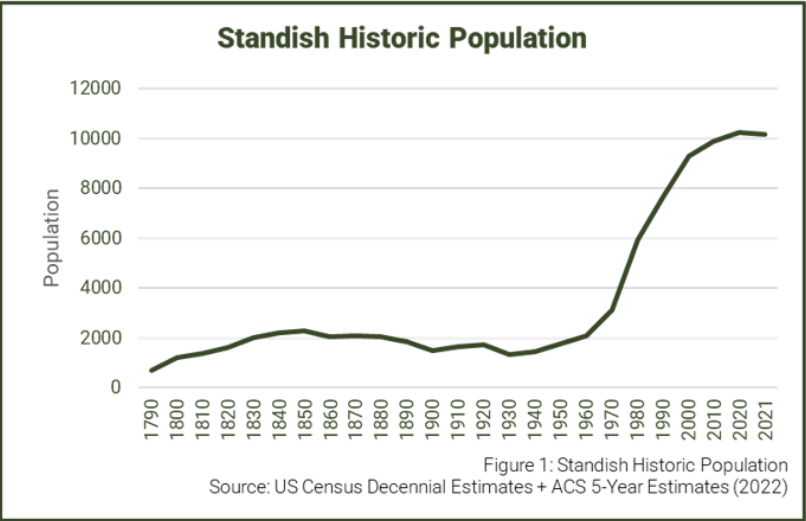
While Standish grew significantly between 1970-2020, the overall population increase compared to surrounding towns was lower than all except Limington. Population change is made up of two components: natural population change, based on the total number of births and deaths, and migration, based on the movement of people from one place to another. In all years, except for 2022, births outnumbered deaths in Standish, which contributed to population growth. In Cumberland County,



between 2013 and 2017 births outnumbered deaths, while from 2018 to 2022, deaths outnumbered births.

The other component of population change is migration. According to the U.S. Census ACS 5-year estimates, in 2021, 1,059 Standish residents were estimated to have moved

within the past year. Of those, 421 moved within Cumberland County, 435 moved from a different county in Maine, 193 moved from out-of-state, and 10 moved from abroad. Most people moving to Standish are between the ages of 19 and 39.



Year	Births	Deaths	Difference
2013	113	53	+60
2014	99	66	+22
2015	87	68	+19
2016	106	62	+44
2017	101	67	+34
2018	89	84	+5
2019	82	76	+6
2020	94	91	+3
2021	103	95	+8
2022	111	112	-1

Figure 4: Standish Births + Deaths (2013-2022)  
Source: Maine Center for Disease Control and Prevention

Year	Births	Deaths	Difference
2013	2,874	2,582	+292
2014	2,843	2,530	+313
2015	2,718	2,701	+17
2016	2,824	2,620	+204
2017	2,724	2,720	+4
2018	2,711	2,760	-49
2019	2,672	2,812	-140
2020	2,750	2,950	-200
2021	2,870	3,093	-223
2022	2,909	3,127	-218

Figure 5: Cumberland County Births + Deaths (2013-2022)  
Source: Maine Center for Disease Control and Prevention

Age	Moved within same county	Moved from different county	Moved from different state	Moved from abroad	Total
Under 19 years	132	132	72	0	336
20 to 29 years	79	83	59	9	230
30 to 39 years	89	61	38	1	189
40 to 49 years	79	116	24	0	219
50 to 64 years	11	43	0	0	54
65+ years	21	0	0	0	21
<b>Total:</b>	<b>421</b>	<b>435</b>	<b>193</b>	<b>10</b>	<b>1,059</b>

Figure 6: Cumberland County Migrations (2022)  
Source: ACS 5-Year Estimates (2022)

## Seasonal Population

### Seasonal Population

It is difficult to determine the exact seasonal population in Standish. According to the 2021 U.S. Census ACS 5-year estimates, there were 828 vacant seasonal properties in Standish, which is approximately 22% of housing units in town. One way to estimate the seasonal population in town is to multiply the number of seasonal units by the average household size. The average household size in Standish is 2.6, which would suggest that the seasonal population in Standish is around 2,153. According to AirDNA, a website that collects information on short term rental listings, shows that there are approximately 108 active short term rental listings in Standish. Of those listings, 54% are Airbnbs, 29% are VRBO, and 17% are both.

## Standish Age

According to the 2021 American Community Survey Estimates, Standish's median age in 2021 was 40.1 years old, which is younger

than Cumberland County (41.8 years old) and the State (44.7 years old). Similarly to the county and state, Standish's median age has increased over the past two decades.

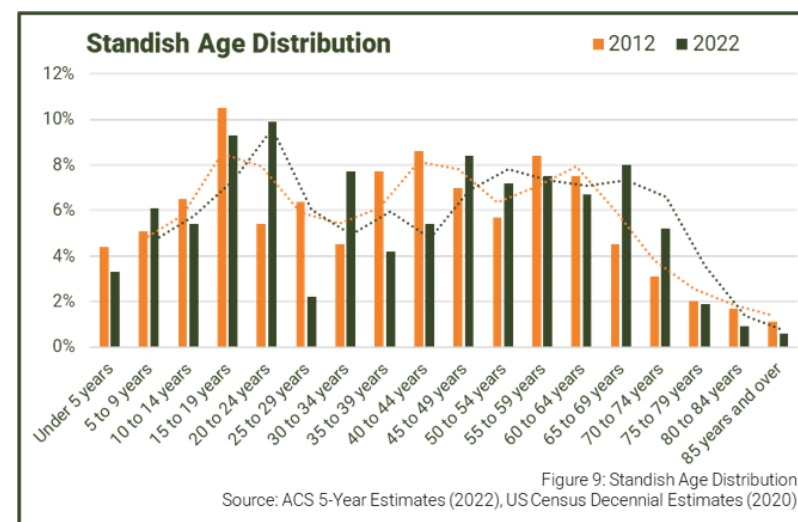
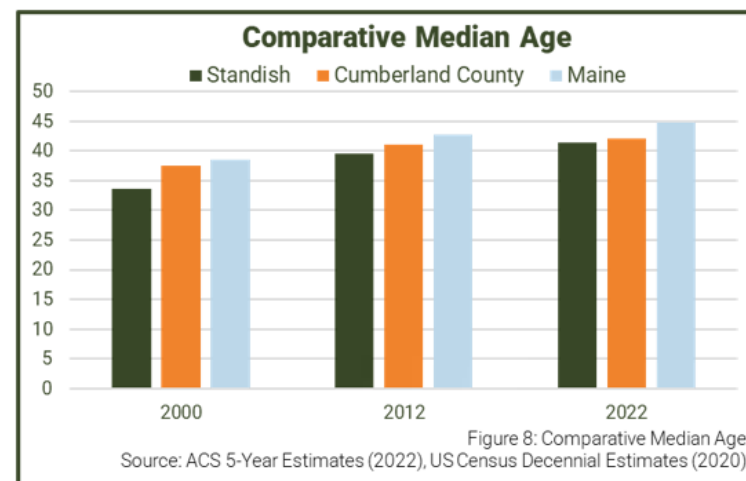
### Age Distribution

The age distribution graph shows the trend of younger adults in their 20's and 30's, and older adults over 65

moving to Standish. There is a noticeable increase in the age cohort of 30 to 34 years, which typically comprises younger parents and/or first-time homebuyers. There will likely be a greater demand for services for this growing younger population. These services could include up-grades to school facilities and perhaps more areas for active recreation like parks, playgrounds, and open spaces. To ensure Standish remains a destination for young homebuyers and families and is livable for older adults who may be retired or on a fixed income, the town will need to have adequate affordable housing options available.

Area	2000	2010	2021
Standish	33.6	39.5	40.1
Cumberland County	37.6	40.3	41.8
Maine	38.6	42	44.7

Figure 7: Standish Average Age (2000-2021)  
Source: ACS 5-Year Estimates (2022), US Census Decennial Estimates (2020)





# Standish Demographic Data

## Average Household Size

The average household size in Standish has decreased slightly since 2000. Standish's average household size is higher than the county and the state.

Area	2000	2010	2021
Standish	2.74	2.61	2.6
Cumberland County	2.38	2.33	2.32
Maine	2.39	2.34	2.31

Figure 10: Household Size  
Source: ACS 5-Year Estimates (2022), US Census Decennial Estimates (2020)

## Household and Family Characteristics

According to the U.S. Census ACS 5-year estimates, the number of households has increased slightly between 2010 and 2021. The number of family and married couple households has decreased, and there are slightly fewer households with children under 18 and slightly more households with people over 65. More people in Standish are living alone, with nearly double the percentage of those over age 65 living alone.

## Educational Attainment

Educational attainment levels in Standish have increased from 2010 to 2021. In 2010 94% of the population had a high school degree or higher and 24% had a bachelor's degree or higher. In 2021, 95% had a high school degree or higher and 35% had a bachelor's degree

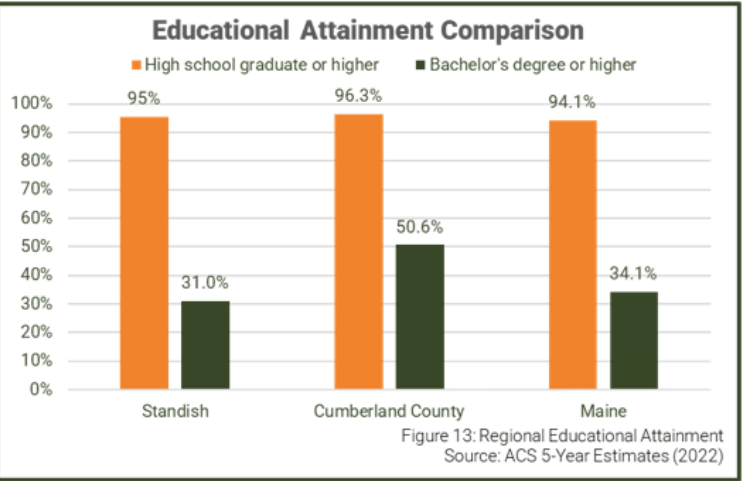
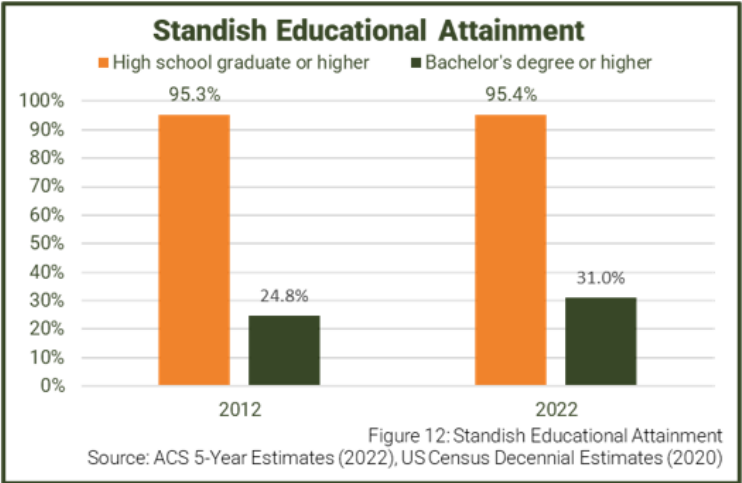
or higher. Standish has a slightly higher educational attainment rate than the state, but slightly less than the county.

## School Enrollment

According to the Maine Department of Education, in 2023 there were 1,488 students from Standish enrolled in Standish public schools. Generally, educational enrollment has remained relatively stable over the past ten years, except for enrollment within the Steep Falls Elementary School, which has experienced a consistent decline in students over the past ten years.

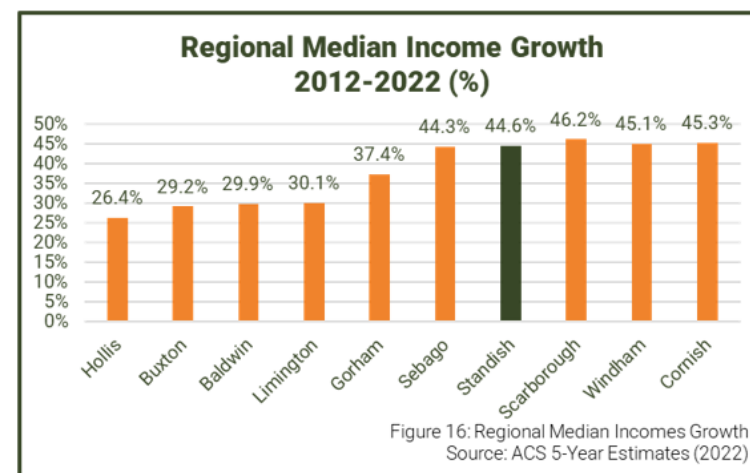
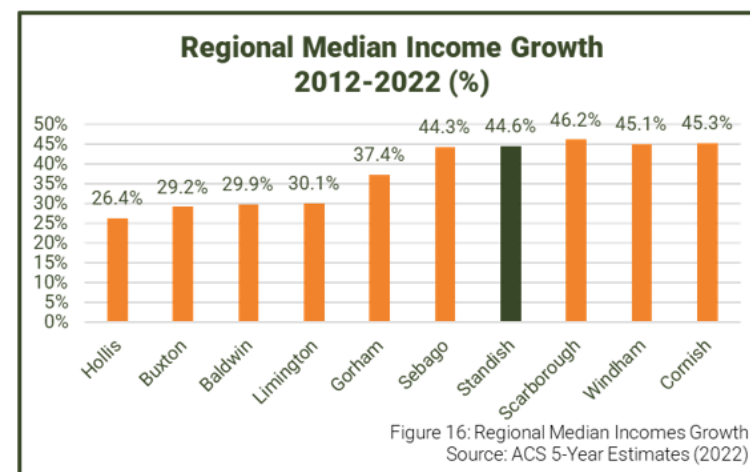
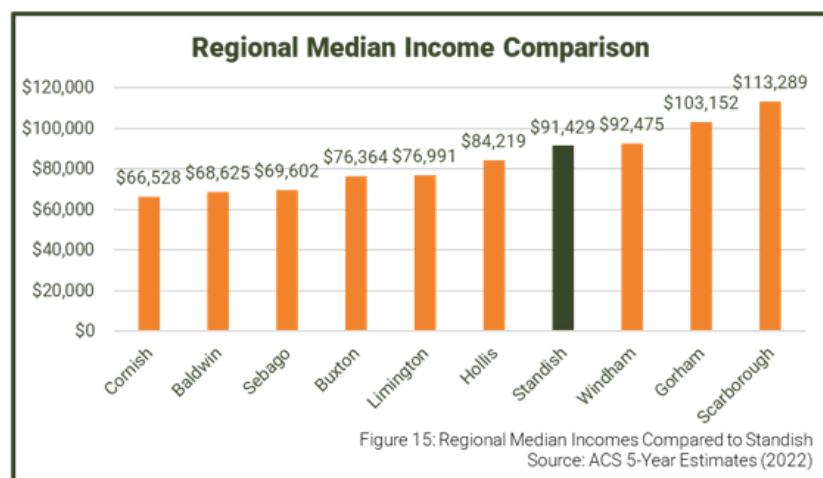
Category	2010	2021
Total Households	3,567	3,648
Family Households	2,691	2,672
Average Family Size	2.94	2.98
Householder Living Alone	16.8%	20.4%
Householder 65 + alone	5%	9.5%
Married couple households	2,274	2,116
Households with children under 18	1,232	910
Households with people over 65	27.6%	34.5%

Figure 11: Standish Household + Family Characteristics  
Source: ACS 5-Year Estimates (2022), US Census Decennial Estimates (2020)



School	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Edna Libby Elementary School	286	290	285	284	259	262	278	269	264	265	275.22
George E Jack Elementary School	196	196	176	179	178	181	166	152	143	159	172.60
Steep Falls Elementary School	120	110	114	110	105	102	95	77	71	59	96.30
Bonny Eagle High School	1,164	1,169	1,139	1,096	1,101	1,146	1,132	1,132	1,069	1,021	1,127.56

Figure 14: Standish Student Enrollment  
Source: Maine Department of Education (2023)



## Income & Poverty

### Median Income

In 2021, Standish's median income was \$81,700, which is slightly higher than the county (\$80,982) and higher than the state (\$69,543). Compared to surrounding communities, Standish's median income is higher than Baldwin, Buxton, Cornish, Limington, and

Sebago, but lower than Gorham, Hollis, Scarborough, and Windham. Between 2010 and 2021, median income in Standish increased by about 26%. Changes in Standish's income distribution show a trend towards those earning above the median income, and in higher income brackets between \$75,000/year-\$200,000 or more/year.

Figures 15-17 below provide a comparison of regional median income, median income growth, and the distribution of incomes in Standish.



Poverty

Between 2012 and 2021, the poverty rate in Standish increased from 5.3% to 8.3%. The poverty rate in Standish is slightly higher than the county, but lower than the state.

% Below Poverty Line	2012	2021
Standish	5.2%	8.3%
Cumberland County	11.1%	7.8%
Maine	13.3%	11%

Figure 18: Poverty Line Comparison  
Source: ACS 5-Year Estimates (2022)

Race & Ethnicity

Like the county and state, Standish’s population is majority white. Since 2010, all have become slightly more racially diverse. In 2010, the percentage of Standish’s population that identified as “white alone” was 97% and in 2020 that percentage was 93%. In looking at the non-white population, Standish has seen a greater increase in people who identify as two or more races.

Race/Ethnicity	2010	2020
White	96.7%	93.1%
Black/African American	0.46%	0.5%
American Indian	0.34%	0.18%
Asian	0.46%	0.62%
Native Hawaiian	0.02%	0.05%
Other	0.19%	0.44%
Two or More Races	1.2%	4.5%

Figure 19: Standish Race + Ethnicity  
Source: US Census Decennial Estimates (2020)

Population Projection

Changes in the age distribution and size of the population impact the needs and demands on public facilities and services like schools, recreation, emergency medical services, health care, housing, and retail services. There are several ways to project how a town or region’s population might change in the future.

The State Economist releases population projections at five-year intervals. The current projections are based on 2018 US Census population estimates. Projections from each town are based on the town’s share of the County population. In this projection, Standish’s population will slowly decline from 9,873 in 2025 to 8,961 by 2040.

A projection based on Standish’s historic growth rate over the past two decades assumes a 3.7% population increase. This projection shows Standish’s population increasing to 10,628 in 2030 and 11,021 by 2040.

