

## GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

### HISTORIC, ARCHEOLOGICAL AND CULTURAL RESOURCES

*“Our libraries enjoy broad public support and house some of our most important historical archives, continuing to educate our people about our historic and prehistoric treasures. Arts and theatre flourish in this rich cultural environment.” – VISION STATEMENT for 2016*

#### **Goals**

- a. **To preserve the State's historic and archeological resources.** (also a State Goal)
- b. **To identify, protect, and preserve scenic and historic areas and buildings in the Town.**
- c. **To support a wide range of historic and cultural resources**
- d. **To recognize and appreciate our rich local heritage.**

#### **Policies**

1. **Identify, protect, preserve, and add to the Town’s inventory of historic and cultural resources.** Inventory these resources with professional assistance guiding volunteers.
2. **Implement various strategies including education, land use regulations, and land protection and acquisition** to ensure preservation of historic and cultural resources.
3. **Support the Standish Historical Society** in its effort to preserve the cultural and historic heritage of the town.
4. **Continue to support the libraries in Steep Falls and Richville to the greatest extent possible,** and explore ways to enhance existing services.
5. **Place historic and cultural resources on the Conservation Lands Map** and require their consideration in planning for residential and commercial subdivisions and other types of development.
6. **Maintains records of historic and cultural resources at the Town Hall and other publicly accessible locations,** and recognize the regional significance of these resources and their importance for tourism and education.
7. **Develop an incentive-based method of encouraging protection of the historic character** of qualified historic structures.

#### **Historic, Archeological and Cultural Implementation Strategies**

<i>The Policies will be implemented as follows:</i>	<b>Responsible Party</b>	<b>Timeframe</b>
<b>1. Provide public education on preservation of historic and archeological resources.</b> The public education will focus on: <ol style="list-style-type: none"> <li>a. <b>Advantages and disadvantages that historic</b> preservation of individual structures and historic districts offer to property owners and the community as a whole.</li> <li>b. <b>Options for historic preservation that respect both private property rights and historic preservation goals.</b></li> <li>c. <b>Pictures of historic structures in Standish</b> and nearby communities <b>that have been lost</b> to demolition or remodeling.</li> <li>d. <b>Pictures of historic structures that have been successfully adaptively reused</b> while retaining their historic value and character</li> </ol>	Town Council, with assistance from the Historic Preservation Commission and the Standish Historical Society	
<b>2. Provide education and training to the Code Enforcement Officer, Planning Board, and Zoning Board of Appeals on preservation of historic and archaeological resources, including</b>	Town Council, with assistance from the	Annually

procedures for nominations of buildings or sites to the National Register of Historic Places.	Historic Preservation Commission and the Standish Historical Society	
<p><b>3. Identify, survey, and assess historic and cultural resources in the town</b>, including historic neighborhoods and buildings.</p> <p>a. With professional assistance the Commission and volunteers shall <b>evaluate and update or replace the 1992 Comprehensive Plan Historic Resource Inventory</b>.</p> <p>b. With professional assistance the Commission shall <b>determine what information is needed to gather consistent and comparable objective facts</b> needed to help determine the range of historic preservation options available.</p> <p>c. <b>When the inventory is complete the Commission will use it to evaluate and possibly work with the Ordinance Committee propose updates to Standish’s Historic District Ordinance</b> procedures and standards.</p>	Town Council, with assistance from the Historic Preservation Commission and the Standish Historical Society	2008
<b>4. Seek funding from the Maine Historic Preservation Commission, Maine State Archives and other sources to complete the inventory</b> of significant archaeological and historic resources.	Town Council	2007
<p><b>5. Promote and expand the Town’s existing historical and cultural resources inventory</b>, e.g., “School House Theater”, “Old Red Church &amp; Museum”, libraries, Village Green/Park Concept, historic Cumberland &amp; Oxford Canal area.</p> <p>a. <b>Develop a voluntary identification placard program to identify and promote awareness of historic structures in Standish.</b></p>	Town Council, with assistance from the Historic Preservation Commission, the Standish Historical Society and interested citizens	Ongoing
<b>6. Ensure that significant historical and archeological resources are added to the Conservation Lands Map.</b>	Town Council	2008 through 2009
<p><b>7. Amend the land use ordinances as necessary to:</b></p> <p>a. <b>Require consideration of significant historic and archaeological resources for subdivisions</b> and other types of development according to the Conservation Lands Map.</p> <p>b. <b>Require</b> that for subdivisions and other <b>developments</b> if they are <b>located in proximity to mapped archaeological sensitive areas</b>, they must <b>notify the Maine Historic Preservation Commission and Standish Historic Preservation Commission</b> of their development plans to allow them to comment on the development early in the permitting process.</p>	Town Council, with assistance from the Ordinance Committee and the Historic Preservation Commission	2009  2009
<b>8. Support either additional historic districts in other villages or historic overlays for individual structures</b> , if warranted by the historic resources inventory, and, in Villages, if called for by any of the Village Design Studies.	Town Council	2008 through 2010

9. Develop a <b>“Village Green/Park”</b> concept for each of the <b>three (3) distinct villages</b> , if feasible, with input from design professionals, the Historic Preservation Commission and the community during the Village Design Studies.	Town Council	2007 through 2010
10. <b>Support the Historic Preservation Commission and Standish Historical Society as active Town resources</b> for Standish history, development, and restoration / preservation of town’s historic buildings.	Town Council and Planning Board	
11. <b>Ensure that new development does not adversely affect the historical and scenic areas in Standish by using the best available land use planning techniques</b> including, where needed, U.S. Dept. of Interior standards.	Town Council and Planning Board	By 2008
12. <b>Seek outside funding for preservation of archival resources.</b>	Town Council	2008 - 2010
13. <b>Seek to partner with the Standish Historical Society, and/or the local libraries, to explore additional services</b> such as: a. <b>Storage of and public access to historical archives</b> b. <b>Mobile</b> library services. c. <b>Effective use of any community center</b> in service of historic and cultural education and awareness.	Town Council	
14. Appoint the Historic Preservation Commission and/or the Standish Historical Society to work with neighboring towns to coordinate measures to protect shared historic sites such as remnants of the Cumberland and Oxford Canal.	Town Council	2007 through 2016
15. Enact ordinances to <b>require application of erosion control measures and vegetative buffers along the Cumberland and Oxford Canal area.</b>	Town Council with assistance from the Ordinance Committee and Planning Board	

## INVENTORY AND ANALYSIS

### Historic, Archeological and Cultural Resources

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Prior to 1763 the area now known as Standish was unsettled except for the Ossipee Trail which the Indian forged through the wilderness by their regular travels between Maine and New Hampshire. The earliest inhabitants to this area have left their mark on Standish for the Ossipee Trail is now Route 25.

In 1763 Ebenezer Shaw, in response to an offer made to him by Moses Pearson, moved from Hampton, New Hampshire to establish the first settlement. He chose to settle on the Ossipee Trail at what is now known as Standish Corner. The following year he was followed by more than a dozen families from New Hampshire and the community grew rapidly, opening a blacksmith shop, a tavern, and constructing a stockade. By 1769 a meeting house had been built on the site of the old fort and on March 27, 1786, the first elections were held and the town was incorporated as Pearsontown. Much later the name was changed to Standish.

When the Town was first settled, the land was divided into 30-acre and 100-acre parcels separated by rangeways. Farmsteads were developed along these rangeways, some of which are still in use as state highways or local roads today. Standish is fortunate enough to retain title to these rangeways and has recently been evaluating their potential uses as roadways or pedestrian easements.

Although the dangers and hardships were many, these early settlers persevered. They were aided to some extent by other settlements being established nearby, namely Gorham and North Windham.