Even though the state projects that Standish’s population will decline slightly, the town should nevertheless ensure that services and facilities will meet a variety of user group needs. The aging population will result in a higher need for senior citizen services, specifically healthcare, transportation, and housing. Additionally, the town should ensure that the younger population has access to adequate recreational facilities and affordable housing to continue to attract new families.

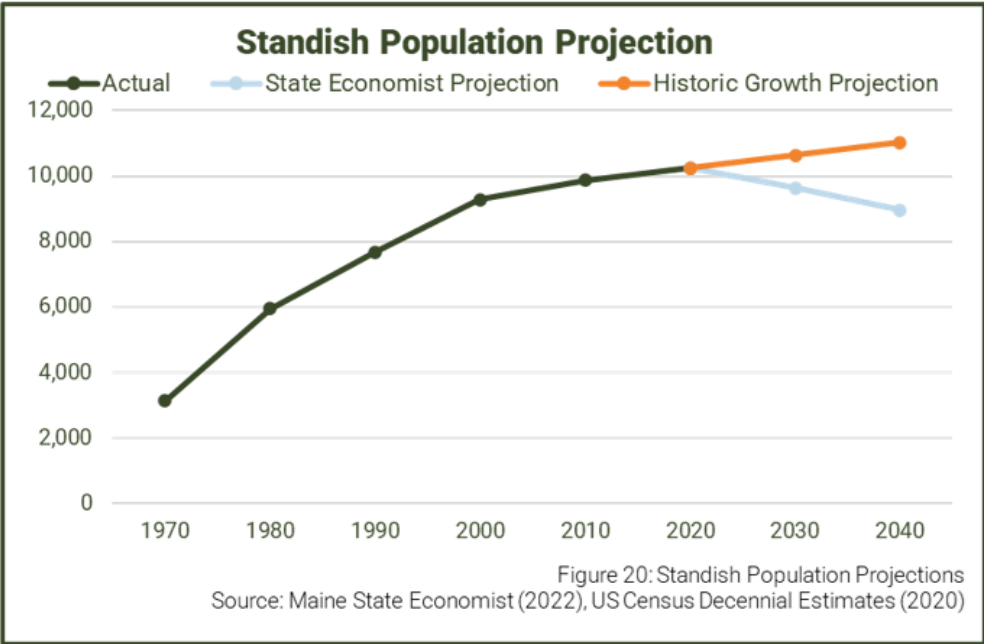


Figure 20: Standish Population Projections  
Source: Maine State Economist (2022), US Census Decennial Estimates (2020)

# Public Facilities

## Highlights

- Standish operates under a Council Manager form of government with a seven member Town Council elected for a three-year term.
- Standish currently has 15 volunteer boards and committees.
- Portland Water District is the public water supplier to Standish. Public water is limited in the town.
- Standish does not have a public sewer system. Residents are responsible for hiring private contractors to pump and dispose of septic waste.
- Standish's transfer station is located at 150 Moody Road and handles approximately 3,600 tons of solid waste and household trash.
- Standish does not have its own Police Department and instead contracts with the Cumberland County Sheriff's Department for police service.
- Fire calls have steadily increased over the last 10 years from 1,788 to 2,463. The Department currently faces issues hiring personnel.
- Three-phase power is limited to main travel corridors in Standish and does not extend to more central locations in town.
- Standish is part of the Lakes Region broadband study along with other neighboring communities in the Lakes Region to assess broadband feasibility and connectivity.
- Standish has no major healthcare facilities. The closest major hospital is located about 30 minutes away in Portland.
- Enrollment at Standish public schools has remained relatively stable over the last 10 years.

## Town Government

Standish operates under a Council-Manager form of government with a seven member Town Council elected for a three year term. The Town Council adopts and amends ordinances, approves contracts, appropriates funds from Capital Reserves, appoints citizens for Boards and Committees, hires and supervises the Town Manager and prepares the annual budget for Town Meeting.

## Town Offices

The Standish Town Office is located at 175 Northeast Road and is open Monday through Thursday 7:30am-4:30pm. The Town Office includes the Assessor, Code Enforcement, Finance, Parks and Recreation, Planning, Public Safety, Fire/EMS, the Town Manager, and the Town Clerk.

## Boards and Committees

Standish has a number of volunteer boards and committees. Some of these boards are permanent, while others may be formed on a temporary basis. The current boards and committees in Standish include the following:

- Appeals Board
- Appointments Committee
- Assessment Review
- Budget Committee
- Capital Improvements Committee
- Economic Development Committee



- Finance Committee
- Historic Preservation Committee
- Ordinance Committee
- Personnel Committee
- Planning Board
- Portland Water District Steering Committee
- Public Safety Committee
- Recycling and Solid Waste Management Committee
- Transportation Policy Committee

## Utilities and Services

### *Public Water Supply*

Standish is home to Sebago Lake, which is the state's second largest lake and the primary drinking water source for the Portland Water District (PWD). PWD is the public water supplier to multiple communities in the greater Portland region including Standish. PWD is an independent quasi-municipal entity, serving over 200,000 people and 56,000 customers. PWD has 1,010 miles of water mains, 5,197 hydrants, 115 miles of wastewater pipe, 76 wastewater pump stations, and 4 wastewater treatment plants. PWD's drinking water treatment plant, storage tanks and distribution pipe network are all located in Standish. Additionally, Standish has over 40 hydrants connected to the water district's well system. Public water is limited in Standish.

### *Septic Disposal*

Standish does not have a public sewer system. Residential and commercial areas are serviced by septic systems. Individual homeowners hire private contractors to pump septic tanks. Septic treatment facilities are located in Portland, Sanford, and North Conway, New Hampshire.

Standish's Site Plan Review Ordinance requires increased protections for any development with a septic system of a capacity of over 2,000 gallons per day. All new septic systems between 2,000 to 4,999 gallons per day are required to be engineered and are subject to site plan review. Where appropriate, the Planning Board may require a more comprehensive engineering review. All new septic systems with a capacity of over 5,000 gallons per day must be engineered systems and are also subject to site plan review. Any development connected to a septic system must provide proof of adequate sewage disposal for subsurface wastewater. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under 22 M.R.S.A. § 42.

### *Solid Waste and Recycling Disposal*

The Standish Transfer Station is located at 150 Moody Road and is open Friday through Monday 7:30 am-4:30 pm. The transfer station handles approximately 3,600 tons of solid waste and household trash. The transfer station employs 1 manager, 2 laborers and 1 seasonal laborer. Approximately 2,000 cars per week utilize the facility. Annual disposal

fees are \$25. Items covered by the sticker include household waste, cardboard, recyclables, waste oil, mercury items and small metal items. Standish does not have a curbside composting program, but provides resources on the town website for residents who want to compost on their own. The transfer station handles waste that is generated within Standish only. All vehicles using the disposal facility must have a sticker displayed on the windshield. Solid waste must be dumped in the appropriate designated location and disposal fees must be paid on certain types of waste.

### *Stormwater Infrastructure*

Stormwater infrastructure in Standish consists of catch basins with outfalls into filtering areas. The town maintains filters within the right of way. Standish's ordinances contain provisions for the discharge of stormwater runoff. Standish's Zoning Ordinance requires all development creating more than 10,000 square ft of new impervious area within the Form Based Code Village District to abide by Low Impact Development Standards, which includes minimizing and treating stormwater runoff on site. Additionally, all subdivisions are required to submit and demonstrate provisions for collecting and discharging drainage in the form of a drainage plan.

## Public Safety

The Public Safety building is located at 175 Northeast Road. The Standish Public Safety Department protects an area of 84 square miles to include Sebago Lake, Watchic Lake,

a portion of the Saco River and four major state roadways, Saint Joseph's College and the Portland Water Districts intake facility providing public water to the greater Portland area. Operating from the Municipal Center at 175 Northeast Road, the Public Safety Department administers the Fire-EMS division, Animal Control, Health Officer, Sebago Lake Station Boat Landing, and local Emergency Management. The Public Safety Department offers services in animal control, fire suppression, emergency medical services, water rescue response, vehicle extrication services, hazardous materials response, public education, fire safety, and emergency management and planning. Standish also has a Public Safety Committee, which consists of five members and actively works to support public safety and emergency response efforts in town.

### *Police Department*

Standish does not have its own Police Department and instead contracts with the Cumberland County Sheriff's Department for police service. The Cumberland County Sheriff's Department provides police service for communities in Cumberland County that do not have their own Police Department.

### *Fire & Rescue Department*

Standish has three different Fire Stations in town; the Central Station, Steep Falls Station and North Gorham Station. Central Station has one captain, four lieutenants and one EMS captain. Steep Falls Station has one captain and two lieutenants. North Gorham Station has a captain and two lieutenants.

The Standish Fire-Rescue Department protects an overall area of 119 square miles which includes the bordering community of Baldwin, Sebago Lake Watchic Lake, a portion of the Saco River and four major state roadways. Currently the department has 13 full-time employees and 62 part-time/per diem employees. Standish provides animal control, fire suppression activities, emergency medical services, water rescue response, vehicle extrication services, hazardous materials response, fire prevention education, fire safety inspections and emergency management and planning. Only two deputies are on shift to cover the 119 square mile area at a time, which elevates the significance and value of the town's Fire and EMS employees.

Fire calls have steadily increased over the last 10 years from 1,788 to 2,463. The three biggest needs for Fire and EMS services include ballistic vests for all personnel, power load stretchers for ambulances and water supply. The Department is currently facing issues finding and hiring personnel. Fire and EMS service is adequate for emergency response and equipment. There are no upgrades underway to the fire stations. The Department plans to add more office spaces and locker rooms for staff in the future. Fire apparatus is in good condition. The Department does a lot of in-house maintenance to ensure equipment is safe and that older equipment is replaced when necessary. The total Fire/EMS budget for FY 2023 is \$1,890,686. Of that total, \$1,627,512 (86%) is dedicated to personnel. The remaining funds are primarily for apparatus and building maintenance and very little is allocated for new equipment.

## Public Works Department

The Standish Public Works building is located at 175 Northeast Road. The Public Works Department is responsible for maintaining town roads, sidewalks, drainage systems, buildings, grounds, vehicles, equipment and the town transfer station.

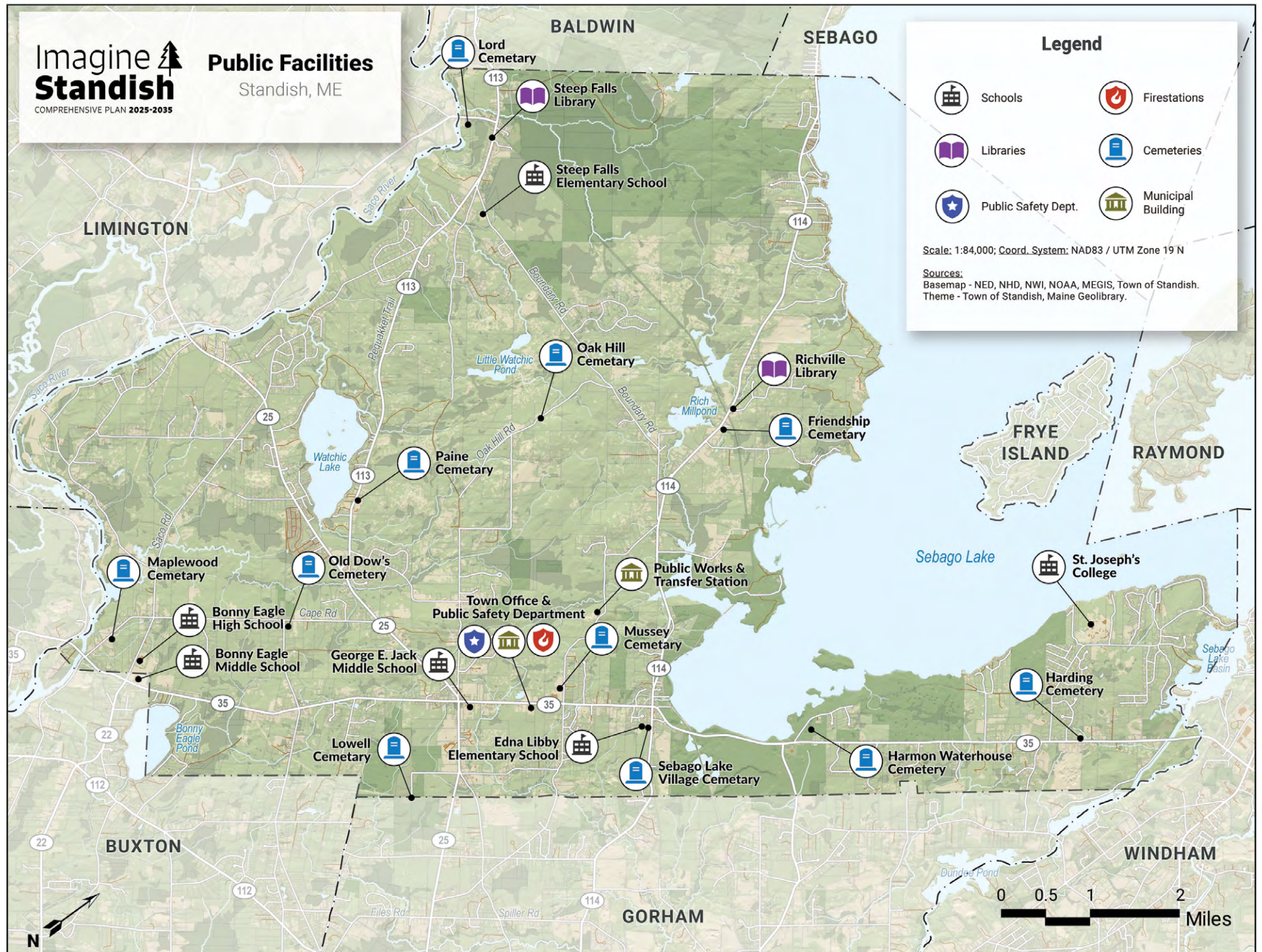
Public Works performs routine maintenance using a variety of equipment to maintain public infrastructure, such as roadways, municipal facilities, park grounds and facilities, rights-of-way and other public property and stormwater management facilities. The town provides winter maintenance to approximately 130 center lane miles of roadway.

The Public Works building is located at 150 Moody Road. The building was built in 1992 and had an addition done in 2015. The building has two work bays and a smaller bay used for storage. The Department is currently in the engineering stages of adding a new garage and office area.

Public Works staff includes 1 Director, 1 Deputy Director, 10 Driver Laborer Operator positions, 1 Mechanic, 1 Administrative Assistant and 2 Seasonal Drive Laborer Operator positions.

Some of the issues the Public Works Department faces include aging equipment and lack of space at the current building, PFAS in the water supply due to the old town landfill, and being able to provide services to accommodate all the new homes being built.







Social Services

Social services in Standish are administered through the town’s General Assistance program. The General Assistance program assists residents with basic needs including utilities (heat/hot water), rent, food, and medical expenses. The Standish Food Pantry is located at 410 Northeast Road and distributes food to those in need.

Libraries

Standish has two public libraries; Richville Library located on Route 114 and Steep Falls Library located on Route 113. The Richville Library hours are Thursdays 2-5pm and Saturdays 9am-12pm. The Steep Falls Library hours are Mondays 9am-6pm, Tuesdays 1-6pm, Wednesdays 9am-1pm, and Saturdays 9am-12pm. The Steep Falls Library sponsors storytime for kids, informational workshops, and hosts several community events including an annual Strawberry Festival. The libraries are separate 501(c)(3) organizations which means that communications between the library and the town are limited. Most residents use the Saint Joseph’s College or the Windham libraries for resources.

Schools

Standish is part of the MSAD 6 Regional School District, which also includes the towns of Buxton, Hollis, Limington and Frye Island. The public schools that are part of this district located in Standish include Edna Libby Elementary School, George E. Jack Elementary School, and Bonny Eagle High School. The

School	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Edna Libby Elementary School	286	290	285	284	259	262	278	269	264	265	275.22
George E Jack Elementary School	196	196	176	179	178	181	166	152	143	159	172.60
Steep Falls Elementary School	120	110	114	110	105	102	95	77	71	59	96.30
Bonny Eagle High School	1,164	1,169	1,139	1,096	1,101	1,146	1,132	1,132	1,069	1,021	1,127.56

Figure 1: Standish Student Enrollment  
Source: Maine Department of Education (2023)

table includes school enrollment in Standish over the last ten years.

According to the Maine Department of Education, in 2023 there were 1,488 students from Standish enrolled in Standish public schools. Generally, educational enrollment has remained relatively stable over the past ten years, except for enrollment within the Steep Falls Elementary School, which has experienced a consistent decline in students over the past ten years. As of 2025, MSAD 6 has proposed to consolidate, build, and eventually close several schools across the district due to aging buildings and rising costs of repairs.

Regional Cooperation

Energy Infrastructure

Central Maine Power (CMP) provides electricity service in Standish. Three-phase

power is limited to main travel corridors in Standish and does not extend to more central locations in town. Three-phase power locations include along parts of Route 25, Route 11, Route 114, and Route 35.

Internet & Communications Infrastructure

Since May 2015, Gray, Raymond, Standish, and Windham, the Lakes Region Broadband Partnership have been meeting with stakeholders representing businesses, public schools, municipal economic development agencies and committees, Cumberland County, Saint Joseph’s College and residents to better understand the needs and current capacity of the region for broadband services. Axiom has partnered with Windham, Gray, Standish and Raymond to produce a fiber optic extension. Fiber optic connections in the



region, while available, were not being made available by the internet service providers at an affordable price. Once fiber optic connectivity is established across the communities, it will make it easier for providers to build off of the fiber and bring this connectivity to other parts of the community. Creating a network that is controlled by the municipality or regional entity allows for a gatekeeper approach to the fiber, where access, pricing, speed levels and service levels are all able to be included in negotiated access to the network. This gives the owner much more opportunity to control the offerings in favor of the consumer. The project is anticipated to cost \$2,869,800 (Lakes Region Broadband Partnership technology plan summary).

### *Healthcare Facilities*

Standish has no major hospitals or health-care facilities. The closest major hospital to Standish is Maine Medical Center in Portland which is roughly 30 minutes away to the east. Maine Medical Partners is located off Ossipee Trail and provides primary care and physical checkups. Saco Bay Orthopedic and Sports Physical Therapy is located next to the primary care office along Ossipee Trail. GE healthcare is another medical clinic located at 32 Parker Ave. Granite Bay Care is an assisted living facility located on 10 Chelsea Drive.