The end of the seventeenth century and early eighteenth century was a period of steady growth for Standish. New roads were opened to Windham on the northeast and northwest to what is now Sebago. More lands were cultivated during this period and the records left indicate that this occurred principally around Standish Corner, Oak Hill, and near the Saco River, in the area of Steep Falls. By 1826, a mill had been erected at Steep Falls and soon to follow was a store and a hotel.

Standish Corner was the business center of the town for many years. It was an important by-way station for freight and passenger traffic on the old Bridgton, Sebago, and Portland stage and mail route. By the middle eighteenth century, it boasted three tanneries, six stores, a saw mill, and three taverns which served the travelers in fine tradition. This pattern of growth remained unchanged until the 1870's and the coming of the railroad.

The Portland and Ogdenburg Railroad from Portland to Lunenburg, Vermont was chartered in 1870 and completed in 1875. It ran along the Sebago Lake shorefront, ten diagonally across Standish through Steep Falls. The opening of the railroad transferred business to Sebago Lake Station which also absorbed trade from the old landing where the Portland water works connects with Sebago Lake. From one hotel established prior to 1870, Sebago Lake Station developed several commercial firms, including the Sebago Lake Ice Company and a corresponding number of residences.

The railroad was an equally important factor in the development of Steep Falls which soon became a shipping point for lumber. By the 1900's there were five stores, a post office, hotel, church, saw mill, and wood working machinery, as well as 38 residences.

Seasonal development occurred in Standish largely because of the shortened travel time between Portland and the Sebago Lake area. It is also interesting to note that this mobility has been a factor in the development of residential communities often far removed from places of work.

The role of Standish has changed a great deal since Ebenezer Shaw set up his saw mill on the Ossipee Trail. Standish can no longer be thought of as an isolated community. Some of its services are now being coordinated with neighboring communities; the impact of the ever growing Greater Portland area and Southern Maine have already wrought substantial changes to the town and its residents. The Town's relationship with, and to some extent its dependency on the region is firmly established.

## **Historical Resources Inventory**

Three structures and a district are currently registered in the National Register of Historic Places. The structures include the Daniel Marrett House on Ossipee Trail East and the First Parish Meeting House (“the Old Red Church”) on Oak Hill Road. The registered district is the Paine Neighborhood Historic District on Route 133 or Pequawket Trail.

The Old Red Church, built between 1804 and 1806, was entered on the National Register of Historic Places in 1975. The Rev. Daniel Marrett served as pastor of the church from the first 33 years of the buildings life. By the late 1800’s the building was used as a school. The structure houses the Old Red Church Museum on the second floor, maintained by the Standish Historical Society. A board of trustees maintains the church, and holds a non-denominational summer colonial service. Weddings are held in the Old Red Church from May 1<sup>st</sup> through October.

The Marrett House was built in 1769 and is famous for its perennial garden and the interior of the home. The interior has been kept as it was during the tenure of the Marrett family. The interior of the house has remained constant since 1813. Helen Keller was a frequent visitor to the Marrett House since one of the daughters taught school when Helen received her education. The Marrett House is owned by Historic New England (formerly the Society for the Preservation of New England Antiquities) and is open for tours during the summer months.

The Henry Pierce Library, also known as the Steep Falls Library, was placed on the National Register in 2004. It was built by Pierce, a San Francisco railroad magnate, as a tribute to honor his hometown (Steep Falls) and his family. Built 90 years ago in the Colonial Revival style, it has many features that set it apart: columns, brickwork, slate shingles, copper gutters, and medallions on the undersides of the soffets.

An annex was added in 1925 designed by renowned architect, John Calvin Stevens, from Portland. The library is supported by an endowment that Pierce left for the purpose the original \$25,000 has grown to \$350,000. The endowment plus fund raising and a minimal amount of dollars from the Town of Standish help to fund the library.

The Paine Neighborhood District was entered on the National Register of Historic Places in 1985 because it is an “outstanding example of a typical settlement pattern of the 18<sup>th</sup> century in Maine”. The district is named after Joseph Paine, who moved from 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 Route 113 (Pequawket Trail): the Myrick Paine Homestead (1795), the Joseph Paine Jr. House (1795-97), and the Richard Paine House (1795-97).

To document the existing historic resources in the Town, the Comprehensive Plan Committee of 1992 developed a detailed inventory of structures through slides and interviews. This slide inventory showed the influences of the various architectural styles on structures in Standish, and is presently part of a private collection.

### **Values of Historic Resources to the Community**

In addition to telling what is left of their story of the place, historic structures lend unique character and identity to the places and communities in which they are located. Often it is the presence of historic structures, their scale, their setbacks from roads and their density that give identity to a village center. In that sense, they tell and retell the history of a place, often have scenic and cultural value as well as historic value. Where historic resources exist as a group they can, if “gainfully employed” as residences and/or offices or stores, remain an active and prominent part of the community that is attractive to many people and types of businesses and valuable as a tourist economy asset, whether occupied by businesses that cater to tourism or by others. Sometimes historic structures offer attractive sites for professional offices as well.

While the occupancy of historic structures may not always offer the most remunerative use of land and buildings, historic buildings that exist together reinforce the value of what they can be used for as historic properties and thereby help to maintain property values for their own sites and for surrounding properties where a community chooses to limit the more remunerative uses that have detrimental impacts on the

community or village as a whole. Such communities often reserve non-historic locations with high traffic and/or other assets attractive for business development that may be near such historic centers but not within them to their detriment. In short, historic resources are an important part in what keeps villages and some other locations livable.

For a community such as Standish, which finds its villages, especially Standish Village under increasing regional development pressure along a major arterial and which strongly values its villages, as indicated in the survey, historic resources may be seen as a key element in retaining village center identity.

In addition to these general characteristic of the value of historic structures to the community, there is also this more specific information from the survey that indicates how particular historic structures and sites are valued.

Here is a list of sites mentioned as worthy of becoming historic sites/landmarks, followed the number of comments received concerning each, note that in addition to sites within villages, there are sites in outlying rural locations, some of them along high traffic arterials that may be subject commercial as well as residential redevelopment pressures:

### Sites Worthy of Becoming Historic Sites/Landmarks, According to Survey

**Table 37: Possible Historic Sites**

<b>Steep Falls: 46 comments</b>	<b>Sebago Lake Village: 49 comments</b>
Railroad Station Site: 20	Payne Neighborhood – Route 113: 11
Route 35A, Cape Road: 6	Canal: 3
Route 35: 2	Manchester Farm: 1
River Area: 3	Oak Hill Road: 8
Red Church: 5	Route 114: 2
Schoolhouse Theater: 1	Saint Joseph’s College Area: 3
Four Corners: 1	Smith Mills: 6
Farms: 5	Orchards: 1

### Threats to Historic Resources

- Standish is experiencing development pressures along major arterials, especially in Village Centers where many of our historic buildings are located.
- Town land use ordinances allow retail business over 2,000 square feet in the Village Center District with Zoning Board of Appeals approval. This ordinance encourages developers to demolish or move older, smaller structures, in favor of constructing newer, larger commercial buildings. Many residents fear the rural and historic ‘feel’ of Standish has already been lost along Route 25 as new enterprises arrive and displace the Town’s older structures.
- Standish historic buildings are primarily farms, residences and churches. Along major arterials and intersections zoned Village Center and Rural, many business uses are allowed. Residential use is quickly giving way to commercial and business use as the ‘highest and best use’ in the real estate market place.
- In rural areas of Standish, farms and barn structures are being replaced by residential subdivision growth, where again, the principal of ‘highest and best use’ dictates land use.
- It is expensive to adapt old buildings to current codes. Older residential structures in Standish’s village centers could be renovated for retail and professional office space; however, high costs associated with adapting and maintaining old buildings forces developers to seek more economically viable alternatives.