# Recreation

## Highlights

- Standish provides its residents with a wide assortment of playgrounds, parks, recreational fields and sporting facilities. These recreational options help encourage and promote a healthy lifestyle for the residents of the community.
- Standish has more than 6,000 acres of protected open spaces which are managed by a variety of organizations, such as the Presumpscot Regional Land Trust, Portland Water District and the State of Maine. These open spaces allow residents to recreate in or near a variety of habitats, including forests, wetlands and rivers, ponds & lakes.
- Standish Parks & Recreation offers citizens a variety of recreational programming for youth, teenagers and adults. This includes preschool, before & after school, summer camps and adult fitness classes.

## Introduction

Standish has a variety of public and private recreation and open space facilities. The Parks and Recreation Department oversees Standish's public parks, playgrounds, and beaches, and conducts municipal recreation programs for children, adults, and seniors.

## Recreation Staff

Standish's Parks and Recreation Department is led by a Director of Parks and Recreation, and staffed by a Parks and Facilities Manager, an Adult and Community Events Coordinator, a Youth and Family Programs Coordinator, and a Childcare coordinator. The department hires seasonal summer camp staff, before and after school staff, beach attendants, and bus drivers throughout the year. Additional support is provided by volunteers who act as coaches and support recreation programs.

## Standish Recreation Facilities

Standish Parks and Recreation manages 4 playgrounds, 2 parks, 9 athletic fields, a dog park and assorted athletic facilities, a beach, a boat launch, and indoor activities. Additional preserves, trails, and indoor recreation are offered through local land trusts, nonprofits, and private educational facilities.

## Parks and Playgrounds

*Playgrounds:*

- Edna Libby School, 45 Fort Hill Road



- George E. Jack School, 15 Northeast Road
- Johnson Field, 89 Chadbourne Road
- Steep Falls Elementary School, Boundary Road
- Standish Memorial Park, 670 Ossipee Trail
- Mill Street Park, 6 Mill Street

### *Parks:*

- Standish Memorial Park, 670 Ossipee Trail West - This park was recently expanded to add athletic fields, a playground, a dog park, and to be able to host community events like live music and movies. The park's grand opening was in summer 2023.
- Mill Street Park, 6 Mill Street - Park includes an outdoor skating rink and a gazebo.
- Johnson Field, 89 Chadbourne Road (includes a baseball field, soccer field, tennis courts, outdoor ice rink and warming hut, and a skate park)

### *Athletic Fields and Courts:*

- Standish Memorial Park, 670 Ossipee Trail West (includes 3 soccer fields, 3 softball fields, a dog park, and a playground)
- Steep Falls/Boundary Road Field, 870 Boundary Road (Baseball/softball field)

## Preserves and Trails

Standish's preserves are owned and managed by partner organizations Portland Water District and Presumpscot Regional Land Trust, and the Maine Department of Inland Fisheries and Wildlife. Two multi-use trails managed in

partnership with neighboring towns begin in Standish.

### *Sebago Lake Land Reserve*

This 1,700 acre reserve is owned by Portland Water District and is open to the public for passive recreation activities. The Sebago to the Sea and Mountain Division Trails originate here.

### *Steep Falls Wildlife Management Area*

Owned by Maine Department of Inland Fisheries & Wildlife, this 4,000 acre preserve includes trails and scenic wetlands.

### *Steep Falls Village Preserve*

Hiking trails in Steep Falls Village managed by Presumpscot Regional Land Trust.

### *Randall Orchard*

An active orchard with a conservation easement through Presumpscot Regional Land Trust that offers public hiking trails.

### *Sebago to the Sea Trail*

A multi-use trail for biking, hiking, and walking, this trail starts in Standish and continues to Gorham. It is under the Portland Trails portfolio. The long-term vision is to partner with six connecting towns to provide a trail that extends from Sebago Lake to Casco Bay.

### *Mountain Division Trail, 89 Chadbourne Road*

Owned by Maine DOT, this paved bicycle

and pedestrian trail goes through Standish, Gorham, and Windham. Friends of the Mountain Division Trail advocate for the current trail and future expansion, with a mission to

## Public Water Access

Despite its expansive Sebago Lake shoreline, Standish has little public water access. The majority of the shoreline is part of Portland Water District protected land, or in private ownership.

- Rich Memorial Beach, 100 Newbegin Way (Public beach for residents only)
- Sebago Lake Station Landing boat launch, Northeast Road
- Standish previously provided public access to Watchic Lake at Kiwanis Beach. Kiwanis Beach is temporarily closed.

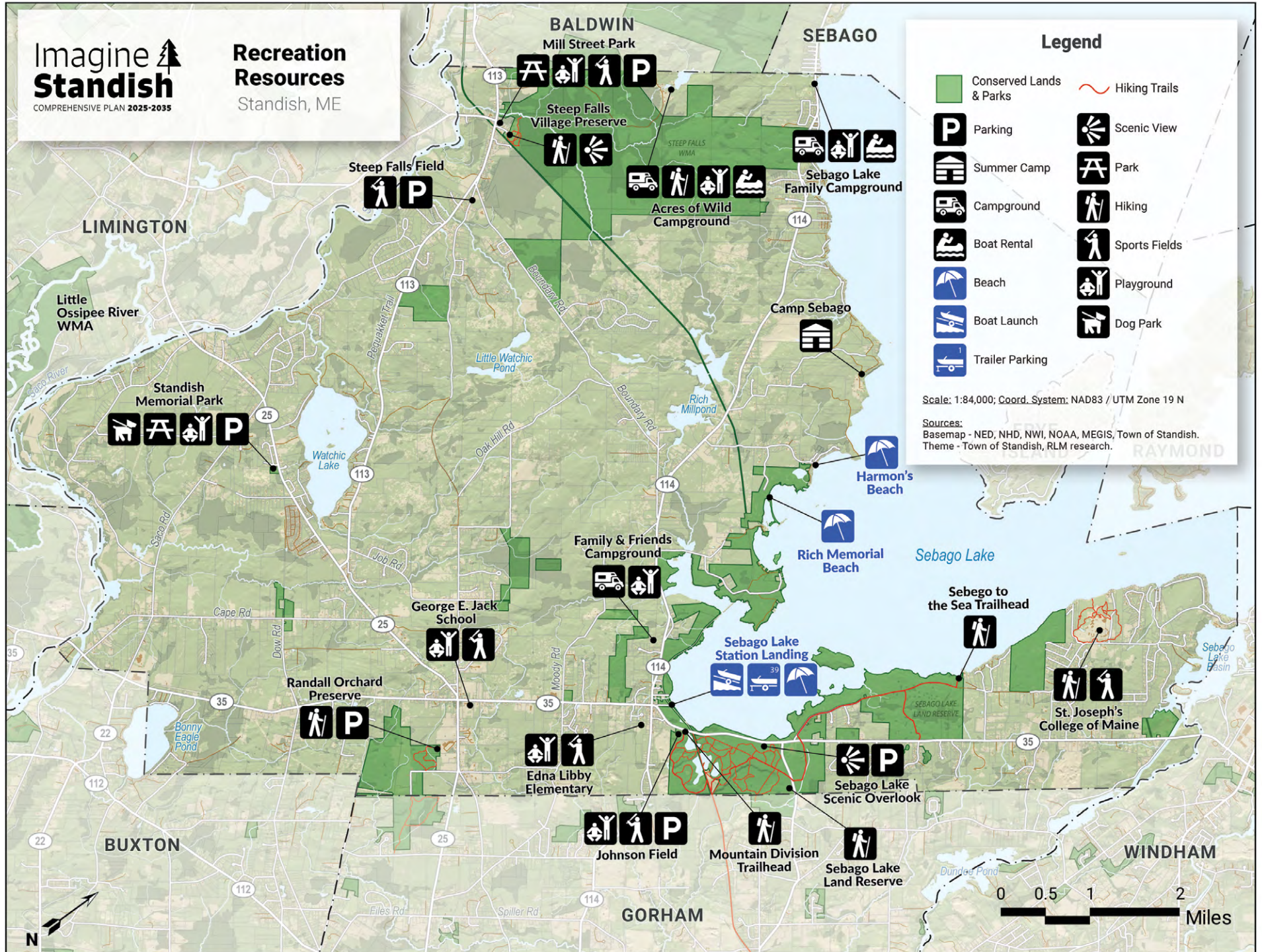
## St Joseph's College

St Joseph's College is a private college in Standish. The college allows community members to take fitness classes and use athletic facilities, including the gym and the pool, for a fee. The college also has a free walking trail that is open to the public. The 2019 recreation needs assessment found that the majority of respondents were not aware these facilities were available for their use.

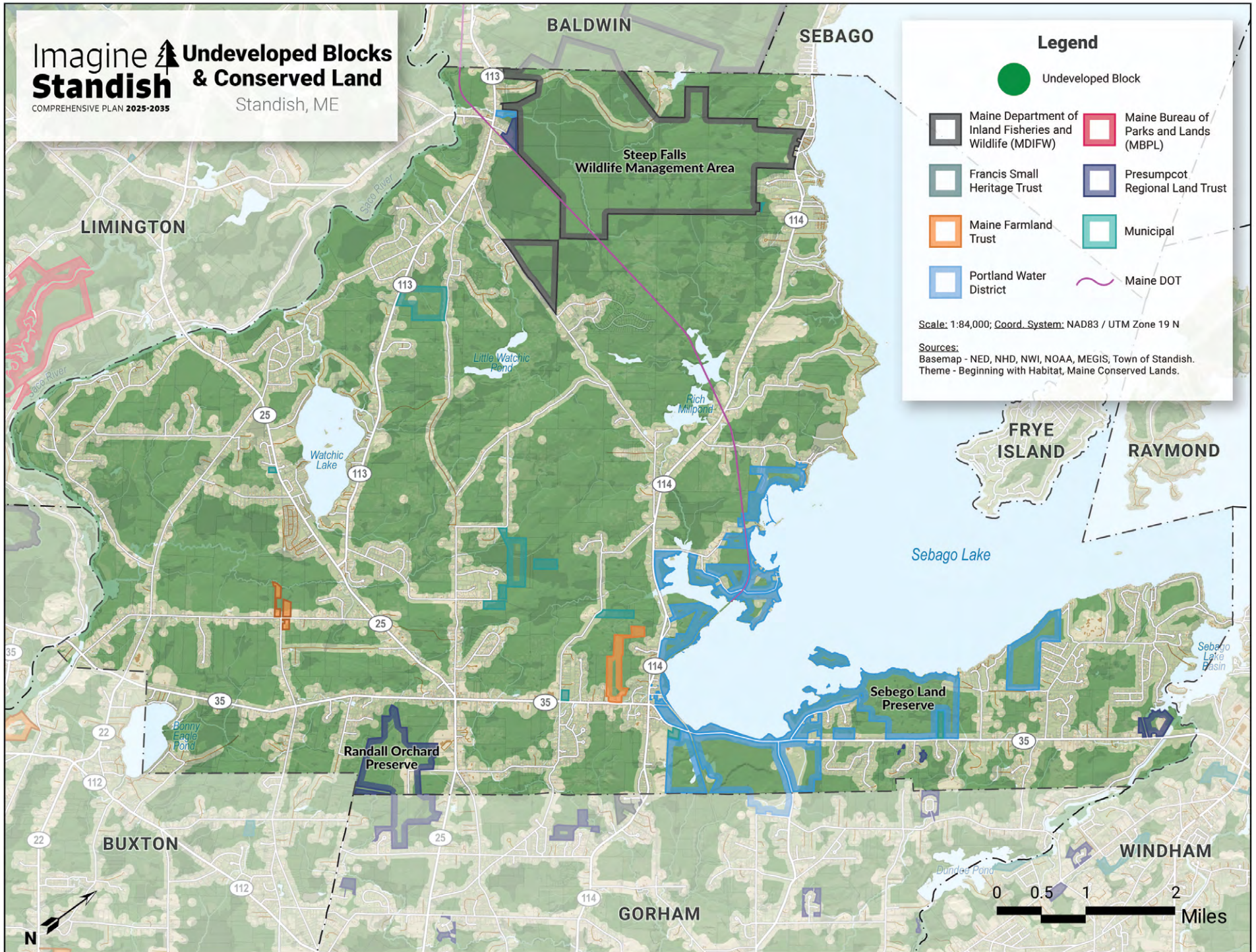
## Other Facilities

Standish Parks & Recreation hosts indoor programs at the Standish Municipal Center at 175 Northeast Road. Classes including dance,











yoga, and youth activities are held in Council Chambers, the Sebago Lake Room, and the Watchic Lake Room.

## Public Recreation Programs

Standish Parks & Recreation hosts a wide range of recreation programs, events, classes, and courses for residents of all ages. Programs vary by season. The town offers scholarship assistance to help Standish residents who need support with the cost of participation fees. A sample of programming includes:

- Preschool dance, theater, and play groups
- Before and after school programs, early release day trips, and school vacation camps
- Youth soccer, field hockey, and track and field
- Summer camps, including performing arts, soccer, and general camps
- Adult fitness classes and trips
- Standish Active Seniors group

Parks & Recreation also hosts community events including a holiday tree lighting, a spring pancake breakfast, and summer concerts.

## Facilities Assessment

Standish is likely to see population growth in people aged 65 and over and growth in young families with children (see Population Chapter). This means that recreation facilities will need to be adequate for multiple types of users, but with a particular emphasis on the

elderly or senior citizen population and for those with disabilities.

Existing facilities are unlikely to accommodate projected growth.

The town conducted a needs assessment in 2019 to plan for future facilities to support a growing population. The findings of this assessment supported the need for an indoor community center in Standish to serve multi-generational residents at a centrally-located site near the current town municipal building. Desired facilities included an indoor pool, gym, track, and space for recreation programs. Respondents ranked the need for aquatics, after school programs, and summer day camps as the most needed recreation programs for Standish.

Standish conducted a feasibility study for the community center in 2019. The COVID-19 pandemic delayed progress on the project and increased costs, and in 2022, the Town Council voted not to send a referendum for a community center to the votes. (The town previously sought to create an indoor community center after a 2006 needs assessment, but the 2008 economic downturn scuttled the project.) The 2019 study concluded that as an alternative to constructing a new facility, the town could consider repurposing existing space or exploring partnerships with local groups.



# Transportation

## Highlights

- Most MaineDOT work plan projects over the next few years are for highway construction and safety improvements.
- Standish has 16 bridges. Most are in fair to very good condition.
- 96% of Standish residents commute to other towns for work. Of this number, 76% drove to work alone, 6% carpooled, 0.3% used public transit, 0% biked, 4% walked, and 11% worked from home. Compared to 2012, 83% drove alone, 9% carpooled, 0% used public transit, 0% biked, 4% walked and 3% worked from home..
- Traffic congestion is an issue during morning and evening commute times along Route 25, especially at Standish Corner. Traffic congestion is even worse during these times and the summer tourist season. Traffic congestion at the Route 114/35 intersection, particularly in summer, is also a major issue. The intersection is currently undergoing a MaineDOT project to add a light that will hopefully improve this.
- There is one High Crash Location in Standish between 2021 and 2023.

## Street Network

According to Maine Department of Transportation (MaineDOT), Standish has 21.35 miles of state highway roads, 16.52 miles of state aid highway roads, and 101.86 miles of town roads. Road classification systems are used to group public roads and highways into classes according to the character of service they are intended to provide. Roads are grouped into three broad categories: arterials, collectors, and local roads.

### *Arterials*

Arterials are highways that provide for long distance connections between larger population centers. They are typically designed to carry higher volumes of traffic at higher speeds. Route 25 is classified as a major arterial in Standish.

### *Collectors*

Collector roads bring together traffic from local roads and connect smaller cities and towns. They are characterized by moderate speeds with the purpose of providing better access to adjacent land. Routes 113, 114, and 35 are major collectors in Standish.

### *Local Roads*

Local roads are designed to access abutting land uses and to connect collector and arterial roads. They are not designed for longer distance through traffic and typically serve between 100 and 500 vehicles per day. Private roads are not classified, but often serve a

similar function as local roads. Most roads in Standish are local roads.

Road Maintenance & Work Plan

The federal function classification system helps establish maintenance responsibilities for MaineDOT and the Town. Generally, MaineDOT maintains arterials and collector roadways while the Town maintains local roads. A portion of Standish is located within an Urban Compact Area. Maine’s Urban Compact Municipalities are those where the population according to the last U.S. Census exceeds 7,500 inhabitants or is fewer than 7,500 inhabitants but more than 2,499 inhabitants, and in which the ratio of people whose place of employment is in a given municipality to employed people residing in the same municipality is 1.0 or greater. State roads within the Urban Compact Area are maintained by the Town and funding for the maintenance of these roads is the Town’s responsibility. Urban Compact designations in Standish are located along Route 35 and Route 114, along Route 25 to Watchic Lake, and in Steep Falls off Route 113.

The MaineDOT three year-work plan lists all of the road maintenance projects in Standish occurring between 2024 and 2026 and their associated costs. Most of the road maintenance projects in Standish are for highway paving, spot improvements and reconstruction. The other project is for drainage maintenance.

Year	Scope	Name	Description	Project Cost
2024	Highway Construction/Rehabilitation Urban Highways Intersected Reconstruction	Route 3/Route 114	Municipal Partnership Initiative Program. Located at the intersection of Route 35 and Route 114	\$1,770,000
2024	Highway Paving Rural Highways Cold-In-Place Recycle	Route 25	Beginning 0.12 of a mile west of Route 113 and extending west 1.86 miles. Continuing 0.09 of a mile west of Saco Road and extending west 1.00 mile	No Cost Provided
2024	Highway Safety and Spot Improvements Rural Highways Highway Improvement - PE Only	Route 35	Beginning at Ossipee Trail E and extending northeast 2.54 miles	\$255,000
2024	Drainage Maintenance	Route 114	Ditching on Route 114 in Standish. Beginning at the Standish-Sebago town line and extending 2.25 miles southeast	\$24,000

Figure 1: Maine DOT Work Plan (2024-2026)  
Source: Maine Department of Transportation (DOT)



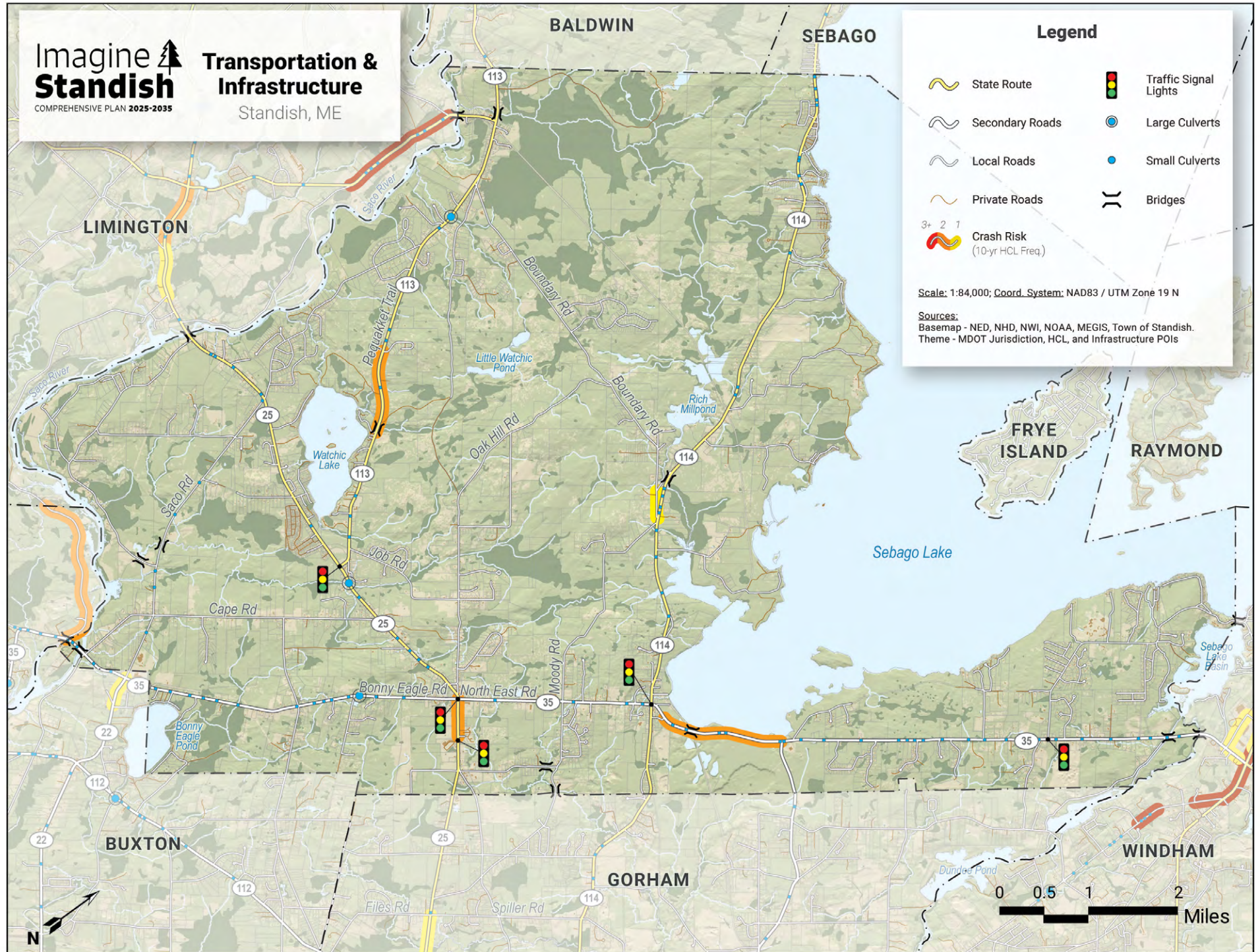
## Bridges

There are sixteen (16) bridges in Standish. Of those, thirteen (13) are maintained by MaineDOT and three (3) are maintained by the town. The ones that are maintained by the town include Rich Mill, Shaws Mill, and Josies Brook 2. The only bridge in poor condition is Mountain #18.05. The rest range from fair condition to very good condition.

Bridge Number	Bridge Name	Facility	Year Built	Material	Condition
5634	Josies Brook 2	River Road	1955	Steel	N/A
3093	Tucker Brook	Pequawket Trail	1961	Steel	N/A
2001	Aaron Nason	Saco Road	1927	Concrete	Fair
5926	Station 135	Richville Road	2018	Concrete	N/A
2914	Watchic	Pequawket Trail	2020	Concrete	N/A
2123	Canal	Chadbourne Road	1987	Steel	Fair
3907	Sebago Lake Road Crossing	Chadbourne Road	2011	Steel	Good
5216	Watchic Brook	TW	1927	Concrete	N/A
7672	Mountain #18.05	Mountain Branch	1895	Steel	Poor
2717	Rich Mill	Mosley Road	1931	Concrete	Fair
2252	East Limington	Ossipee Trail W	1978	Steel continuous	Satisfactory
2190	Bonny Eagle Covered	Bonny Eagle Road	2013	Steel	Very Good
3406	Bonny Eagle	Bonny Eagle Road	1990	Steel continuous	Satisfactory
3857	Whites	Whites Bridge Road	2010	Steel	Very Good
2420	Josies Brook	Route 25	1928	Concrete	N/A
0228	Shaws Mill	Moody Road	1960	Steel	N/A

Figure 2: Standish Bridges  
Source: Maine DOT(2023)







## Culverts

Standish has 3 large culverts and 88 cross culverts. Cross culverts are small culverts that run under state-owned roadways. MaineDOT defines a cross-culvert as a pipe or structure that has a span of less than 5 feet or multiple pipes or other structures with a combined opening of less than 20 square feet in area. MaineDOT defines a large culvert as a pipe or structure with a total span width greater than 5 feet and less than 10 feet or multiple pipes where the clear distance between openings is less than half of the smaller contiguous opening and the total flow area is between 20 and 80 square feet. Two (2) of the large culverts are in good condition and the other is in fair condition. Approximately 88% of cross-culverts are located along major collectors and the other 12% are located along minor arterials. A majority of cross culverts (around 85%) are in either good or fair condition.

## Road Design Standards

Chapter 252 of Standish’s Zoning Ordinance outlines design and performance standards for the construction of private and public streets. The dimensional standards are shown in the table below. Different standards apply to different types of roads. The design of streets need to provide for the proper continuation of streets from adjacent subdivisions. Dead-end road length is limited to 2,500 feet.

Standish’s Form Based Code Village District contains additional design standards and frontage types for roads in the village districts. The purpose of the Form Based Code for the design of roads is to allow for road frontage

Asset System	Barrel Structure	Condition
46184	Other	Fair
46185	Concrete Box Culvert	Good
1081755	Bitum. Coated Corr. Metal Pipe	Good

Figure 3: Standish Culvert  
Source: Maine DOT (2023)

Type of Street	ROW Width	Shoulder Width	Pavement Width
Arterial	80 feet	12 feet	32 feet
Collector	66 feet	8 feet	26 feet
Local	50 feet	1.5 feet	22 feet
Industrial/Commercial	66 feet	9 feet	26 feet

Figure 4: Standish Road Design Standards  
Source: Town of Standish, Zoning Ordinance

that strengthens bicycle and pedestrian connections, placemaking, reinforce character of existing traditional neighborhoods, and to provide mixed use development patterns.

Standish is a small rural community dominated by a large network of low traffic volume local streets. Most of these streets do not have sidewalks even though sidewalks are allowed and encouraged in all the village zoning districts. Because Standish has significant frontage on Sebago Lake, new roads are also encouraged to have adequate stormwater management to protect water bodies, lakes and streams.

## Street Connectivity

A well-designed and well-implemented street connectivity system provides multiple routes to and from destinations, limits the

construction of developments with few entry and exit points, and encourages other modes of transportation like walking and biking. Roads in Standish are generally not well connected. Arterial and collector streets such as Route 25, 35, and 114 contain a majority of smaller dead-end roads in subdivisions that do not connect well within the larger street network. Within the Form Based Code Village Districts (FBCVD), connections

to streets on adjacent parcels are required. Future street connections in the FBCVD are also encouraged to maximize connectivity and minimize environmental impacts.

## Access Management

For improved safety and enhanced productivity along highways, MaineDOT provides a set of access management rules. According to the MaineDOT Access Management Handbook, access management balances safe access to a property with mobility and traffic flow. Anyone installing a driveway or entrance along a state road or state-highway must receive permitting from MaineDOT. All rural state highways and state aid roadways outside urban compact areas are subject to MaineDOT entrance and driveway rules. While MaineDOT

administers the access management program outside a municipality's urban compact area, the responsibility and authority for implementing land use and access management lies primarily with municipalities.

Chapter 252 of Standish's Zoning Ordinance for Street and Sidewalks contains access management standards, which apply to all arterial and collector roads. Special consideration is given to the location, number and control of access points, adequacy of adjacent streets, traffic flows, sight distances, turning lanes and existing or proposed traffic signalization and pedestrian-vehicular conflicts.

## Traffic Volumes & Safety

### *Commuting Patterns*

According to the U.S. Census "On the Map" 96% of Standish residents commute outside town for work, while only about 4% of residents live and work in town. According to the 2022 U.S. Census ACS 5-year Estimates, there

Commute Mode	2012	2022
Drove Alone	83%	76%
Carpooled	9%	6%
Public Transit	0%	0%
Walked	4%	4%
Biked	0%	0%
Worked from Home	3%	11%
Mean Travel Time	30.3	30

Figure 5: Standish Residents Commute Patterns  
Source: ACS 5-Year Estimates (2022)

were 5,675 Standish residents who commuted to work. Of this number, 76% drove to work alone, 6% carpooled, 0.3% used public transit, 0% biked, 4% walked, and 11% worked from home. Compared to 2012, 83% drove alone, 9% carpooled, 0% used public transit, 0% biked, 4% walked and 3% worked from home. The percentage of people working from home has increased due to the growth in remote work as a result of COVID-19.

## Average Annual Daily Traffic Counts (AADT)

Average Annual Daily Traffic Counts (AADT) are collected by MaineDOT during certain times of year and are determined by placing an automatic traffic recorder at a specific location for 24 hours. The 24-hour totals are adjusted for seasonal variations. MaineDOT provides AADT counts for selected road segments between 2016 and 2019. AADT was not tracked in Standish for 2014, 2015, 2017 and 2018. Traffic counts have remained relatively stable over the years. Noticeable increases on road segments include Cape Rd SW/O SR 25 (Ossipee Trl), SR 25 (Ossipee) W/O Oak Hill Rd, and SR 35 (Bonny Eagle Rd) SW/O SR 25 (Ossipee).

Location	AADT16	AADT19
Boundary Rd E/O Middle Rd	1,940	2,100
Boundary Rd NW/O Mosley Rd	2,090	2,260
Cape Rd N/O SR 35 (Bonny Eagle Rd)	1,110	970
Cape Rd SW/O SR 25 (Ossipee Trl)	1,360	1,520
IR 679 (White Bridge Rd) NW/O SR 35	4,170	3,420
Manchester Rd S/O SR 113	1,210	1,070
Saco Rd NW/O Cape Rd	2,780	2,960
Saco Rd S/O SR 25 (Ossipee Trl)	2,550	2,390
SR 11 (Main St) SW/O SR 113 (Pequawket)	2,010	2,150
SR 11/113 NW/O SR 11	5,460	5,610
SR 113 (Pequawket Trl) N/O Manchester Rd	4,680	4,240
SR 113 (Pequawket Trl) N/O SR 25 (Ossipee)	4,920	4,620
SR 113 (Pequawket Trl) NW/O Job Rd	4,440	4,460
SR 113 (Pequawket Trl) SE/O Manchester Rd	3,800	3,450
SR 113 (Pequawket Trl) SE/O SR 11 (Main St)	5,930	5,390
SR 114 (Richville Rd) NW/O Mosley Rd	4,510	5,000
SR 25 (Ossipee Trl) E/O Saco Rd	8,510	7,630
SR 25 (Ossipee Trl) E/O SR 113 (Pequawket)	13,880	13,120
SR 25 (Ossipee Trl) SE/O SR 35 (Northeast)	14,510	13,520
SR 25 (Ossipee Trl) W/O Saco Rd	8,100	7,070
SR 25 (Ossipee Trl) W/O SR 113 (Pequawket)	9,390	8,680
SR 25 (Ossipee) W/O Oak Hill Rd	13,890	14,290
SR 35 (Bonny Eagle Rd) SW/O Chicopee Rd	3,480	3,710
SR 35 (Bonny Eagle Rd) SW/O SR 25 (Ossipee)	3,860	4,590

Figure 6: Standish AADT Counts  
Source: Maine DOT (2023)



Roadway Congestion

MaineDOT uses a Customer Service Level (CSL) to track highway safety, condition, and serviceability. These CSLs are graded on a scale from A-F. Congestion is one measure of serviceability, which uses the ratio of peak traffic flows to highway capacity to calculate an A-F score for travel delays. All roads in Standish have a CSL rating of B or higher, which means that traffic congestion is not an issue. The town however does experience an increase in seasonal traffic during summer months for those visitors to camps and Sebago Lake, which contributes to congestion along Route 25 and 35.

High Crash Locations

MaineDOT has a system for rating crashes based on a ratio between actual crash rates and critical crash rates. A High Crash Location (HCL) is defined as a location that has eight or more traffic crashes and a Critical Rate Factor (CRF) greater than 1.00 in a three-year period. There was one (1) HCL in Standish between 2022 and 2024.

Intersection/Section	Total Crashes
Intersection of Chadbourne Road, Fort Hill Road, Northeast Road, Richville Road	17

Figure 7: Standish HCLs  
Source: Maine DOT (2023)

Rail Network

Part of the Mountain Division Trail currently runs through Standish. The Mountain Division Rail Use Advisory Committee recently voted to recommend the interim conversion of 31 miles of the existing Mountain Division Railroad track to an interim 10 foot wide paved bicycle and pedestrian trail that would extend from Fryeburg to Standish. Once completed, the Mountain Division Trail will be a continuous 40-mile trail from South Windham to Fryeburg going through Gorham, Windham, Standish, Baldwin, Hiram, Brownfield, and Fryeburg. Eventually, it will connect with Portland on the eastern end and New Hampshire to the west.

Public Transportation

Standish does not have any public transportation other than school busing for the school districts. Standish Taxi Service offers airport transportation, shuttle service, taxi service, and limo services seven days a week booked through private reservations.

Parking

Off-Street Parking

Standish’s Zoning Ordinance contains off-street parking design standards for commercial, professional and business establishments. Off-street parking in the Village Center, Business and Commercial or Industrial Districts are required to conform to the following parking standards:

- For buildings under 10,000 square feet, all parking shall be situated behind the

portion of the structure that faces the arterial or collector street.

- For buildings 10,000 square feet and over, 60% of the parking shall be situated behind the portion of the structure that faces the arterial or collector and the remaining 40% may be situated at the sides or rear of the building.
- When a structure has frontage on two streets, all off-street parking shall be situated as near as possible to the corner of the building which is most distant from both streets.
- All off-street parking must be designed with adequate turn lanes for vehicles.
- Curb cuts for off-street parking shall be limited to one per lot for all lots with less than 200 linear feet of street frontage.
- All off-street parking shall be landscaped with islands or berms which incorporate deciduous street trees within and adjacent to the lot area.

The Zoning Ordinance contains minimum off-street parking standards for different uses in accordance with the table on the following page.

Public Parking

Public parking lots in Standish are located at various destinations throughout town including at the schools, Kiwanis field, Standish Memorial Park, Standish Quick Stop, Hannaford and other businesses. Standish has not completed a parking needs assessment or similar study to determine the current availability of parking. There does not appear to be

Use	Minimum Parking Spaces
Commercial accommodations	1 for each lodging unit
Residential	2 per dwelling unit
Elderly housing	1 per bedroom, plus 1 for every 10 dwelling units, plus 1 for every 200 square feet of non dwelling unit floor area
Church	1 per 3 seats in principal assembly room
School	1 per 3 seats in principal assembly room or 2 per classroom, whichever is greater
Private club or lodge	1 per 4 members
Theater	1 per 4 seats
Hospital and nursing home	1 for every 250 square feet of gross leasable area
Retail	1 for each 180 square feet of gross leasable area
Eating and drinking establishment	1 for every 3 seats
Industrial	1 for each 1.2 employees
Funeral homes	1 for each 75 square feet of floor space
Industrial, public utility, warehouse or storage facility	1 per employee per 24-hour period and 1 per vehicle used to conduct business

Figure 8: Standish Parking Requirements  
Source: Town of Standish, Zoning Ordinance

a lack or need for additional parking. However, there has been concerns in the community about parking near recreational areas or trail heads. As Standish seeks to support outdoor recreation, there may be an added need for parking.

## Bicycle & Pedestrian Network

Sidewalks and bicycle infrastructure are limited in Standish. Standish requires sidewalks to be constructed within the Form Based Code Village Districts. The purpose of the Form

Based Code Village Districts is to strengthen and/or establish mixed-used, interconnected, village scaled neighborhoods. The standards for the Form Based Code Village Districts allow for a wide range of residential, economic development and recreational opportunities, while promoting improved vehicular and pedestrian connectivity. Sidewalks generally are not well connected in town. Sidewalks are encouraged in the Form Based Code Village Districts. Per Article IV of the Zoning Ordinance, the Town Council may develop roadway and sidewalk plans, includ-

ing but not limited to the location of future Town rights-of-way and the location of future curb cuts for vehicular access to and from primary roads and the Planning Board shall consider any applicable roadway and sidewalk plans for new development. Applications for new development are encouraged to design projects so as to not impair the Town's ability to implement roadway and sidewalk plans in the future.

## Prior Planning Initiatives

Standish has been part of a few local transportation efforts and is also currently part of a regional study for connecting the Mountain Division Trail. Those local studies are described below.

### *Route 25/35 Corridor Study*

The Town of Standish retained the services of Gorrill Palmer Engineers, Inc. to conduct a traffic study for Routes 25 and 35 and to develop an access management plan for the corridor. Routes 25 and 35 are major arterials in town which experience heavy commuter volumes and traffic. The goal of the access management plan is to preserve the capacity of Route 25 and 35 by avoiding confusing traffic patterns, reducing the need for turn lanes and planning traffic signals appropriately.

### *Standish Corner Village Design Master Plan*

The Standish Corner Village Design Master Plan was drafted in response to the last Comprehensive Plan, which called for focusing new development within the four future Growth Areas. Standish Corner was selected as the first area for a Master Plan to encourage the revitalization and expansion of the village in a safe, attractive and responsible manner. The plan includes specific recommendations for improved transportation and placemaking including exploring shared parking arrangements, encouraging pedestrian and vehicular connectivity and the creation of new streets, encouraging on-street parking to minimize large surface parking lots, and



considering a wider range of street types to allow for more flexibility in neighborhood design.