- Maintenance and operating costs associated with older structures also threaten historic preservation. Owners of older buildings sell their properties for relief of high maintenance costs, and buildings are replaced with today's modern construction technologies.
- There is an inherent conflict between historic preservation and private property rights. Standish citizens recognize this and are struggling to adopt a historic preservation ordinance that is not burdensome to owners of specially designated historic resources.
- Standish lacks a formal inventory of historic, archeological and cultural resources. The town can't protect what it doesn't don't recognize.
- Standish lacks incentive programs to encourage owners to maintain older properties as historic resources.
- There does not appear to be a strong awareness of the benefits in preserving our connection with the past.

### **Standish Residences Torn Down, Burned, or Moved**

To illustrate the extent of historic resources vulnerability in Standish, Dana Edgecomb, the Curator of the Standish Historical Society has assembled the following list of historic structures that have been lost through neglect, fire, demolition or removal to locations outside Standish:

**Table 38: Historic Sites Lost**

<ul style="list-style-type: none"> <li>• <b>House where Dunkin Donuts now is. Moved by Kevin McDonough to Smith’s Mills Road, before Don Roy’s farm. Kevin’s wife was a Roy.</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Farmhouse where the driveway to Colonial Marketplace now is.</b></li> </ul>
<ul style="list-style-type: none"> <li>• Sawyer House, across the street from the Municipal Building (175 Northeast Road). Moved.</li> </ul>	<ul style="list-style-type: none"> <li>• Sebago Lake Station and Pavilion.</li> </ul>
<ul style="list-style-type: none"> <li>• Steep Falls Railroad Station</li> </ul>	<ul style="list-style-type: none"> <li>• Old Congregational Church on Oak Hill Road burned 2004.</li> </ul>
<ul style="list-style-type: none"> <li>• Old Richville Library building burned.</li> </ul>	<ul style="list-style-type: none"> <li>• Rich’s Mill burned.</li> </ul>
<ul style="list-style-type: none"> <li>• Covered Bridge at Bonny Eagle.</li> </ul>	<ul style="list-style-type: none"> <li>• Sebago Lake House, on Fort Hill Road, where the Sebago Lake Post Office is now.</li> </ul>
<ul style="list-style-type: none"> <li>• Pudding Hill Schoolhouse.</li> </ul>	<ul style="list-style-type: none"> <li>• Free Will Baptist Church by Chadbourne’s Landing.</li> </ul>
<ul style="list-style-type: none"> <li>• Chadbourne Hotel, where the Portland Water District Ozonation Plant now is (corner Chadbourne Road and Rt. 237).</li> </ul>	<ul style="list-style-type: none"> <li>• Hillcrest Hotel-Northeast Road, near where Herbert and Audrey Woodbrey’s house is.</li> </ul>
<ul style="list-style-type: none"> <li>• DuPont Mill in Richville.</li> </ul>	<ul style="list-style-type: none"> <li>• Ice Houses at the Otter Ponds</li> </ul>
<ul style="list-style-type: none"> <li>• Shaw’s Mill</li> </ul>	<ul style="list-style-type: none"> <li>• Other sawmills in Standish.</li> </ul>
<ul style="list-style-type: none"> <li>• Androscoggin Mill on Saco River in Steep Falls.</li> </ul>	<ul style="list-style-type: none"> <li>• Old Schoolhouse in Steep Falls-Mill Street?</li> </ul>
<ul style="list-style-type: none"> <li>• Old Fort and Meetinghouse at Standish Corner.</li> </ul>	<ul style="list-style-type: none"> <li>• Mussey House, where “The Squires” (Greenleafs) lived, where First Technology now is, corner of Northeast and Moody Road, moved further up the Northeast Road, now owned by Dr. James Haddow.</li> </ul>
<ul style="list-style-type: none"> <li>• Masonic building was moved from Steep Falls.</li> </ul>	<ul style="list-style-type: none"> <li>• Tom Shaw’s house-was torn down, taken to New Hampshire and reconstructed. It was where Dana Wescott’s house now is. Arthur Wescott’s house and farm stand on the same property town down.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>House where Dunkin Donuts now is. Moved by Kevin McDonough to Smith’s Mills Road, before Don Roy’s farm. Kevin’s wife was a Roy.</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Farmhouse where the driveway to Colonial Marketplace now is.</b></li> </ul>
<ul style="list-style-type: none"> <li>• Sawyer House, across the street from the Municipal Building (175 Northeast Road). Moved.</li> </ul>	<ul style="list-style-type: none"> <li>• Sebago Lake Station and Pavilion.</li> </ul>
<ul style="list-style-type: none"> <li>• Steep Falls Railroad Station</li> </ul>	<ul style="list-style-type: none"> <li>• Old Congregational Church on Oak Hill Road burned 2004.</li> </ul>
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<ul style="list-style-type: none"> <li>• Chadbourne Hotel, where the Portland Water District Ozonation Plant now is (corner Chadbourne Road and Rt. 237).</li> </ul>	<ul style="list-style-type: none"> <li>• Hillcrest Hotel-Northeast Road, near where Herbert and Audrey Woodbrey’s house is.</li> </ul>
<ul style="list-style-type: none"> <li>• DuPont Mill in Richville.</li> </ul>	<ul style="list-style-type: none"> <li>• Ice Houses at the Otter Ponds</li> </ul>
<ul style="list-style-type: none"> <li>• Shaw’s Mill</li> </ul>	<ul style="list-style-type: none"> <li>• Other sawmills in Standish.</li> </ul>

*\* There are still a number of other historic buildings existing in Standish, still used and not moved.*

### **Current Measures to Protect Historic Resources**

Private Sector: Some private owners and developers very much want to preserve the historic value and appearance of their properties. So sometimes such preservation happens, at least for as long as they own them. But perhaps more often such values are not held by owners of other historic properties, and they are demolished, redeveloped without regard to preserve historic values or appearance. The Standish Historical Society, as noted above maintains a museum in the Old Red Church that keeps parts of the record of the historic community available for the public to know and appreciate.

Town Government: In 2002, the citizens of Standish passed a referendum, creating the Standish Village Historic District. The Standish Corner Historic District is listed with the United States Department of the Interior as historic village and crossroads. Included in this district are the Albion Howe School, the Marean House, the Daniel Marrett House, and c.1789, the Tompson Tavern, the Dennett House, the Hartford House, and the Cole House.

At this writing in early 2006, there is controversy over the present Historic District's degree of legitimate power and particular standards in helping to protect the historic values and appearance of the properties listed above. The Town Council has entertained but also rejected an effort to repeal the ordinance. While it has provided some limited protection since its adoption, it may warrant examination in light of more detailed information concerning historic resources in and around it and careful consideration of what kinds of changes to historic structures are acceptable as the village it is located in examines its collective preferences and directions for the future, which it will need to do to keep its identity and livability as a community.

It is notable that most of the historic sites listed above as being commented on by respondents to the survey are located outside of the present historic district and, whether deserving of inclusion in a district or not, are not presently subject to any form of local regulation that would protect their historic appearance or values.

### **Potential Measures to Help Protect Historic Resources**

The Maine Historic Preservation Commission offers technical and financial resources to communities that want to protect their historic resources. These include technical assistance with historic resource inventory techniques needed to complete local historic resource surveys that can identify additional historic properties that may qualify for voluntary listing by their owners on the National Register of Historic Places. Such surveys, if done correctly, can also lay the groundwork for voluntary certification of the local government that will make the community eligible to participate in programs that provide federal tax incentives for historic preservation and other benefits relative to the creation and administration of historic district regulations by local officials.