## *Sebago Lake Master Plan*

The Sebago Lake Village was one of the other designated Growth areas from the last Comprehensive Plan. The Town's main objectives for the Master Plan include visual preferences for architectural design, sidewalks, pedestrian access and safety, public green space and more opportunities for parking. An important component of the Master Plan is accessible pathways that connect neighborhoods and provide for easy pedestrian connections to the village core.

## Regional and State Planning

Standish is a member of the Portland Area Comprehensive Transportation System (PACTS), which is a regional metropolitan planning organization (MPO) along with 17 other communities in the greater Portland area. PACTS coordinates transportation planning and investment decisions within the state, municipalities and public transportation partners. PACTS directs the spending of more than \$25 million in transportation funding each year. The Greater Portland Council of Government (GPCOG), provides staff support to PACTS.

In order to guide its work, PACTS issues a long-range transportation plan, a long-range public transportation plan, and an active transportation plan. The Long-Range Transportation Plan is a 20-year plan which creates the vision and sets the tone for planning. This plan also informs the 4-year Transportation Improvement Plan, which identifies funding investments, sets performance targets and informs the 2-year Unified Planning Work Program.

MaineDOT is responsible for setting transportation goals for the State. To do so, they work with all the State's transportation organizations and local governments as well as other interested parties. MaineDOT's planning process includes a Long-Range Multimodal Transportation Plan, an annual Work Plan, and a Statewide Transportation Improvement Program. Standish actively participates in the development of statewide planning documents as well as the local implementation of those plans.

## Transportation Challenges

Standish faces several different transportation challenges. As a commuter town, the high volume of cars along Route 25 and Route 35 contributes to traffic congestion and is especially bad during the summer months with seasonal

visitors. This is made worse due to the fact that few roads in town are well connected. Additionally, the town lacks alternative modes of transportation including public transit and adequate sidewalks and bike pedestrian infrastructure leading people to drive to get around town.

The town also is characterized by having many smaller dead end roads with camps and residences off Route 114 and Route 35 that front onto Sebago Lake. These roads, particularly as a result of erosion, road salt, fertilizers, etc. could increase runoff into Sebago Lake. In the future, as Standish continues to implement its form based code, careful considerations for pedestrian development, increased landscaping, and improved road design will be imperative to ensure that Standish contains safe and environmentally friendly transportation options for all.

Capital Expenditure		Reserve Funds	Year	Life Cycle	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	10 Year Totals
<b>General Administration</b>															
GA-01	Commercial Revaluation							55,000							55,000
GA-02	CEO 4WD Vehicle		2018	10				50,000							50,000
GA-03	Government Access	33,153													
GA-04	Munis Server						25,000		25,000						50,000
GA-05	Vision Server														50,000
GA-06	Electric Message Board														
GA-07	Town Hall Roof Repair										25,000				25,000
GA-08	Network Infrastructure upgrade														
GA-09	HVAC/Insulation upgrade														
GA-10	Comp Plan Phase 1 of 2														
GA-11	Assessing Vehicle		2007	10			50,000								50,000
GA-12	File Server							20,000			20,000				40,000
GA-13	Town Hall Boiler replacement														
Subtotal		33,153			70,000	50,000	75,000	125,000	25,000	25,000	45,000	50,000			465,000
<b>Public Safety</b>															
PS-01	Rescue 1 (Ford)		2019	5	450,000										450,000
PS-02	Rescue 2 (Ford)		2016	5					275,000						275,000
PS-32	Rescue 3 (Dodge)		2021	5			250,000								250,000
PS-03	Tank 12 (Freightliner)		2021	25											
PS-04	Engine 21 (E-One)		2011	15		975,000									975,000
PS-05	Engine 3 (E-One)		2005	20											
PS-06	Engine 4 (Ford E-One)		2014	20									1,000,000		1,000,000
PS-08	Tower 1 (E-One)		2001	25						1,900,000					1,900,000
PS-09	Unit 2 (Tahoe)		2018	10			45,000								45,000
PS-10	Unit 3 (Ford Explorer)		2021	10											
PS-11	Unit 7 (Chevy P/U)		2015	10			35,000								35,000
PS-12	Tank 3 (Kenworth/Central S)		1995	20											
PS-13	Forestry 3 (Army 6X6)		1991	20											
PS-14	Utility 5 (Ford)		2018	20											
PS-15	Marine 6 Boat w/trailer		2003								65,000				65,000
PS-16	Squad 6 (Ford)		2009												
PS-17	Trail 1		2005												
PS-18	Traffic 8 (GMC Cargo Van)		2007					35,000							35,000
PS-19	ACO Vehicle (Chevy Express)		2010	10				40,000							40,000
PS-20	Gear washer/dryer								30,000						30,000
PS-21	Cardiac monitors		2015	12		50,000		50,000							150,000
PS-24	Jaws of Life														
PS-27	Thermal Image Cameras		2012	10									100,000		100,000
PS-28	Dry Hydrants														
PS-29	SCBA		2020	10					300,000						300,000
PS-34	Mechanical CPR Device														
PS-35	Stretchers						225,000								225,000
	Hose & Nozzle Replacement				250,000										250,000
	Central Station Expansion				35,000			750,000							750,000
	Knoks Box Key Locks														35,000
Subtotal					785,000	1,025,000	555,000	875,000	605,000	1,900,000	65,000	-	1,100,000	-	6,910,000



Capital Expenditure Title		Reserve Funds	Year	Life Cycle	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	10 Year Totals
<b>Parks &amp; Recreation</b>															
PR-01	Memorial Park	9,441													-
PR-02	Tennis Courts														-
PR-03	Ice Skate Rink	2,303				50,000									-
PR-04	Playground SMP														50,000
PR-05	Indoor Rec Facility	24,697													-
PR-06	Multi-passenger Bus		2018	15						60,000					60,000
PR-07	Multi-passenger Van		2019	15				40,000							40,000
PR-08	Rich Memorial Beach		2018												-
PR-09	Mt. Division Trail Ext.														-
PR-10	Subcompact Tractor					30,000									30,000
PR-11	Mower														-
PR-12	2019 Ford F350 pickup		2019	10			50,000								50,000
PR-13	Storage shed/garage														-
PR-14	Ford F350 pickup plow package														-
Subtotal		36,441			30,000	50,000	50,000	40,000	-	60,000	-	-	-	-	230,000
<b>Public Works</b>															
PW-01	Truck 1 w/ plow gear		2011	12		75,000									75,000
PW-02	Truck 2 Wheeler w/ plow gear		2022	12											-
PW-03	Truck 3 w/ plow gear		2011	12		260,000									260,000
PW-04	Truck 4 w/ plow gear		2023	12											-
PW-05	Truck 5 Wheeler w/ plow gear		2023	15											-
PW-06	Truck 6 w/ plow gear		2019	15					65,000						65,000
PW-07	Truck 7 w/ plow gear		2013	10	75,000										75,000
PW-08	Truck 8 w/ plow gear		2009	12	310,000										310,000
PW-09	Truck 9 Wheeler w/ plow gear		2024	15											-
PW-10	Truck 10 Wheeler w/ plow gear		2015	15				310,000							310,000
PW-11	Truck 11 w/ plow gear		2019	15								260,000			260,000
PW-12	Truck 12 w/ plow gear		2022	15											-
PW-14	Truck 14 Aerial Bucket Truck		2009	20											-
PW-15	Truck 15 Wheeler w/ plow gear		2023	15											-
PW-16	Sander T - 1 Fisher Poly		2011	15											-
PW-17	Sander T - 3 Stainless		1994	20											-
PW-18	Sander T - 4 Stainless		1994	20											-
PW-19	Sander T - 5 Stainless		2023	20											-
PW-20	Sander T - 6 Fisher Poly		2019	15											-
PW-21	Sander T - 7 Fisher Poly		2009	15											-
PW-22	Sander T - 9 Stainless		2004	20											-
PW-23	Sander T - 11 Stainless		1994	20											-
PW-24	Sander T - 15 Stainless		2023	20											-
PW-25	Excavator -- used		1996	10											-
PW-26	Excavator		2021	15											-

12/10/2024

\* Refer to the Ten Year Road Improvement Plan for specifics



# Standish Vision Survey Analysis



## Overview

The Standish Online Vision Survey was launched in August and remained open through mid-December. In total 315 people responded to the survey. The purpose of this survey was to understand the most important values to Standish including the places people love the most, the challenges facing the town and aspirations for the future. The survey consisted of 11 questions total, with 5 open ended questions, and 6 closed questions pertaining to demographics.

## Analysis

In order to understand what respondents value most about Standish and significant challenges, the survey responses were analyzed to see if certain factors like age, length of time in town or other characteristics affected people's responses to the questions.

To make sure these conclusions are meaningful and not just based on random chance, the results are analyzed using statistical testing. This helped to determine whether the relationships between open ended question responses and demographics are significant in the real world and not due to just chance.

Responses to the open-ended questions were grouped into categories and counted based on number of mentions. The categories with the most support are shown in the graphs and charts below. The other responses not shown are discussed in detail below.

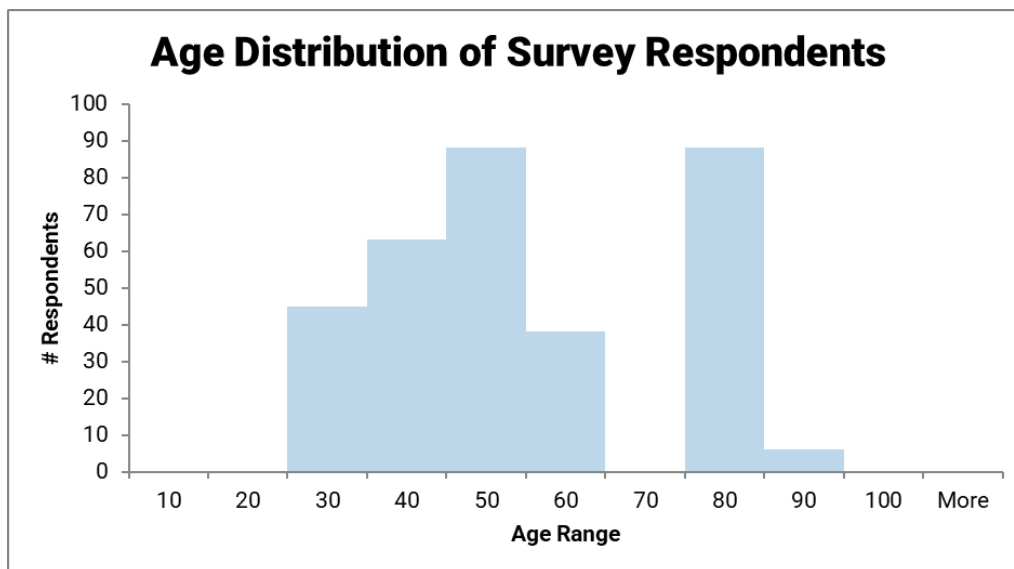
## Demographics

Both histograms below show the distribution of ages and length of time in town. The response categories on the survey included ranges (i.e. 18-24 years, 24-34 years, 35-44 years, etc.). These ranges were averaged to a single number in order to create bins for categories and visually show the spread of data across different ages.

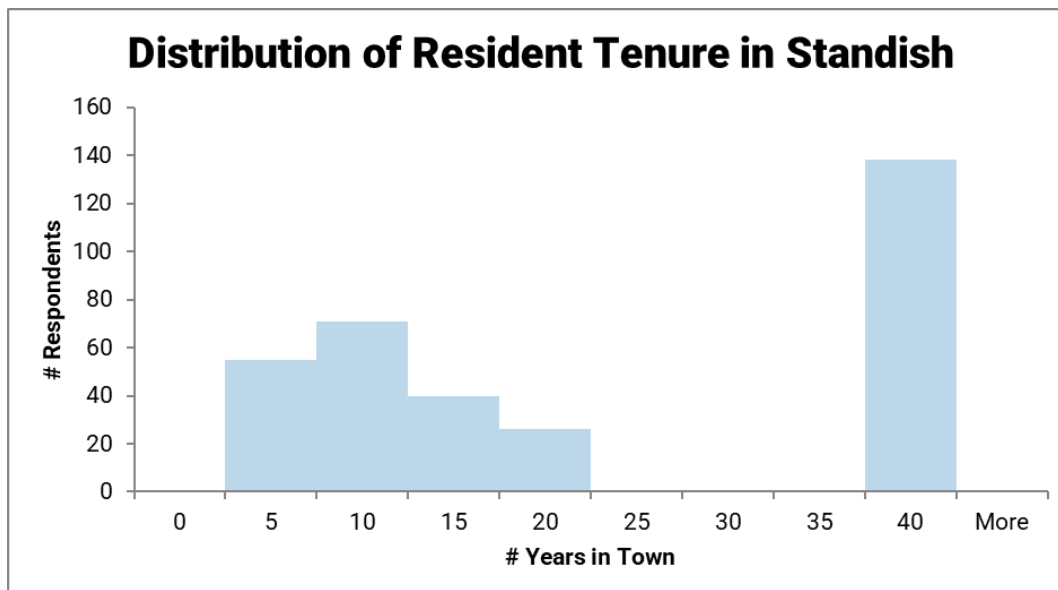
The age distribution histogram of survey respondents shows a trend towards greater survey participation from older individuals 50 and over, as the data is skewed towards the right. Despite most respondents being between the ages of 30 and 50, there was quite a large distribution of survey respondents who were 70 and over. The mean age of survey



respondents was 52.8 with a standard deviation of about 16 which shows some spread in responses, but not a lot. The mean age in Standish in 2023 according to the U.S. Census was 40.2 and the median age was 41, which suggests that the survey received more responses from older adults and retirees than from younger individuals such as school aged children, people in their teens, 20s and 30s.

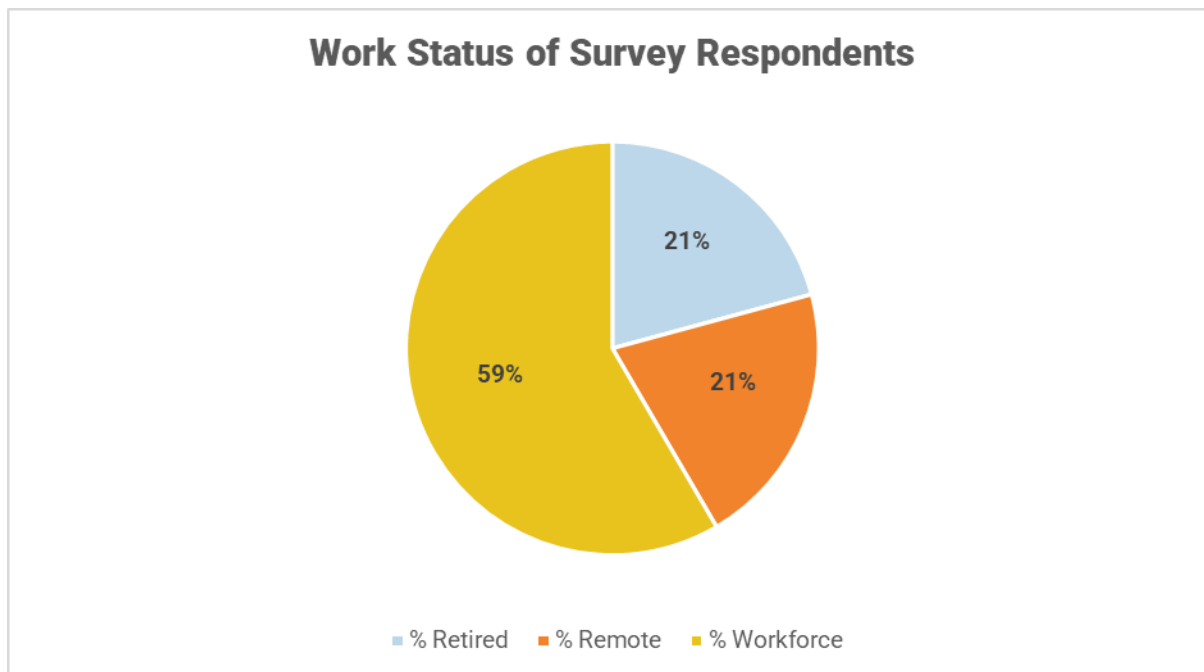


The average number of years in Standish was 19 years and shows the distribution skewed right even though a lot of the data is clustered between those who have lived in Standish between 5 and 20 years. The median number of years in Standish was 13, which suggests that this data distribution is more prone to outliers. In this case, a resident tenure of less than 14 years is an outlier in this data. The survey tended to receive the greatest number of responses from those who have lived in Standish the longest (20 years or more).

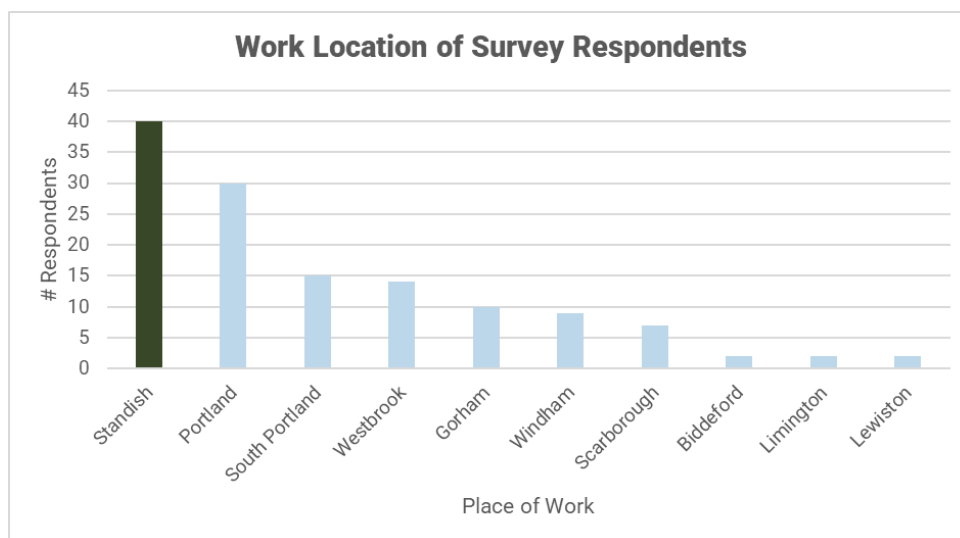




Approximately 80% of respondents participate in the workforce and of this percentage, roughly 60% commute to work and roughly 20% work remote. Around 20% of survey respondents said they are retired.