Other communities in Maine have such historic districts. Topsham is one example. Still other communities have initiated primarily private and voluntary historic preservation measures through raising awareness of the particular historic values of their properties among those properties' owners and the community at large. In Portland, it was the shock of the demolition of Union Station and its replacement by a shopping center that galvanized members of the community to found Portland Landmarks. This private non-profit organization has over the years researched and document community and individual structure histories and its members often display small placards on the fronts of their homes and businesses that designate the structure as a Portland Landmark and give the date of its construction and original name or owner/builder. Historic preservation regulation in Portland is relatively recent, and most of the revitalization of the Old Port was done on private and community initiative that capitalized on the unique situation of that extraordinary collection of structures and their value as retail outlets for artists and craftspeople. While this is very different from Standish's situation, it may still offer an example that would be useful to those who want to raise awareness of the values of historic preservation and the tradeoffs of redevelopment that does not take such values into consideration.

### **Archeological Resources**

Historic Archeological Sites. The Maine Historic Preservation Commission currently has no historical archeological sites listed in their inventory since no professional survey has been completed. The

Commission recommends that the Town undertake a field work which focuses on sites relating to the earliest European settlement of the Town beginning in the 1760's.

Pre-Historic Archeological Sites. The Commission has identified seventeen prehistoric archeological sites in Standish. In particular, the shorelines of Sebago Lake and associated tributaries are extremely sensitive in terms of potential sites. The Commission recommends further surveying in the community.

### **Threats to Archeological Sites**

The principle threat to archeological sites is the fact that they may be disturbed or destroyed by excavation and/or development without anyone knowing that this happened. This is possible for both historic and pre-historic sites, but somewhat more likely for pre-historic sites in that the most likely locations for such sites are in riparian areas. To the extent that shoreland property is undeveloped or redeveloped such sites as may remain continue to be at risk for inadvertent disturbance or destruction.

The chance of a pre-historic site being encountered inland from riparian areas is much more remote. However, historic archeological sites such as cellar holes, former dumps, old mill sites or other historic industrial locations is less remote, especially when developing or redeveloping in historic centers of commerce, but also at sites near historic sources of water power and in other locations. These sites are also threatened in the event of excavation or development without knowledge or care that they are present.

### **Current Measures to Help Protect Archeological Sites**

Regulatory measures consist mainly of the Maine DEP Site Location of Development review, which requires an archeological resource survey of the subject property on large development projects subject to DEP review. There is also a standard requirement in Maine's shoreland zoning guidelines, also reflected in Standish's shoreland zoning ordinance that requires notification of the Maine Historic Preservation Commission (MHPC) just prior to Planning Board review of construction in the shoreland zone, to see whether there is any record of an archeological site being present. If there is the Planning Board must be notified, and the MHPC can make recommendations concern the disposition of the application before the Board and work with the landowner to protect the site.

### **Potential Measures to Help Protect Archeological Sites**

Archeological resource surveys are expensive. They can only reasonably be imposed as a requirement on developers of large projects who can afford them. Standish can rely on the DEP to regulate projects large enough to fall under their jurisdiction, or it could lower the size threshold for requiring such surveys to a threshold of its own choosing under site plan review. Also, Standish can obtain and require consultation of maps of archeological resource probability prepared by the Maine Historic Preservation Commission for its own use in planning selection of locations for new public facilities, such as boat put-ins launches or beaches and related parking facilities that may not be subject to DEP review.

### **Standish Libraries**

Standish is served by two small private non-profit libraries open to the public. One is located in Richville; the other is in Steep Falls. The former director of the Steep Falls Library, Kate Robinson, has provided this portrait.

"The Steep Falls library was given to the Town of Standish's residents as a gift nearly 90 years ago by Henry Pierce, a resident of Steep Falls who went west later in his life and made his fortune. His niece, Henrietta Pierce, donated the children's wing in 1917, designed by noted architect John Calvin Stevens. When I was the director, we had an inventory of 40,000 books, tapes and periodicals, a large and growing circulation, children's programming which included two story hour meetings weekly for preschoolers and a summer reading program which met weekly throughout the summer and served children K-grade 8. A favorite among the children was "Night of a 1000 Stars, at which the children attended in their pajamas to be read bedtime stories aloud by local "celebrities" such as the local postmaster, family practice doctor and grade school teachers. There were four annual open houses which featured programs like folk dancing performances at the winter celebration and a maypole demonstration at the spring holiday among many others, all of which were widely attended. Adults programming included American History reading groups led by professors from the University of Maine and funded by the Maine Humanities Council through grants written by myself and other librarians, as well as individual periodic programs. Every program and library service offered was completely without charge to every citizen of Standish. Our goal was to widen awareness of services available at the library while improving the collection consistently and paying special

attention to the needs of Standish students of every age. With the library, Mr. Pierce left an endowment which in the late 80's was providing an operating budget of \$18,000 annually. At the time, it barely covered expenses, the purchase of new books, utilities, repairs on an aging building, programs, supplies and meager salaries. During my administration we employed a chief and children's librarian for 19 hours each week, an assistant librarian for 6 hours each week, and a cataloguer for 4 hours each week. Needless to say, the staff worked many hours every week as volunteers and the library enjoyed the benefit of an active Friends of the Library group who raised funds for many projects and the Standish Lions Club, which adopted some of our children's programming. The library serves as a meeting place, also free of charge, to groups like the Standish Historical Society, the Cumberland County Cooperative Extension Service and Literacy Volunteers which might consist of one student and one tutor. It can hardly be argued that the Steep Falls Library has not been one of Standish's most valuable assets, in fact, I can think of twice during my tenure when I opened the library especially for two different town managers who wanted to show it off to visitors from away. Since the time I worked at the library it has suffered financial difficulties and has had to slash both personnel and operating hours. I found it sad to hear that in the past 15 years since I left, the town's fiscal support of the library has increased not one red cent. I recall a study released by the Maine Library Assoc. in the late 1980's which listed the support of every town of it's libraries per capita.

We were embarrassed to find Standish listed NEXT TO LAST in the entire state, with slightly over 50 cents per capita per annum. Despite money woes and through grants in the past several years, the current librarian, Mrs. Paul, has managed to computerize the circulation, get the library online and has acquired 5 personal computers for the patrons' use. I'm sure she, or any member of the Board of Trustees would be happy to give you input on an accurate assessment of the state of the library and what the town could do in the upcoming years to realistically support and improve library services.”

The Richville library is run by volunteers and has a very small operating budget and no endowment, and is open for very few hours each week.

The Town of Standish does provide a small amount of support for the libraries in Standish, but is limited in its ability to expand that support because the libraries are privately owned.

As private institutions, the libraries are also serving the public in other communities. Other library resources that are not in Standish, but are able to serve Standish residents include the USM library in Gorham, the Saint Joseph's College library, and the Portland Public Library.

As Standish's population ages, and elderly housing is accommodated here during the next ten years and beyond, the library service needs of the community will also likely change in ways that may affect the collections and services of libraries as well as access to their services.

# GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

## NATURAL RESOURCES

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*“Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality. The natural features of the topography are preserved and the soils are uncontaminated. Native plants and animals thrive because their habitats are identified, appreciated, and protected.” VISION STATEMENT FOR 2016*

### **Goals:**

- 1. To protect critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas and unique natural areas. (also a State Goal)**
- 2. To safeguard agricultural and forest resources from development** which threatens those resources. (also a State Goal)
- 3. To identify, conserve and protect open space and critical natural habitat** and recognize their role in the local and regional economies.
- 4. To preserve open space, farmland and forest resources to maintain the rural character of the community** for future residents of Standish.

### **Policies**

- 1. Explore, research and develop incentives and creative policies to encourage the preservation of open space, scenic vistas, critical natural resources, agricultural and forest land by landowners.**
- 2. Establish a flexible and effective land-preservation program that utilizes a variety of funding sources and approaches,** including working cooperatively with neighboring municipalities, local land trusts and other groups and organizations.
- 3. Design and implement procedures to establish a land trust** to guarantee forest and open space land for future generations to enjoy.
- 4. Work with others, such as State, regional and local governments, private groups, and existing land trusts to establish guidelines for regional forest and land preservation.**
- 5. Encourage and help support small farms by providing an area for summer/fall farmers’ markets.** Develop strategies that communicate and **promote organic farming** practices such as those occurring at Rippling Waters.
- 6. Ensure that local land use regulation supports and does not hamper agricultural and forestland’s continued or expanded use** for agriculture or timber production.
- 7. Recognize and protect the economic value of farmland and forest not just for their contribution to economy, but also for their role as part of and a protector of scenic views** important to the local and regional tourism economy and for its importance to the community at large as a key element of rural character.
- 8. Direct development to areas with suitable soils, slopes and drainage,** and discourage development on floodplains, steep slopes, and highly erodable soils and wetlands.
- 9. Encourage the concept of “open space” conservation zoning** by Randall Arendt **in all land use activities,** through consideration of existing landscape, scenic views, topographic features, natural and cultural resources in the design process as established by the Conservation Lands Map.
- 10. Conserve significant natural areas, including: large blocks of wildlife habitat, deer wintering areas, habitat for threatened and rare species, wildlife travel corridors and**

**shoreland areas, waterfowl and wading bird habitat**, and other important plant, animal and fisheries habitat.

11. **Encourage taxation policies that are equitable and support land preservation**, particularly for critical natural resources, open space, forestry and farming.

*Natural Resources Implementation Strategies*

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
<p>1. <b>Provide public education on protection of natural resources, open space, farmland, and forestland, with an emphasis on “open space” conservation zoning concept</b> as follows:</p> <ul style="list-style-type: none"> <li>a. <b>Distribute a package of strategies on good forestry practices</b> and land management to protect wildlife and promote recreational opportunities to forest land owners.</li> <li>b. <b>Work with the Portland Water District to educate landowners within the water supply aquifers.</b></li> <li>c. <b>Support educational programs, at schools and other educational institutions</b> that focus on preservation of natural resources.</li> <li>d. <b>Explore the “open space” conservation design concept through a series of workshops</b> for residents and development professionals. Distribute resource materials on the subject to Standish residents.</li> <li>e. <b>Provide ongoing training for municipal officials</b> (e.g., Code Enforcement Officer, Public Works Director, Planning Board, Zoning Board of Appeals) <b>on soil and water conservation, best management practices, wildlife management</b> and other natural resource issues.</li> <li>f. <b>Utilize and explore educational and training funds available</b> through the federal, state, and regional governments and non-profit entities.</li> <li>g. <b>Serve as a resource for citizens seeking information about options available to preserve their land</b>, possibly adding a link(s) to the Town’s website.</li> </ul>	<p>Town Council, with assistance from the Conservation Commission and the Town Planner</p>	<p>2007</p>
<p>2. <b>Develop proposed amendments to the zoning, site plan and subdivision ordinances</b> as needed to achieve purposes listed below:</p> <ul style="list-style-type: none"> <li>a. To <b>limit commercial and housing developments that chip away at sensitive lands</b> including farms.</li> <li>b. <b>Convert the Town’s cluster subdivision standards to conservation subdivision standards.</b></li> <li>c. Ensure that the Town’s conservation subdivision standards <b>allow for and encourage protection of agricultural land as part of the dedicated open space</b> associated with conservation subdivisions.</li> <li>d. Ensure that <b>forestry uses and businesses that depend on and support local and regional forest production, such as sawmills and small wood products industries remain allowed in rural areas</b>, and in appropriate locations within designated growth or transitional areas.</li> <li>e. <b>Identify open space, scenic vistas, critical natural habitats</b> through State of ME Inland Fish &amp; Game, ME Preservation, and the Standish Historical Society <b>for inclusion on Conservation Lands Map</b> for consideration in the development approval process.</li> </ul>	<p>Town Council, with assistance from the Ordinance Committee and the Planning Board</p>	<p>2008 2008 2008 2008 2007 2007 2007</p>

<p>f. Require that <b>the Planning Board will comment on proposed subdivisions and other developments early in the permitting process</b> (pre-application phase).</p> <p>g. Ensure that <b>“open space” conservation design concepts and mapped features on the Conservation Map are integrated in the overall design.</b></p>		
<p>3. Direct the Conservation Commission to promote farming initiatives as follows::</p> <p>a. <b>Promote organic farming practices.</b></p> <p>b. Together with the Economic Development Committee work with interested citizens and area farmers to <b>find one or more appropriate locations for a farmers market.</b></p> <p>c. <b>Work with one or more land trusts</b>, including the one to be created as a part of implementing this Comprehensive Plan, and with regional forestry and agricultural support organizations <b>to prepare and promote a package of taxation and estate planning strategies for agricultural land owners</b> who want to retain their land in farming, forest, recreation and timber production uses.</p> <p>d. <b>Work with interested citizens, including owners of forest land, and existing regional soil conservation, land management and forestry organizations and agencies</b>, including the Cumberland County Soil and Water Conservation District and the Portland Water District, <b>to develop and assemble a package of best management practices for forestry.</b></p> <p><b>Use the Town web site as a tool for keeping the public informed of its progress and the availability or its products</b>, and other forms of active outreach to land owners.</p>	Town Council	<p>2009 through 2016</p> <p>2009</p> <p>2009 through 2010</p>
<p>4. <b>Continue to enforce the minimum requirements of the State Shoreland Zoning Act</b> and:</p> <ul style="list-style-type: none"> <li>• Continue to require <b>the Saco River Corridor Commission’s setback for structures</b> within the Saco River corridor.</li> <li>• <b>Require adequate building setbacks and vegetative buffers along all streams, rivers and wetlands.</b></li> </ul>	Town Council	2007 through 2016
<p>5. Seek to work with Sappi, the Sebago Lake Compact (SLC) and the Portland Water District <b>to manage the water level of Sebago Lake so as to prevent and minimize flooding and soil erosion..</b></p>	Town Council	
<p>6. In accordance with the Open Space Plan, <b>identify parcels within Standish which should be preserved.</b> The process shall <b>initiate discussions with property owners</b> of these parcels <b>to determine if they are interested in identifying voluntary strategies to preserve their land.</b></p> <ul style="list-style-type: none"> <li>• Where the potential exists to coordinate to protect large habitat blocks that cross town lines, work the property owners and/or the neighboring towns to coordinate protection of these areas.</li> </ul>	Town Council	Ongoing
<p>7. <b>Develop an index of area flora and fauna</b> which will be used <b>to design a protection program for endangered and regionally unique flora and fauna.</b></p> <ul style="list-style-type: none"> <li>• Include interlocal habitat beyond town boundaries where these are relevant to the protection of threatened, endangered, or regionally unique species, or the effective function of habitat for more common wildlife species, such</li> </ul>	Town Council, with help from the Conservation Commission and citizen volunteers	

as but not limited to wetlands and stream corridors that cross town lines.		
<p><b>8. Facilitate the establishment of a local or regional Land Trust and explore various funding mechanisms to acquire and maintain land and conservation easements.</b></p> <ul style="list-style-type: none"> <li>Identify local land and resource protection groups with interests in Standish. Include representatives from these groups in pertinent discussions (e.g., Friends of the Presumpscot River, Friends of Sebago Lake, etc.)</li> <li>Integrate this process with the Open Space Planning process called for in the Recreation and Scenic Resources section.</li> </ul>	Town Council, with help from the Comprehensive Plan Advisory Committee, citizen volunteers and a professional consultant	2009 through 2016
<p><b>9. As part of the Open Space Planning and Conservation Land Mapping process, identify corridors or 'greenbelts' that can be used to link large open-space areas to facilitate movement of wildlife and recreation activities such as hiking, skiing and snowmobiling,</b></p> <ul style="list-style-type: none"> <li><b>Work with adjoining towns</b> where possible to extend these corridors across municipal boundaries.</li> </ul>	Town Council	2010 through 2011
<p><b>10. Work with neighboring municipalities on acquisition and protection of contiguous tracts of land and critical natural habitats.</b></p> <ul style="list-style-type: none"> <li>Coordinate with state, regional and local governments, agencies and private groups to identify, map and prioritize for preservation significant critical areas.</li> </ul>	Town Council, with help from such committees as the Land Trust and the Conservation Commission	2009 through 2016