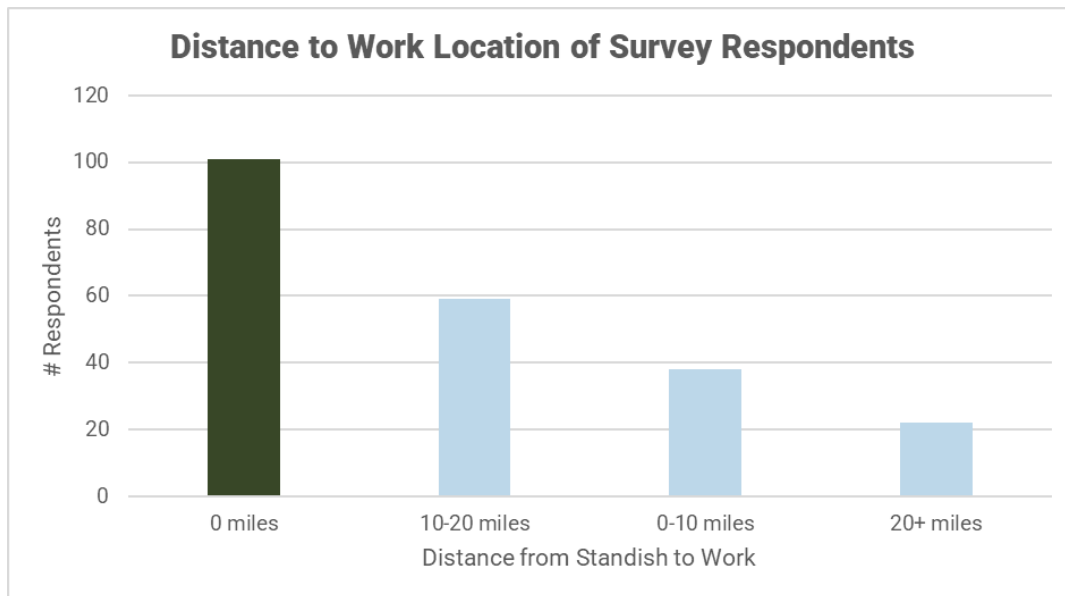
Most people who responded to the survey commute to work in Standish. The most popular work destination is within the Greater Portland region. There were a few respondents who worked in the Lewiston Auburn area and the Lakes region (Bridgton and Casco).



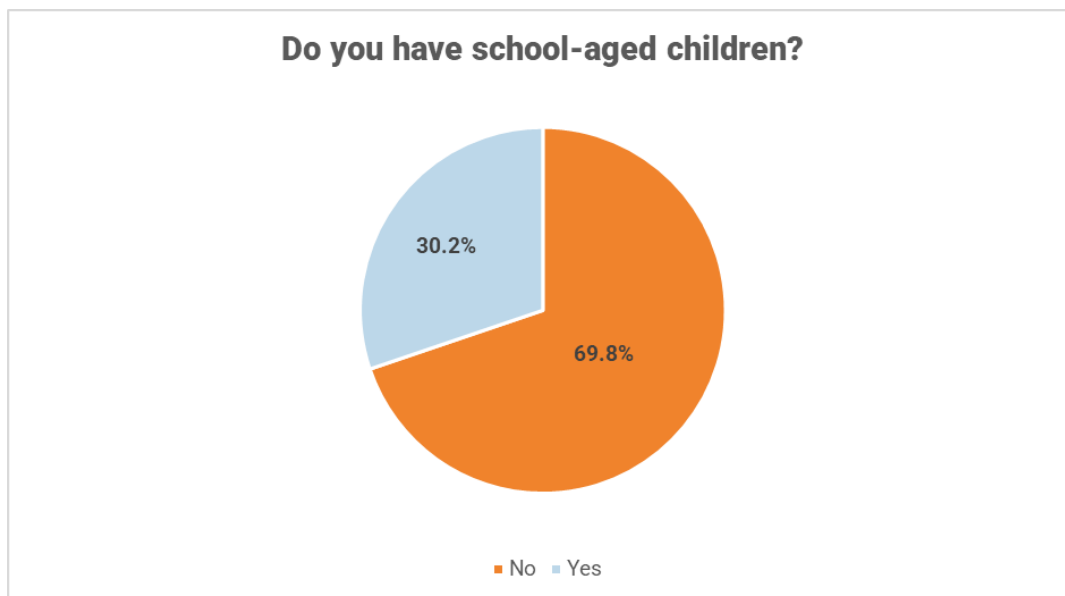
Because most respondents work in Standish travel times to work are quite low. Respondents traveling to work to Portland, Westbrook or Gorham typically see between



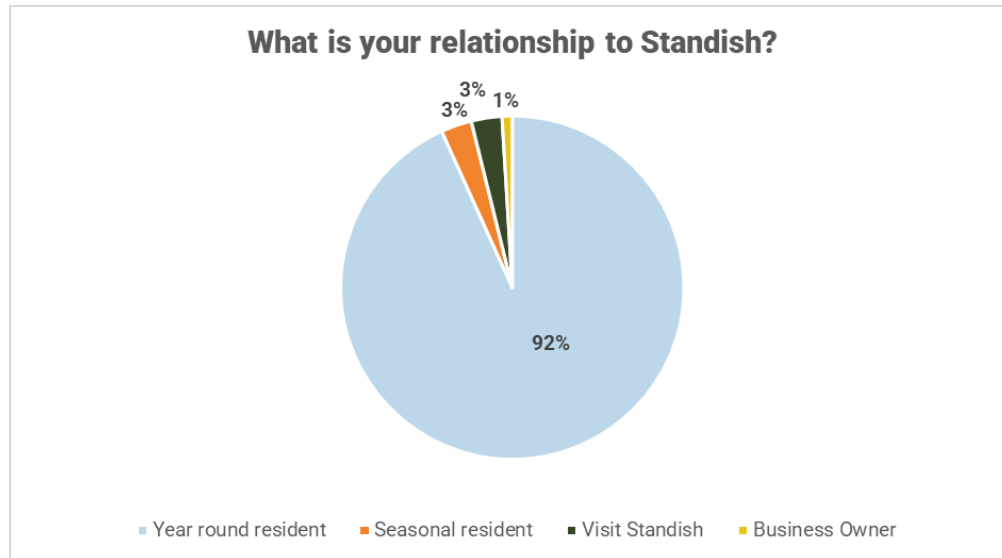
10–20-mile commutes. There were very few respondents who traveled over 20 miles to get to work and also few respondents who traveled between 5-10 miles to get to work. According to the U.S. Census “on the map” and as drafted in the Transportation Chapter, roughly 96% of residents in Standish commute to other towns for work and only 4% live and work in town and the average travel time to work was about 30 minutes, which translates to roughly 20 miles.



Nearly 70% of respondents said they do not have school aged children. This seems to be in line with the above age distribution graph showing higher participation rates of older adults and retirees rather than young families.







A majority of respondents were year-round residents, while only about 3% were seasonal. Standish is predominantly a year-round community. According to the U.S. Census, seasonal units in town decreased by about 5% between 2016 and 2021, but still comprise around 20% of total housing stock (see Housing Chapter).

## Open Response Questions

The open response questions were categorized based on number of mentions. A further explanation of those categories is discussed below. This analysis also analyzes relationships between categories to see if demographics such as age, number of years in town, place of work or work status, etc. influenced people's opinions and responses to specific questions.

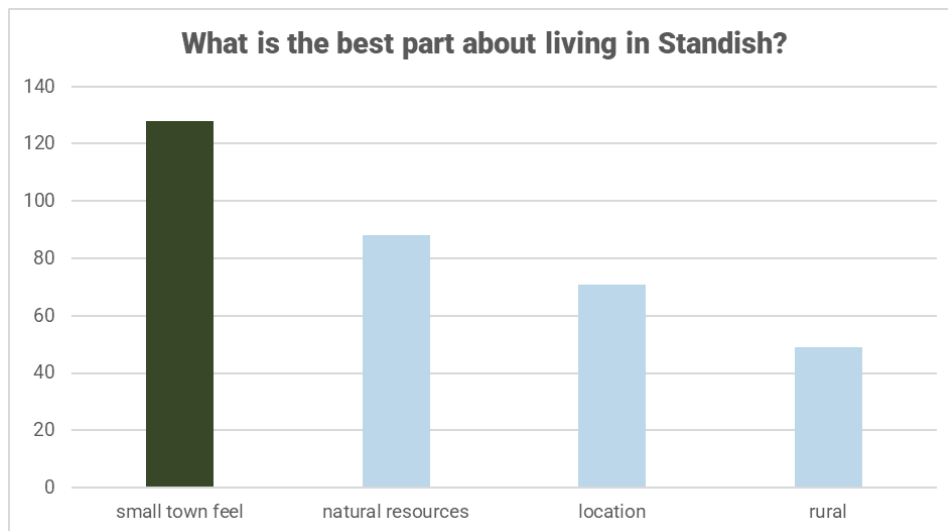
### What's the best thing about living in Standish?

Responses were categorized the following:

- Small town feel; community feel, small atmosphere, friendly people
- Natural resources; preserved land, Sebago Lake
- Location; close to natural areas and the white mountains, but also close enough to urban areas in Greater Portland
- Rural; large lot sizes, rolling farmlands, quiet country living

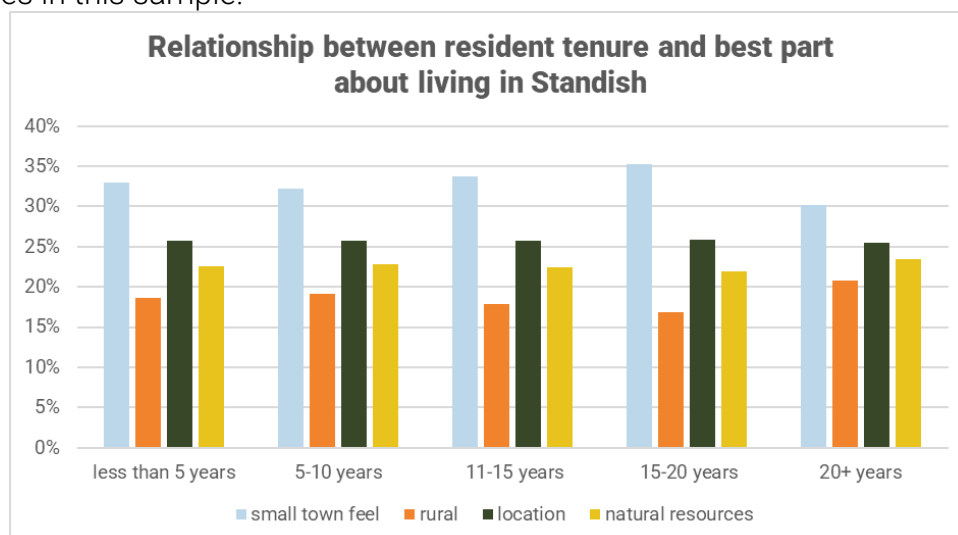
Some additional responses included low taxes, community safety and access to outdoor recreation. As shown in the graph and based on the number of mentions, "small town feel" received the most support for this question. Respondents also valued Standish for its location being quiet and rural, but still close to important resources and amenities in the Greater Portland area.





Most respondents to the survey have lived in Standish for many years, during which the character of the town has changed considerably. Longtime residents, particularly those who have lived in Standish for over 20 years, may view these changes differently from newer residents. For example, longtime residents might feel nostalgic for the town’s small rural charm and perceive it as evolving into a more suburban community. In contrast, newer residents—possibly younger individuals or first-time homebuyers who chose Standish for its affordability compared to Westbrook or Portland—may value the town primarily for its location and accessibility.

The following graph explores whether length of tenure in Standish influences opinions about what residents love most about the town. Interestingly, the data suggests that appreciation for Standish as a small rural community remains high across all tenure groups, demonstrating only a weak association between tenure and preferences. Furthermore, results from a statistical test indicate that this relationship is not statistically significant, suggesting that tenure does not meaningfully influence these preferences in this sample.



## What is your favorite public outdoor space in Standish?

Responses were categorized the following:

- Sebago Lake and beaches; Sebago Lake and surrounding areas, Rich Memorial Beach
- Parks and recreation areas; Johnson Field, Memorial Park, Mill Street Park, Steep Falls Gazebo
- Trails; Mountain Division Trail, Eastern trail connections, ATV trails, trail systems
- Dog parks; community dog park
- Private property; my house/yard

Other locations not shown on the graph include Otter Ponds, Watchic Lake, hunting areas, the boat launch and none. “Sebago Lake and Beaches” received the most support, followed by “Parks and Recreation Areas”.

## What are Standish’s most significant housing challenges?

Responses were categorized the following:

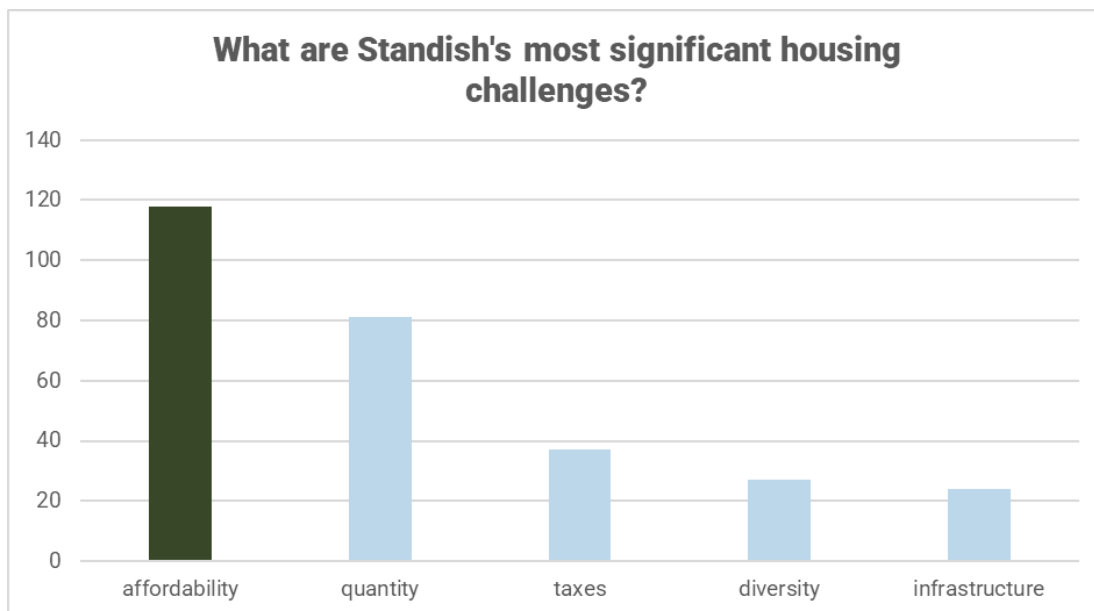
- Affordability; housing affordability, cost
- Quantity; too much housing being built
- Taxes; high taxes, not balancing the tax base
- Diversity; housing options for all
- Infrastructure; lack of adequate infrastructure to meet the demand for new housing

Other responses not noted pertained to zoning and land use and transportation ensuring smaller lot sizes and ability to get places safely. Housing affordability received the most support. Generally, respondents felt that the large influx of housing development and demand for housing drives prices for homes up and creates issues where the town does not have the infrastructure available to accommodate all these new units. Most of these homes are also being built in rural areas further away from public utilities.

There appears to be a relationship between opinions on housing issues in Standish and whether respondents are year-round or seasonal residents. A larger percentage of seasonal residents express support for both affordable housing and ensuring the quantity of housing is sufficient without becoming overburdened. The graph adjusts for the fact that the majority of respondents are year-round residents, ensuring the responses are proportional and not skewed by the imbalance.

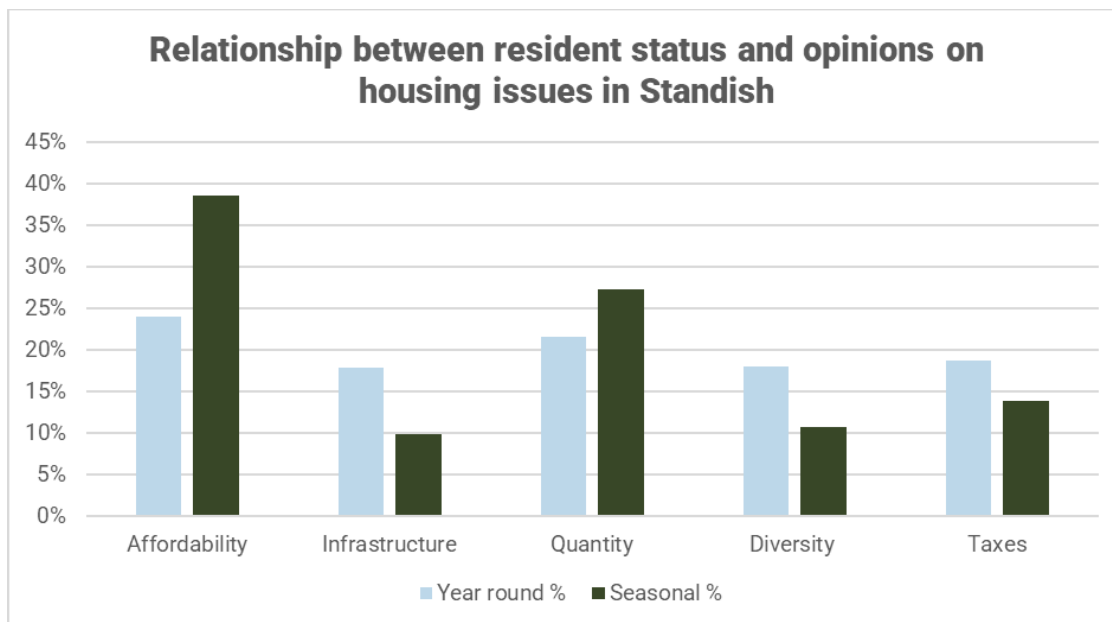






One possible explanation is that seasonal residents may be looking for year-round housing options, making the need for affordable housing more pressing for them than for those who already live in town year-round. Additionally, seasonal residents might recognize how short-term rentals and Airbnbs contribute to limited availability of year-round housing, further exacerbating affordability challenges.

This relationship is statistically significant, indicating that the differences in responses between year-round and seasonal residents are unlikely to have occurred by chance.