# INVENTORY AND ANALYSIS

## Natural Resources

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### Trends

- The soils in Standish are predominantly suitable for septic systems and development that enhances its ability to promote controlled growth and economic activities.
- According to the Maine DEP, there are currently no uncontrolled hazardous materials sites in Standish, and the groundwater quality is considered good and its volume adequate. However, there are current and past land uses that may pose a hazard to groundwater quality in Town if not properly managed.
- There are still a number of large tracts of land in Standish that remain unfragmented by roads and other development. These areas could represent a basis for future efforts to protect the town's important natural resources and wildlife habitats.
- Standish has approximately 4,700 acres of wetlands as defined by the US Fish and Wildlife Service's National Wetlands Inventory (NWI). However, not all of these wetlands are protected by the town's Shoreland Zoning regulations. There are also a number of streams which are not currently under the jurisdiction of these regulations.
- Natural resources represent a shared regional resource. It will be important for Standish to work with its neighboring towns to insure that land use activities do not have adverse impacts within watersheds that cross municipal boundaries.

### Slopes

Slope is the amount of rise or fall in feet for a given horizontal distance. The steepness of the land influences the economic and physical feasibility of various land uses and also affects the functioning of septic systems and placement of roads and structures. The slope of land generally is a localized condition; it can change significantly within short distances.

Generally speaking, development, farming or timber harvesting on slopes over 15 percent becomes increasingly problematic as the gradient, or percent slope, increases. Steeper gradients are less suitable for most uses, and more susceptible to creating adverse environmental impacts than similar sites with gentler slopes. Roads on steep slopes may be more dangerous to travel on and more costly to construct and maintain. Steep slopes may make building and subsurface waste disposal system construction more expensive. The Maine State Plumbing Code prohibits septic system construction on sites with slopes of 20 percent or more.

The Town of Standish Slope and Soil Suitability for Development Map provides generalized information on the slope conditions within the community. The accuracy of this slope map is suitable for community-wide land use planning; however, an on-site investigation of conditions should be made before reaching final decisions regarding specific land use proposals. The map identifies moderately steep slopes of 15 to 20 percent and very steep slopes of 20 percent or greater. A one percent slope rise is one foot vertically for every 100 feet horizontal distance.

Flat to moderately sloping areas with 0-15 percent slopes are usually well suited for development. However, it should be noted that flat areas such as wetlands, floodplains and/or marginal or unsuitable soils, impose development constraints of their own, not related to slope. Gently to moderately sloping land with 15-20 percent slopes is usually relatively well suited to development. Areas with greater than

25 percent slopes are more susceptible to erosion problems because of the speed of runoff during and after storms and should be considered problematic in terms of development potential. This means that the land and adjacent water bodies are more susceptible to sedimentation from erosion up-slope. Because sediment contains phosphorus which, when eroded, is released into solution, sites with steep slopes pose a greater threat of phosphorus pollution to lakes.

There are only a few areas within Standish where slopes could be a planning issue. One is the area south and west of Richfield. There is one hill especially with 15–25 percent slopes. Other areas are scattered throughout the community. Primarily, though, the slope profile within Standish is not a development limitation.

The Slope and Soil Suitability for Development Map can be used to decide which roads ought to receive priority for improvement and which areas of the community are more suitable for future growth in terms of ease of access and service. It will also be helpful in making preliminary assessments of proposed land uses; by examining the slope, the Planning Board will be alerted to extreme conditions where erosion or drainage problems may exist. In preparing the land use plan for the Town of Standish, the Slope and Soil Suitability for Development Map will show areas where slope alone has a significant effect on land use. Areas of greater than 25 percent will be highlighted and designated as preferred for open space and as being problematic for development.

## **Soils**

Soil is a basic resource of major importance to land use activities. It is the underlying material upon which roads, buildings, sewage and waste disposal, and recreation occur. Because a soil layer underlies most activities on the earth's surface, it is important to understand its properties and limitations. Five factors determine the kind of soil to be found in a given area, including the parent material, the climate, the vegetation, the topography, and time. The characteristics used to define each soil type are color, texture, structure, and moisture. The reasons for acquiring soils data are:

- To locate areas best suited to specific activities;
- To identify areas where additional investment in development will be necessary and/or where environmental hazard is the greatest; and
- To direct land management activities to the most productive sites.

The Natural Resources Conservation Service (NRCS) has developed a system to assess the relative suitability of each soil type for development. The Soil Development Potentials Rating System rates all soil types found in Standish for dwellings with basements, for roads, and for septic systems. This rating takes into account factors such as slope, drainage, and depth to bedrock or water table. The three potential categories have been combined into five composite development potential ratings: Very High, High, Medium, Low, and Very Low. Soil survey map interpretation does not eliminate the need for on-site sampling, testing and study of other relevant conditions.

The meaning of soil development potentials deserves further explanation. A rating of Very Low does not necessarily mean that the intended use cannot occur on that soil. It does mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. The fewest limitations apply to development with soils rated Very High or High. The most unsuitable soils are located in the Northwestern corner of Standish, on the Baldwin border from Adams Pond through Tucker Brook up to Boundary Road and Middle Road. The other pockets of unsuitable soils are north of Little Watchic Pond, southwest of Duck Pond, and northwest of Rich Mill Pond. Other veins include the Sticky River, areas between Harmon's Hill Road, and Route 114, Littlefield Road up to Sebago Lake and various scattered pockets throughout Standish. The soils with the Medium to Low development potential tend to focus around the streams in Standish and can be referred to on the soils map. The largest area of soils of this nature can be found between Watchic Lake, Dollof Road, south of Duck Pond, and running through Oak Hill Road and Middle Road.

## **Agriculture and Forest Resources**

Farmlands are a valuable natural resource from an environmental, aesthetic and economic point of view. They play an important role by stabilizing soil, releasing oxygen, and slowing runoff and erosion resulting from flooding and high winds. The Town of Standish Agriculture and Forest Resources Map shows soils, which are rated by the Cumberland County Soil Conservation Service as Prime Agricultural Soils, and Tree Growth Parcels. Prime Agricultural Soils are located mostly on gently sloping upland areas. In Standish they can be found in the southern corner of Standish above Bonney Eagle Pond between Spear Road up to Route 25 and along Josie's Brook to the Saco River. Other small areas worth noting are along the Saco River and the Presumpscot River.

The map also shows Additional Soils of Statewide Importance. These are also well suited to agricultural use, but they are not quite as good as Prime Agricultural Soils. As the map demonstrates, they are often associated with Prime Agricultural Soils. The largest area of soils having statewide importance is centrally located between Hill Road and the Sticky River. Other smaller areas are in the eastern corner, along Sebago Lake up to White Rock Road, and scattered among the prime farmlands located in the southern portion of Standish.

Forestlands are a valuable natural resource from an environmental, aesthetic and economic point of view. They play an important role by stabilizing soil, releasing oxygen, and slowing runoff and erosion resulting from flooding and high winds. The forest products industry is one of the leading employers in the state, both in terms of jobs and dollars generated in the economy. Approximately 70% (30,000 acres) of Standish is capable of growing commercially valuable forest products. Land under the Tree Growth program is shown on the Town of Standish Agriculture and Forest Resources Map.

Rezoning, development, and increasing taxes have made it difficult to maintain large undeveloped tracks of forest and farmland. This in turn has caused a lot of farmlands and forestlands to be sold or subdivided. Some of Standish's forested Prime Agricultural Soils and Additional Soils of Statewide Importance are now shielded somewhat from this trend due to their tax status under the Tree Growth Law and, to a much lesser extent, some of the remaining agricultural land is similarly shielded by its tax status under the Farm and Open Space Law.<sup>10</sup> But the remaining land not so classified is under greater pressure as a result. There are a variety of regulatory and non-regulatory options for protecting Prime Agricultural and Additional Soils of Statewide Importance. The Town of Standish will need to decide in its planning process whether and to what degree it wishes to exercise these options to protect these soils.

## **Wildlife Habitats and Critical Natural Resources**

Wildlife resources add immeasurably to the charm and attractiveness of Standish. The community's forests and fields are home to many large and small game and non-game species. The Lakes support a variety of fish, ducks and loons. They attract seasonal visitors who like to hunt and fish and/or observe wildlife, and their presence serves those who own property and/or live in Standish year round. Although no formal inventory has been made for Standish, species in the region such as bald eagles, wading/waterfowl birds, and deer wintering areas are of special concern in the region.

Inventory and analysis of natural habitats has been done through the Beginning with Habitat Program, a joint partnership of several state agencies, including the Maine Department of Inland Fisheries and Wildlife, the Maine Natural Areas Program, and the Maine State Planning Office, with the U.S. Fish & Wildlife Service, and the Maine Audubon Society. The core of the program is the habitat-based landscape approach to assessing wildlife and plant conservation priorities and opportunities. The program has mapped information in three different areas to assist the communities in developing a system of protected lands. The following maps are included in this plan:

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<sup>10</sup> *The State Legislature adopted the Tree Growth, Farmland, and Open Space programs as incentives for property owners to keep their land productive but undeveloped. The guidelines for the programs are set by the State and are administered by the municipalities. All three programs allow for an automatic reduction in valuation when the town accepts a property. When property is taken out of the program for development, strict penalties are applied; therefore, landowners who take advantage of these programs typically have long-term plans not to develop the land. Outside of the areas involved into the program, nearly all undeveloped land is taxed according to its highest potential use and, therefore, subject to comparatively uniform high development pressure.*

- Wetland and Riparian Habitats
- High Value Habitats
- Undeveloped Habitat Blocks

### **Wetland and Riparian Habitat**

"Wetlands" refers to the group of soils and miscellaneous land types that are commonly found in a waterlogged condition. Wetland soils include soils that are poorly or very poorly drained, as defined by the Soil Conservation Service (SCS). In a wetland, the water table is typically at or near the ground surface for enough of every year to produce wetland vegetation. Common names for wetlands include swamps and marshes. Although wetland conditions can be overcome, making them suitable for development, they usually should be classified as "preferred for open space". Wetlands are important in the hydrologic cycle because they slow down and store runoff, which is then released slowly to feed brooks and other surface waters. They also have both ecological and economical importance by providing unique habitat for a broad spectrum of plants, animals and fish, including waterfowl, shellfish, fish, insects, reptiles, amphibians, and many mammals and by serving as water purifiers and storage areas that reduce flooding by absorbing and dispersing excess rainfall. Riparian habitats are the transitional zones between open water and wetland habitats and upland habitats. These areas include riverbanks, shores, and the upland edges of wetlands.

The Wetland and Riparian Habitat map shows that riparian habitats include 250-foot areas adjacent to the Great Ponds (ponds at least 10 acres in size), rivers, coastal waters, and wetlands (at least 10 acres in size). Streams are surrounded by a 75-foot buffer zone. Especially significant in Standish are habitats associated with the Josie's Brook, alongside the Saco River, north of Rich Mill Pond, Tucker Brook, Little Watchic Pond, and Bonney Eagle Lake. The Beginning with Habitat Program recommends conservation of wetlands and riparian areas since up to 85% of terrestrial vertebrate animals use a 330 ft. corridor along streams and rivers for part of their life cycle. Existing Shoreland Zoning regulations control land uses and building structures within shoreland zones and minimize the impacts to riparian habitats and water bodies. These regulations, however, do not control development in the areas along small streams (upstream from the confluence of two perennial streams), many forested wetlands, vernal pools, and wetlands less than 10 acres in size.

Generally, the wider the riparian buffers are maintained, the greater the water quality, in-stream habitat and wildlife corridor benefits will occur. Further, the steeper the slope adjacent to a stream, the greater the width of the riparian buffer ought to be. Riparian buffers do not guarantee healthy streams and water quality. Towns may consider getting involved in activities such as a watershed survey and stream habitat walks in order to locate potential threats to stream resources and water quality such as inadequate buffers, soil erosion and sedimentation, and other pollutant sources. Also, when regulating development in small stream watersheds, especially commercial, it is important to insure that appropriate measures to control both the quantity and quality of stormwater runoff be incorporated. (For more information, contact the local Soil and Water Conservation District or Maine DEP's "Maine Stream Team Program.")

Because wetlands are ecologically important in all the ways described above, and because they are vulnerable to filling, dredging, draining or other alterations in order to make them suitable for or supportive of development, these activities are regulated at federal, state and local levels of government. The Army Corps of Engineers (ACE) and the Maine Department of Environmental Protection (DEP) regulate activities in wetlands of all sizes.

To protect wetland values, the State of Maine regulates the use of wetlands over 10 acres in size. The Town of Standish regulates the use of wetlands of any size through its Development Review Ordinance by prohibiting the development of land, which must be filled or drained to support the construction of roads or structures. Pursuant to the State shoreland zoning statute, the town has placed a shoreland zone around unforested wetlands of 10 acres or more or associated with lakes, rivers or streams. If the wetland is high or moderate value habitat as determined by the Maine Department of Inland Fisheries and Wildlife (IFW), the land in this shoreland zone must be in the Resource Protection District. Where wetland habitat values are low or "indeterminate" according to the IFW, a minimum setback and buffer of 75' is required

for new development. There is no similar provision protecting wetlands from developments, which are not subdivisions in either the local shoreland zoning or the Site Plan Review Ordinance.

### **Vernal Pools**

There is one type of wetland that is not shown on the Town of Standish Water Resource Map because there is no published source of information to document its locations. That type of wetland is called a vernal pool. Vernal pools occur on the forest floor in the early to middle weeks of spring. They are inherently temporary lasting for only a few weeks each year. These pools are fed by melting snow at the time of year when the water table is generally at its highest. They play critical roles in the life cycles of many species including the wood frog, the spotted salamander, the blue-toed salamander and the spotted turtle.

It is theoretically possible for developers and planning boards that know where vernal pools are located to prevent them from being lost to development. The main difficulty is that, for all but a few weeks of the year, their location is undetectable. Other wetlands are distinguished by wetland vegetation for all or part of the development season. But unless a vernal pool is found and its location delineated during its brief spring time existence, its need to occupy that space, which looks like any other low-lying area of forest floor, will go unnoticed and unprotected as a result.

The Maine IFW is gradually creating an inventory of vernal pools. And the Maine Audubon Society has created a manual for volunteers, possibly including classes of school children, to use for creating a local inventory of vernal pools.