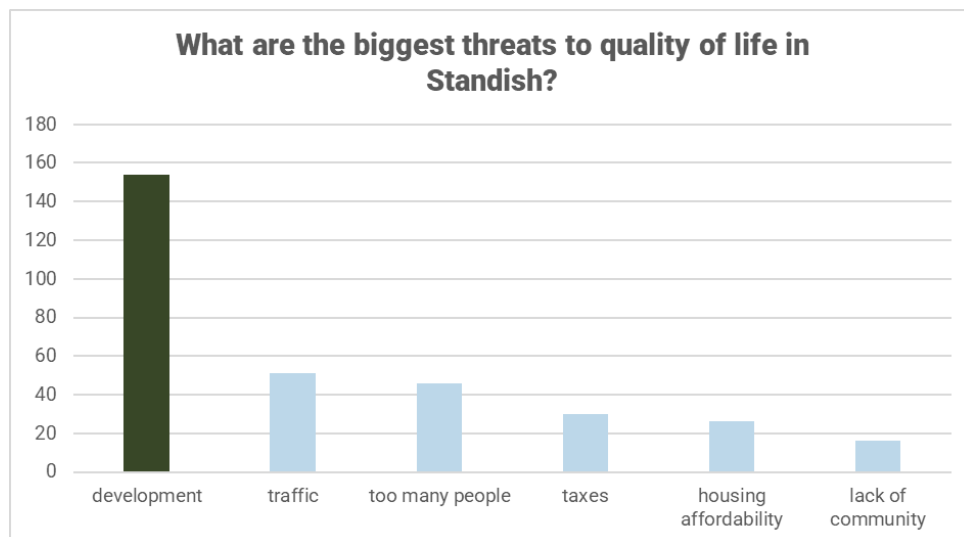


## What are the biggest threats to quality of life in Standish

Responses were categorized the following:

- Development; too much development, growth, limited balance between residential and commercial growth
- Traffic; safety, congestion
- Too many people; overcrowding, overpopulation
- Taxes; high prices/taxes, balance the tax base
- Housing affordability
- Lack of community; people resistant to change, need for a community center, lack of representation on committees

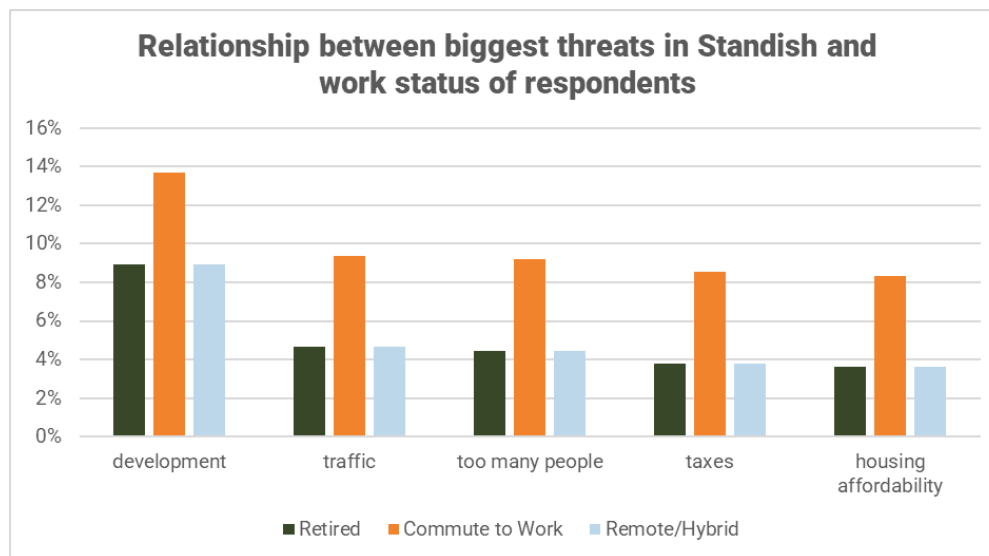
Other responses not mentioned include diminishing natural resources, growth outpacing the schools, infrastructure not being upgraded and not having safe roads for bicycle and pedestrians. “Development” received by far the most support.



Although the majority of survey respondents commute to work, about 40% either work from home or are retired. Commuters may perceive traffic and the pace of development as more pressing issues in Standish, as they regularly experience congestion along Route 25 and Route 35. In contrast, retirees and remote workers may prioritize concerns about the town’s lack of community, as they might have fewer opportunities to form relationships or participate in community activities. Additionally, retirees or older adults who face mobility challenges may find it harder to access essential services or social opportunities, which could influence their perspectives.



Despite these differences in circumstances, the survey responses indicate a high degree of similarity across work status groups. There is a very low association between work status and opinions on the biggest threats to Standish. Statistical testing further confirms this, showing no significant difference in views based on work status, meaning the observed variation is likely due to chance.



## What are the biggest threats to quality of life in Standish

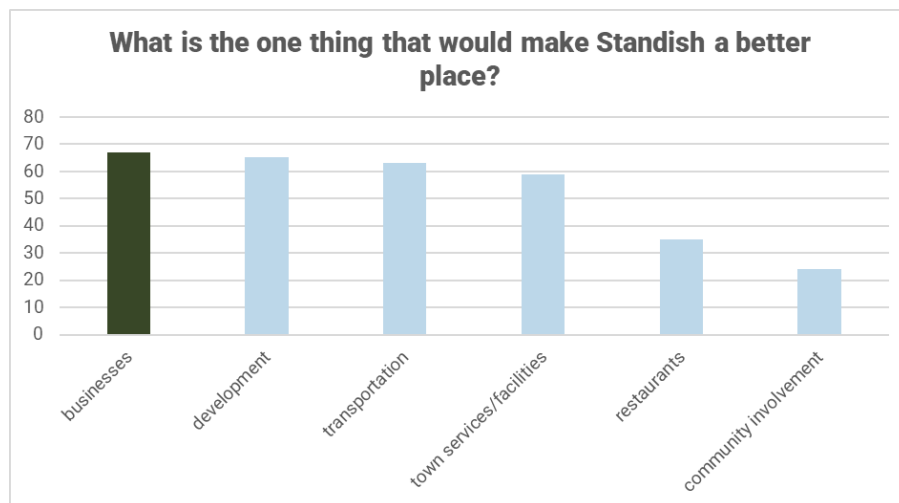
Response were categorized the following:

- Businesses; local businesses, more shops, discouraging large national businesses and chains
- Development; cohesive planning for growth, affordable housing, remaining a small town, ensuring development is balanced
- Transportation; road safety, bicycle and pedestrian infrastructure, walkable downtown
- Town services/facilities; curbside trash and recycling, a community center, pickleball, CMP service, more community spaces
- Restaurants
- Community involvement; more community activities, well informed community, weekly newsletter





Other responses not shown include less people, improved signage, none/unsure, and natural resource conservation. “Businesses” received the most support, followed closely by “Development”, “Transportation”, and “Town Services/Facilities”. Standish currently has very few businesses in town and growth over the last 10 years has been majority for single family residential (see Existing Land Use chapter). Respondents expressed a need for more local businesses and shops in town and places people could walk to create a pedestrian friendly village center. Respondents also expressed a need for a community center or central gathering location. Since a majority of residents in Standish commute to other towns for work, Standish acts as a bedroom community, and many find community and have social lives in other towns and areas with more resources and services.



The majority of survey respondents do not have school-aged children, which aligns with the older age demographic discussed earlier. It can be inferred that respondents with school-aged children may place greater emphasis on issues related to town services and facilities, as these individuals are often younger parents who actively participate in recreation or school-based activities. Additionally, they may show stronger support for community involvement or after-care programs that benefit families.

However, there does not appear to be a strong relationship between respondents' needs in Standish and whether they have school-aged children. Further statistical analysis confirms that there is no significant association between having school-aged children and responses to the question, “What would make Standish a better place?”



# Standish Vision Workshop Analysis



## Overview

The Standish Visioning Workshop was held November 13, 2024 at the Standish Town Office. In total there were 30 people in attendance at the workshop including 5 committee members. The workshop aimed to present key data highlights from the inventory chapters, showcasing how Standish has evolved over time and outlining current challenges. The purpose of the workshop was to gather feedback on specific planning topic areas and the draft vision statement for Standish.

The workshop consisted of a formal presentation by NSP to present relevant data highlights and an open house activity where participants were free to walk around the room at their own pace and write comments to questions and place dots on maps. The workshop activity included 3 mapping activities questions and 4 open ended questions. Participants were also provided with a draft vision statement for Standish to comment and make suggestions.

## Analysis

At the workshop there were a few key issues, concerns and talking points that were brought up. Those include concerns over the impacts of growth in Standish, particularly the large influx of residential development and lack of local businesses in town, traffic and safety improvements particularly along Routes 25, 35 and 114, retaining Standish's historic rural character, and creating opportunities for walkable pedestrian friendly spaces in town.

## Mapping Questions

### Traffic and Bicycle/Pedestrian Map

The map question asked participants to mark a dot on the map for roads that are unsafe to drive or cause congestion and to mark a dot on the map for bicycle and trail connections. Participants marked all three major roadways in Standish; Route 25, 35, and



114 as unsafe. Locations for bike paths were marked off Route 114, Route 35, behind Randall Orchards, behind the Town Office, and from Sebago Lake. Additional comments called for the need for sidewalks from Steep Falls to the schools, a bike path or sidewalk along Route 35 and connected sidewalks between Route 35, Whites Bridge Road and Patches Variety Store.

### **Growth and Development**

The map question asked participants to mark a dot for places for residential, commercial/industrial and/or mixed-use development. The places people marked included all of the historic villages. Other places people marked included behind Patches Variety, at the intersection of Route 25/113, near Bonny Eagle High School and on the town boundary off Richville Road.

### **Conservation and Recreation**

The map question asked respondents to mark a dot on the map for places to conserve and protect and places for recreation. The places people marked for conservation included Steep Falls Preserve, Bonny Eagle Pond and Watchic Lake Area. Places for recreation included Sebago Lake, Watchic Lake, Steep Falls and Randall Orchards.

## **Open Response Questions**

### **10 years from now what new businesses do you want to see in Standish?**

There were a variety of responses to this question. The top responses included restaurant/food related businesses, health and wellness; such as medical centers, urgent care, community & gathering spaces; such as a community center, small businesses and shops, and outdoor recreation. Participants expressed a desire for small local shops over big box stores and chains.

### **What should be the defining characteristics of Standish's villages?**

For this question, the top responses included walkability, local businesses, green space and parks, community spaces and smart growth and sustainable development. This highlights the need for the villages to be seen as pedestrian friendly gathering spaces where new development and growth is small-scale and balanced focusing on the local economy.

### **What improvements would you recommend for the villages?**

The top responses for this question included bike/pedestrian infrastructure, streetscaping and community spaces. The need for adequate bike/pedestrian





infrastructure and connectivity was also highlighted in the mapping activity above. Most people are leaving town for work and are driving to meet their daily needs. There currently are limited opportunities in Standish to walk or bicycle places safely.

### **What makes Standish a small rural town?**

The top responses to this question included community size; which refers to overall population, number of people in town, recreation and open spaces, the surrounding environment; which refers to larger lot sizes, lots of conservation land, quiet, local farms, and historic character.

### **Other Comments**

Additional comments from the workshop pertained to connected sidewalks off Route 35 to school drop offs for children, ensuring the plan is integrated with regional initiatives and ensure Standish is cooperating with other towns especially pertaining to transportation needs, exploring grants or funding sources to build a community center and encouraging more ADUs or smaller home construction in town to help people looking to buy their first home and for retirees looking to downsize.



# Standish Future Land Use Workshop



## Overview

The Standish Future Land Use Workshop took place March 22, 2025 at the Town Office between 10am-2pm. The workshop consisted of an open house where participants were free to roam around the room at their own pace and answer questions pertaining to future development and goals and policies. The first part of the workshop consisted of a presentation from NSP that explained the project timeline and gave an overview of the Future Land Use Plan. In total there were 20 attendees including committee members present. The following analysis presents some common themes and key issues and feedback brought up at the workshop.

## Analysis

In the activities, participants were asked to rank their top choice or choices based on categories. Respondents were asked to place a dot next to their preferred choice. Participants were also asked to comment on the current vision statement and add any comments to the proposed Future Land Use map.

### **What types of uses do you want to see in and around Sebago Village ?**

The categories presented included multifamily housing, offices/workspace, health/medical center, restaurant, brewery, community center, farmer's market, retail and grocery store. Restaurants/breweries received the most responses followed by offices/workspace, health/medical center, and retail.

### **What types of uses do you want to see in and around Standish Corner?**

The categories presented included the same as above. The intent of this question was to see how the Sebago Village and Standish Corner growth area compare in terms of types of development and uses. Most people wanted to see the same uses as in Sebago Village. There was generally stronger support for offices/workspace, health/medical center, restaurant/brewer and retail and also slightly more support for having a community center in Sandish Corner.



### **What strategies could be used to make Standish's growth areas more vibrant, active and business friendly?**

The categories presented included outdoor dining, food trucks, signage/wayfinding, pocket parks, traffic calming, pop-up retail, sidewalks, and art walks. All categories received some support for outdoor dining followed by food trucks.

### **What top 3 activities do you want to see in Standish's rural areas?**

The categories presented included recreation trails, conservation, supporting the rural economy, eco-tourism and village scale investments. Recreation trails and conservation areas received the most support. Other comments included having more farms to sustain growth, protecting wetlands, streams and river corridors and supporting the future economy.

### **What is an appropriate amount of development for Standish's rural areas?**



Very limited new development

Continued recent development trends

Respondents were asked about what an appropriate amount of development should be in the future for Standish's rural areas based on the fact that over 60% of development over the last ten years has occurred in these places. Most people supported having very little development in rural areas. Some of the comments included having no development near places for wildlife conservation like the state game preserve on Boundary Rd, limiting development to none since 60% has already occurred and perhaps having more high density development in existing less rural areas of town.

## **Goals and Policies**

Respondents were asked to mark a dot next to their top 3 goals that they want to see Standish address over the next 10-20 years. The list of goals presented included:

- Build a resilient economy
- Enhance Standish's village areas
- Invest in road and transportation safety improvements
- Invest in alternative modes of transportation
- Create opportunities for meaningful community connection
- Protect Standish's natural and water resources
- Preserve Standish's historic character
- Balance new development while preserving rural areas
- Improve regional access and mobility
- Invest in new infrastructure and essential services





The goals that received the most support included 1. Balance new development while preserving rural character, 2. Protect Standish's natural and water resources and 3. Preserve Standish's historic character. The goals with the least support included Improve regional access mobility, Invest in new infrastructure and essential services and Invest in alternative modes of transportation. Conversations at the workshop were focused less around mobility and access and more around thoughtfully managed growth and business development. However, as Standish grows it is still important to consider having adequate infrastructure and services in place to support all of the new development.

## Vision Statement Comments

Participants were asked to write any comments to the vision statement. People had more general comments on values and future needs in town.

"Great ideas - need to see businesses get started"

"I broadly agree with the vision statement - in particular I would like to see more walkable village areas and possibly more public transit options."

"Too much contradiction. Making Standish more like other area communities is a mistake. The 1st two sentences are all you need".

"I think this is great. I hope we are able to create policy that supports and encourages business growth within our community. Provide opportunities to get what you need and access what you need here in Standish".

"Business park to bring in businesses as in Tractor Supply, medical services, breweries".

"Protecting our open spaces in rural areas from development we should foster the growth of farms, food, fruit, trees, meat and eggs".

## Future Land Use Map Comments

Participants were asked to write their comments to the overall Future Land Use Map. The project team wanted to know specifically if the boundaries of the growth area reflected the community needs and vision and if there were other catalyst sites or rural crossroads to consider. Very few people had comments on the proposed map. One respondent recommended having a third catalyst site on the 32 acres on Moody Road that the soccer club currently owns and does not use. Other comments included building office buildings to rent and having quiet businesses and offices for lawyers and medical, but nothing noisy like auto repair.



# Implementation Table Standish Comprehensive Plan

Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
1. Protect Open Lands, Water Resources, and Rural Identity	1. Open Space, Farmland, and Forestland	1. Create a town-wide open space and conservation priorities map to identify high-value conservation lands for farmland, habitat, or scenic value.	1.1.1	Local	Agriculture + Forestry	Town & Community Partners	Medium
		2. Explore a transfer of development rights (TDR) or density bonus system to shift growth away from rural areas and into designated village centers.	1.1.2	Local	Existing Land Use	Town & Community Partners	Long
		3. Promote enrollment in current use tax programs (Tree Growth, Farmland) through outreach and workshops for landowners.	1.1.3	Local	Agriculture + Forestry	Town Council & Staff	Short
		4. Develop public-private partnerships to manage conserved lands and farmlands for additional accessory uses (agriculture, commercial, and recreation).	1.1.4	Local	Agriculture + Forestry	Town Council, Community Partners & Staff	Long
	2. Protect Water Resources and Sensitive Natural Areas	1. Create a town-wide open space and conservation priorities map to identify high-value conservation lands for farmland, habitat, or scenic value.	1.2.1	Local	Agriculture + Forestry	Town Council & Staff	Medium
		2. Explore a transfer of development rights (TDR) or density bonus system to shift growth away from rural areas and into designated village centers.	1.2.2	Local	Existing Land Use	Town Council & Staff	Medium
		3. Promote enrollment in current use tax programs (Tree Growth, Farmland) through outreach and workshops for landowners.	1.2.3	Local	Agriculture + Forestry	Town & Community Partners	Short
		4. Develop public-private partnerships to manage conserved lands and farmlands for additional accessory uses (agriculture, commercial, and recreation).	1.2.4	Local	Agriculture + Forestry	Town & Community Partners	Short
	3. Protect Water Resources and Sensitive Natural Areas	1. Update the stormwater ordinance to align with best practices and consider requiring Low Impact Development (LID) for all subdivisions, not just large-scale ones.	1.3.1	Local	Natural + Water	Town Council, Planning Board & Staff	Medium
		2. Pursue grant funding (e.g., DEP, EPA, PWD) to support water quality improvements and nonpoint source pollution projects.	1.3.2	Local	Natural + Water	Town Council & Staff	Ongoing
		3. Create educational materials for homeowners and businesses on water-friendly landscaping, erosion control, and septic maintenance by partnering with local partners including the Watchic Lake Association.	1.3.3	Local	Natural + Water	Town & Community Partners	Ongoing
	4. Preserve Rural Character and Promote Recreation Access	1. Develop a rural road and scenic viewshed inventory to inform planning and road design standards.	1.4.1	Local	Natural + Water	Town & Community Partners	Medium
		2. Create a formal recreation access plan to identify gaps in trail connectivity, water access, and future trailhead/parking needs.	1.4.2	Local	Recreation	Town & Community Partners	Medium
		3. Pursue targeted land or easement acquisitions to protect and expand access to Sebago Lake, Watchic Lake, Saco River, the Mountain Division Trail, and key open spaces.	1.4.3	Local	Natural + Water	Town & Community Partners	Ongoing
		4. Encourage public access in conservation subdivisions by connecting to larger network of trails in Standish.	1.4.4	Local	Recreation	Planning Board & Community Partners	Ongoing
		5. Encourage public-private partnerships to open private lands to recreational use under formal agreements.	1.4.5	Local	Recreation	Town & Community Partners	Ongoing
	5. Recognize and Preserve Rural Crossroads	1. Encourage commercial development at rural crossroads that serves local or agricultural needs and is consistent with the surrounding rural character.	1.5.1	Local	Agriculture + Forestry	Town Council, Planning Board & Staff	Medium
		2. Support preservation and adaptive reuse of existing buildings in Rural Crossroads.	1.5.2	Local	Historic + Archaeological	Town Council, Planning Board & Staff	Medium

# Implementation Table Standish Comprehensive Plan

Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
		3. Target modest infrastructure upgrades such as improved signage, trailheads, gravel parking areas, or safety enhancements for select Rural Crossroads that serve as access points for recreation or agricultural uses.	1.5.3	Local	Public Facilities and Services	Town & Community Partners	Medium
2. Reinvest in Villages and Improve Connections	1. Enhance and Reinvest in Village Centers	1. Review, evaluate, and consider changes to the Form-Based Code zones to accelerate development and reduce burdens on development within Growth Areas.	2.1.1	Local	Existing Land Use	Town Council, Planning Board & Staff	Short
		2. Provide incentives (e.g., density bonuses, reduced parking requirements) for mixed-use development within designated village centers. Encourage public-private partnerships to activate vacant or strategic village sites.	2.1.2	Local	Housing	Town Council, Planning Board & Staff	Medium
		3. Develop a coordinated signage and wayfinding strategy to highlight village centers, public amenities, historic landmarks, and trail connection to enhance visibility, orientation, and community identity.	2.1.3	Local	Public Facilities + Services	Town & Community Partners	Long
	2. Improve Walkability and Connectivity	1. Establish a Standish Bicycle and Pedestrian Committee to serve as an advisory body to the Planning Board and Town Council. This committee should include residents, local business owners, school representatives, and public health advocates.	2.2.1	Local	Recreation	Town & Community Partners	Medium
		2. Develop a Complete Streets policy to guide roadway design that accommodates all users.	2.2.2	Local	Recreation	Town & Community Partners	Long
		3. Prioritize sidewalk and crosswalk improvements in village centers and near schools, parks, and civic buildings and explore options for shared-use paths or greenways along utility corridors or town-owned land.	2.2.3	Local	Recreation	Town & Community Partners	Short
		4. Coordinate with regional and state partners to improve connections between villages and to neighboring communities.	2.2.4	Local	Transportation	Town & Community Partners	Long
	3. Align Infrastructure Investments with Village Growth	1. Focus water and broadband infrastructure upgrades in designated growth areas.	2.3.1	Local	Public Facilities + Services	Town & Community Partners	Short
		2. Support co-location of civic uses (e.g. town office, community centers, historical society) within village centers.	2.3.2	Local	Public Facilities + Services	Town & Community Partners	Ongoing
		3. Continue utilizing impact fees or development agreements to fund needed infrastructure improvements in growth areas.	2.3.3	Local	Existing Land Use	Town Council & Staff	Ongoing
		4. Monitor development trends to identify emerging infrastructure needs and gaps.	2.3.4	Local	Public Facilities		
	1. Support Diverse Housing Types	1. Update zoning and other standards to allow a wider range of housing types in growth areas, including duplexes, triplexes, and small-scale multifamily.	3.1.1	Local	Housing	Town Council, Planning Board & Staff	Ongoing
		2. Create standards for cottage courts, tiny homes, and other innovative housing models.	3.1.2	Local	Housing	Town Council, Planning Board & Staff	Medium
		3. Encourage the development of senior-friendly housing with accessible design features.	3.1.3	Local	Housing	Town & Community Partners	Short
		4. Promote the adaptive reuse of existing buildings for residential purposes in village centers.	3.1.4	Local	Housing	Town & Community Partners	Ongoing
		1. Establish incentives (e.g., density bonuses, permit fee waivers) for developments that include affordable or workforce housing units.	3.2.1	Local	Housing	Town Council, Planning Board & Staff	Medium



# Implementation Table Standish Comprehensive Plan

Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
3. Increase Housing Choice and Affordability	2. Promote Affordability and Workforce Housing	2. Explore the creation of a local housing trust fund to support affordability initiatives.	3.2.2	Local	Housing	Town Council & Community Partners	Long
		3. Partner with regional housing organizations or developers to facilitate income-restricted projects.	3.2.3	Local	Housing	Town Council & Community Partners	Long
	3. Ensure Housing is located in Appropriate Areas	1. Prioritize housing growth within designated growth areas where infrastructure exists or can be expanded.	3.3.1	Local	Housing	Town Council, Planning Board & Staff	Medium
		2. Evaluate and update zoning map boundaries to better match desired housing locations.	3.3.2	Local	Housing	Town Council, Planning Board & Staff	Ongoing
		3. Use impact assessment tools to measure infrastructure capacity and potential impacts from new housing projects.	3.3.3	Local	Housing	Town & Community Partners	Short
		4. Limit number of residential units within subdivisions in rural zones unless they include conservation or open space components.	3.3.4	Local	Housing	Town Council, Planning Board & Staff	Ongoing
4. Grow a Resilient Local Economy	1. Support Small Businesses and Local Entrepreneurship	1. Review zoning and permitting requirements to reduce barriers for small businesses and home-based enterprises.	4.1.1	Local	Existing Land Use	Town Council, Planning Board & Staff	Ongoing
		2. Promote local makers, growers, and service providers through town marketing channels or events.	4.1.2	Local	Economy	Staff & Community Partners	Ongoing
		3. Explore a small business microgrant or technical assistance program in partnership with regional organizations.	4.1.3	Local	Economy	Town & Community Partners	Long
		4. Encourage food-based enterprises (farm stands, cafes, local markets) that connect with local agriculture.	4.1.4	Local	Agriculture + Forestry	Town & Community Partners	Ongoing
	2. Promote Village and Commercial Area Investments	1. Prioritize infrastructure upgrades (e.g., parking, sidewalks, broadband) to support village-scale economic growth.	4.2.1	Local	Public Facilities	Town & Community Partners	Medium
		2. Support adaptive reuse of historic or underutilized buildings for commercial, civic, or mixed-use purposes.	4.2.2	Local	Historic + Archaeological	Town Council, Planning Board & Staff	Long
		3. Recruit businesses that meet the daily needs of residents (e.g., groceries, childcare, healthcare, trades) or work with larger state partners to locate new offices or regional offices in Standish.	4.2.3	Local	Economy	Town & Community Partners	Medium
		4. Consider additional Tax Increment Financing (TIF) districts in Town to promote economic development and support infrastructure investments.	4.2.4	Local	Economy	Town Council & Staff	Short
	3. Leverage Natural and Cultural Assets for Tourism and Recreation	1. Promote outdoor recreation and eco-tourism linked to trails, lakes, farms, and scenic areas.	4.3.1	Local	Recreation	Town & Community Partners	Short
		2. Partner with land trusts, trail groups, the Standish Historical Society, and outdoor organizations to expand tourism-friendly networks.	4.3.2	Local	Recreation	Town & Community Partners	Medium
		3. Encourage businesses that cater to outdoor users (e.g., equipment rentals, guides, hospitality) in appropriate zones.	4.3.3	Local	Existing Land Use	Town Council, Planning Board & Staff	Medium

Implementation Table Standish Comprehensive Plan

Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
		4. Improve signage, parking access, and infrastructure near recreational assets to support visitor use.	4.3.4	Local	Recreation	Town Council, Planning Board & Staff	Medium
5. Build Resilient Infrastructure and Services	1. Upgrade and Maintain Core Infrastructure	1. Prioritize pedestrian and bicycle improvements in village centers and near schools, parks, and public buildings.	5.1.1	Local	Recreation	Town & Community Partners	Medium
		2. Improve drainage systems and road shoulders in areas prone to erosion or flooding.	5.1.2	Local	Transportation	Staff	Ongoing
		3. Align infrastructure projects with land use goals and development patterns and support energy efficiency upgrades for public buildings and promote renewable energy use.	5.1.3	Local	Transportation	Staff	Ongoing
	2. Plan for Climate Resilience and Environmental Risk	1. Identify areas vulnerable to flooding or severe weather and develop targeted mitigation strategies.	5.2.1	Local	Natural + Water	Staff	Ongoing
		2. Encourage green infrastructure (e.g., rain gardens, bioswales) in public and private development.	5.2.2	Local	Existing Land Use	Staff	Medium
		3. Conduct a municipal vulnerability assessment to guide future investments.	5.2.3	Local	Public Facilities	Staff	Short
		4. Explore climate-related grant programs to fund local adaptation and mitigation projects.	5.2.4	Local	Natural + Water	Staff	Ongoing
	3. Ensure Public Services Keep Pace with Growth	1. Assess long-term facility needs for fire, emergency services, and public works as population grows and evaluate options for regional collaboration on emergency response, utilities, or solid waste.	5.3.1	Local	Public Facilities	Staff	Ongoing
		2. Monitor water system demand and coordinate with the Portland Water District on future expansion or improvements.	5.3.2	Local	Natural + Water	Community Partners	Ongoing
		3. Explore grant and low-interest loan opportunities (e.g., from Maine DEP, USDA Rural Development) for public infrastructure upgrades.	5.3.3	Local	Fiscal Capacity	Staff & Community Partners	Ongoing
6. Future Land Use	1. To coordinate the community's land use strategies with other local and regional land use planning efforts.	1. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or municipal official.	6.1.1	State	Existing Land Use	Town Council, Planning Board & Staff	Short
		2. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	6.1.2	State	Existing Land Use	Staff & Community Partners	Long
		3. Track new development in the community by type and location.	6.1.3	State	Existing Land Use	Staff	Ongoing
		4. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	6.1.4	State	Existing Land Use	Staff	Ongoing
	2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	1. Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact, or amend local ordinances as appropriate to clearly define the desired scale, intensity, and location of future development, establish or maintain fair and efficient permitting procedures, explore streamlining permitting procedures in growth areas, clearly define protective measures for critical natural resources and important natural resources, and clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	6.2.1	State	Existing Land Use	Town Council, Planning Board & Staff	Medium
	3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	1. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	6.3.1	State	Existing Land Use	Staff	Ongoing
	4. To establish efficient permitting procedures	1. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	6.4.1	State	Existing Land Use	Staff	Ongoing

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Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
	permitting procedures, especially in growth areas.	2. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	6.4.2	State	Existing Land Use	Town Council, Planning Board & Staff	Ongoing
	5. To protect critical rural and critical waterfront areas from the impacts of development.		6.5.0	State	Existing Land Use	Town Council, Planning Board & Staff	Ongoing
7. Historic + Archaeological	1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.	1. For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	7.1.1	State	Historic + Archaeological Resources	Town Council, Planning Board & Staff	Medium
		2. Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	7.1.2	State	Historic + Archaeological Resources	Town Council, Planning Board & Staff	Medium
		3. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	7.1.3	State	Historic + Archaeological Resources	Town & Community Partners	Long
8. Water Resources	1. To protect current and potential drinking water sources.	1. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with Maine Stormwater Management Law and Maine Stormwater regulations, Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds, and Maine Pollution Discharge Elimination System Stormwater Program.	8.1.1	State	Natural + Water Resources	Town & Community Partners	Medium
		2. Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	8.1.2	State	Natural + Water Resources	Town & Community Partners	Medium
	2. To protect significant surface water resources from pollution and improve water quality where needed.	1. Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	8.2.1	State	Natural + Water Resources	Community Partners	Long
	3. To protect water resources in growth areas while promoting more intensive development in those areas and minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.	1. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	8.3.1	State	Natural + Water Resources	Town Council & Planning Board	Medium
		2. Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	8.3.2	State	Natural + Water Resources	Community Partners	Long
		3. Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	8.3.3	State	Natural + Water Resources	Town Council, Planning Board & Staff	Long
	4. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	1. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	8.4.1	State	Natural + Water Resources	Town & Community Partners	Long
		2. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	8.4.2	State	Natural + Water Resources	Staff	Ongoing
		3. Provide educational materials at appropriate locations regarding aquatic invasive species.	8.4.3	State	Natural + Water Resources	Staff	Long



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Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
9. Natural Resources	1. To conserve critical natural resources in the community.	1. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	9.1.1	State	Natural + Water Resources	Town Council, Planning Board & Staff	Ongoing
		2. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	9.1.2	State	Natural + Water Resources	-	1. Initiate or actively participate in regional and state transportation efforts.
		3. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	9.1.3	State	Natural + Water Resources	Town Council & Planning Board	Ongoing
		4. Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	9.1.4	State	Natural + Water Resources	Town Council & Planning Board	Long
	2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	1. Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	9.2.1	State	Natural + Water Resources	Staff	Ongoing
		2. Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	9.2.2	State	Natural + Water Resources	Staff & Community Partners	Staff
		3. Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	9.2.3	State	Natural + Water Resources	Staff	Long
10. Agriculture + Forestry	1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.	1. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	10.1.1	State	Agriculture + Forestry Resources	Staff	Long
		2. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	10.1.2	State	Agriculture + Forestry Resources	Staff	Long
	2. To support farming and forestry and encourage their economic viability.	1. Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	10.2.1	State	Agriculture + Forestry Resources	Town Council & Planning Board	Medium
		2. Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	10.2.2	State	Agriculture + Forestry Resources	Town Council & Planning Board	Medium
		3. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	10.2.3	State	Agriculture + Forestry Resources	Town Council & Planning Board	Short
		4. Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	10.2.4	State	Agriculture + Forestry Resources	Town Council & Staff	Long
	1. To protect, maintain and, where warranted, improve marine habitat and water quality.	1. Support implement of local and regional harbor and bay management plans.	11.1.1	State	n/a	n/a	n/a

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Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
11. Marine Resources	2. To foster water-dependent land uses and balance them with other complementary land uses.	1. Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).	11.2.1	State	n/a	n/a	n/a
	3. To maintain and, where warranted, improve harbor management and facilities.	1. Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.	11.3.1	State	n/a	n/a	n/a
		2. Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.	11.3.2	State	n/a	n/a	n/a
		3. If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.	11.3.3	State	n/a	n/a	n/a
	4. To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.	1. Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.	11.4.1	State	n/a	n/a	n/a
12. Economy	1. To support the type of economic development activity the community desires, reflecting the community's role in the region.	1. If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	12.1.1	State	Economy	Town Council	Ongoing
		2. Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	12.1.2	State	Economy	Town Council & Planning Board	Medium
	2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	1. If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	12.2.1	State	Economy	Town Council	Ongoing
	3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	1. Participate in any regional economic development planning efforts.	12.3.1	State	Economy	Staff	Ongoing
13. Housing	1. To encourage and promote adequate workforce housing to support the community's and region's economic development.	1. Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	13.1.1	State	Housing	Town Council & Planning Board	Ongoing
		2. Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	13.1.2	State	Housing	Town Council & Planning Board	Ongoing
		3. Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	13.1.3	State	Housing	Town Council	Medium
		4. Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	13.1.4	State	Housing	Town Council & Planning Board	Long

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Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
	2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	1. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	13.2.1	State	Housing	Town Council & Community Parnters	Medium
	3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	2. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	13.3.1	State	Housing	Town Council & Community Parnters	Ongoing
14. Recreation	1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	1. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	14.1.1	State	Recreation	Town Council & Community Parnters	Medium
	2. To preserve open space for recreational use as appropriate.	1. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	14.2.1	State	Recreation	Town Council & Community Parnters	Ongoing
		2. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	14.2.2	State	Recreation	Town Council & Community Parnters	Ongoing
	3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.	1. Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	14.3.1	State	Recreation	Town Council & Community Parnters	Long
15. Transportation	1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	1. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	15.1.1	State	Transportation	Staff	Long
	2. To safely and efficiently preserve or improve the transportation system.	1. Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with the policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73), state access management regulations pursuant to 23 M.R.S.A. §704, and state traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.	15.2.1	State	Transportation	Town Council & Planning Board	Long
		2. Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	15.2.2	State	Transportation	Town Council & Planning Board	Long
	3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.		15.3.0	State	Transportation	Town Council & Planning Board	Ongoing



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Goal	Policy	Strategy	Strategy ID	Type	Relevant Inventory Chapter	Responsible Party	Timeframe
	4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).		15.4.0	State	Transportation	Town Council, Planning Board & Staff	Ongoing
	5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	1. Initiate or actively participate in regional and state transportation efforts.	15.5.1	State	Transportation	Town Council & Staff	Ongoing
16. Public Facilities + Services	1. To efficiently meet identified public facility and service needs.	1. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	16.1.1	State	Public Facilities + Services	Town Council & Staff	Ongoing
		2. If public water supply expansion is anticipated, identify and protect suitable sources?	16.1.2	State	Public Facilities + Services	Community Partners	Ongoing
		3. Explore options for regional delivery of local services.	16.1.3	State	Public Facilities + Services	Staff	Long
	2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.	1. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	16.2.1	State	Public Facilities + Services	Town Council & Staff	Medium
		2. Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	16.2.2	State	Public Facilities + Services	Town Council & Community Partners	Short
17. Fiscal Capacity	1. To finance existing and future facilities and services in a cost effective manner.	1. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	17.1.1	State	Fiscal Capacity	Staff	Long
	2. To explore grants available to assist in the funding of capital investments within the community.		17.2.0	State	Fiscal Capacity	Staff	Ongoing
	3. To reduce Maine's tax burden by staying within LD 1 spending limitations.		17.3.0	State	Fiscal Capacity	n/a	n/a
	4. Capital Investment Plan	1. Identifies and summarizes anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments;	17.4.1	State	Fiscal Capacity	Town Council	Ongoing
		2. Establishes general funding priorities among the community capital investments	17.4.2	State	Fiscal Capacity	Town Council	Ongoing
		3. Identifies potential funding sources and funding mechanisms.	17.4.3	State	Fiscal Capacity	Staff	Ongoing