### **High Value Plant and Animal Habitat**

The Beginning with Habitat project has compiled a High Value Habitat map for the Town of Standish. This map includes rare plant locations, rare or exemplary natural communities, essential habitats (designated for some endangered animals), significant wildlife habitat (for deer, waterfowl and wading birds, heron rookeries, nesting seabirds and shorebirds), and rare animal locations for endangered species and species of special concern. The map also shows high value habitat for U.S. Fish and Wildlife Service (USFWS) Priority Trust Species.

Lakes and ponds with high habitat value include Duck Pond, Rich Mill Pond, Little Watchic Pond, and the area of water inland from Sebago Lake behind Smith Mill Road. High value fisheries include Sebago Lake and Little Watchic Pond. The Saco River, Tucker Brook, Josie's Brook, and the North Branch of the Little River are characterized as high value fisheries.

### **Significant Wildlife Habitat**

Significant Wildlife Habitat is defined by the Maine Natural Resources Protection Act (NRPA), which became effective in 1988. It was intended to define, designate and protect Significant Wildlife Habitats from adverse effects of development. In the years since the Act's adoption, various state agencies have been developing statewide maps of the many types of Significant Wildlife Habitats.

### **Deer Wintering Areas**

These are areas of forest in which the combination of cover, remoteness, and availability of food are optimal for deer to gather and survive the winter. There are ten deeryards shown on the Town of Standish High Value Habitat Map. They are arranged in a pattern, which runs roughly north and south from Tucker Brook to just north of Bonney Eagle Pond. All of the deeryards shown are of indeterminate habitat value. Deeryards are significant because they are areas in which deer herds congregate during the winter months. Typically, the vegetation in a deeryard provides a relatively high degree of cover reducing the depth of snow and offering shelter from winter winds. Winter forage may also be more abundant in a deeryard. The combined effects of these advantages can yield a significant, life saving caloric condition for deer throughout the winter months. Clearing of deeryards for development can deprive the herd of these advantages. Deer Wintering Areas as mapped have not been adopted as an NRPA-regulated habitat; therefore, none of the deer wintering areas are protected from potential development under current state or local rules.

### **Waterfowl / Wading Bird Habitat**

Waterfowl and/or wading birds use this type of Significant Wildlife Habitat for breeding, feeding, roosting, loafing and migration areas. The areas are shown on the map and generally occupy portions of streams and wetlands associated with those streams. Portions of Tucker Brook, Rich Mill Pond area, Bonney Eagle Lake, Josie’s Brook, Little Watchic Pond, and sections of the Sebago Lake shore are designated as Wading Birds/Waterfowl Habitat. While these areas are not adopted as NRPA-regulated Significant Wildlife Habitat, they are protected to some degree by Standish’s Shoreland Zoning and by state wetland and stream regulations.

### Rare and Endangered Plant and Animal Species

The Maine Natural Areas Program tracks plant species that are rare in Maine. There are five sightings of rare or endangered plants in Standish as shown on the Town of Standish High Value Habitat Map. These locations have been field verified within the last 20 years.

**Table 34: Endangered Species**

<b>Plant Name</b>	<b>State Rarity</b>	<b>State Status</b>	<b>Survey Site</b>
Scarlet Oak	S1 – Critically imperiled in Maine.	Endangered	Pond Road
Great Rhododendron	S1 – Critically imperiled in Maine.	Threatened	Windham Town Line
Fern-Leaved False Foxglove	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern	Otter Pond
Mountain Laurel	S2 – Imperiled in Maine	Special Concern	Sebago Lake
Red Maple Swamp	S4 - Widespread but with cause for long-term concern.	Special Concern	Tucker Brook

The Maine Department of Inland Fisheries and Wildlife tracks the status, life history, conservation needs, and occurrences for animal species that are Endangered, Threatened or otherwise rare. Rare Animal species and their habitat or locations in Standish are listed below and are shown on the Wildlife Habitat map for the Town of Standish. Rare Animal habitat locations need field verification.

**Table 35: Rare Animal Habitats**

<b>Animal Name</b>	<b>State Rarity</b>	<b>State Status</b>	<b>Survey Site</b>
Wood Turtle	S4 - Widespread but with cause for long-term concern	Threatened	Saco River, Sticky River
Ribbon Snake	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern	Sebago Lake
Blanding’s Turtle	S2 – Imperiled in Maine	Threatened	Limington Town Line, Sebago Lake

It is recommended by the Maine Natural Areas Program that if development should be proposed within either of the habitats shown on the Map, that the developer should be referred by the local reviewing authority to their office so that they can jointly seek ways for the proposed development and the unique natural community and rare species potentially affected by the proposal to coexist with minimal environmental impact.

### High Value Habitat for USFWS Priority Trust Wildlife Species

The US Fish & Wildlife Service (USFWS) has responsibility under federal law for tracking and protecting migratory birds and federally listed endangered species. There are 64 Priority Trust Species (areas of more than 5 acres) in all, and the USFWS Gulf of Maine office has produced a map that

identifies a composite of the top 25% of high value habitats for these species. The 64 species included were chosen because they meet one or more of the following criteria:

- Federally endangered, threatened, and candidate species;
- Migratory birds, anadromous and estuarine fish that are significantly declining nationwide, or
- Migratory birds, anadromous and estuarine fish that have been identified as threatened or endangered by 2 or more of the 3 states in the Gulf of Maine watershed (Maine, part of New Hampshire, and part of Massachusetts).

There are three categories of these habitats in Standish depicted on the High Value Habitats Map. They include freshwater wetlands, grassland, and upland forest.

### **Habitat Fragmentation and Conservation Land**

The value of undeveloped land for wildlife habitat varies considerably from place to place. Rapid development during the last decade, including new roads and residential development in Standish and the region, has threatened these natural habitats through direct loss and fragmentation of existing large habitat areas. With decrease in the size of natural habitat areas, the links between the blocks has become narrower which contributed to the edge effect where disturbed areas between developed and natural areas are more easily colonized by non-native species causing extinction of the more rare species.

The table below shows habitat block size requirements and the typical effects of shrinking undeveloped habitat block size on the diversity of wildlife species supported in Maine.

Of course, occasional instances of seeing wildlife species on smaller undeveloped habitat blocks do occur. This is often due to the presence of undeveloped riparian areas or other wildlife travel corridors linking smaller blocks to larger blocks beyond the area of the sighting. And various species of wildlife, typically only found in large undeveloped habitat blocks, do occasionally venture into more densely developed areas than indicated on the chart. And, as the density of development moves from Tier 1 to Tier 5 over time, it shows the typical effects of habitat fragmentation on the diversity and composition of species remaining. The “Beginning with Habitat” Project has mapped large habitat blocks remaining in Standish, many of which extend into neighboring towns. These areas together with conservation lands are shown on the Undeveloped Habitat Blocks and Conservation Land Map.

The largest undeveloped block in Standish is located in the Steep Falls area and measures 5,587 acres. It includes Steep Falls Wildlife Management Area (WMA) owned and managed by the Maine Department of Inland Fisheries and Wildlife. Actively managed by IF&W for wildlife habitat and timber harvesting purposes, this 2,537-acre tract, with 2,102 acres located in Standish, was purchased in 1977 with funds derived from a bond issue authorized by public referendum in 1974. This area was selected because of its high wildlife and fisheries value, its availability in a large tract, and its remote location not far from a major population center. The area is protected from development due to its ownership by the IF&W as permanent open space. Locations may not There may be other lands in Standish that are effectively removed from the possibility of further development through easements or otherwise dedicated be made public as a method of preservation.

**Table 36: Habitat Requirements**

<b>Habitat Block Size Requirements for Wildlife in Maine</b>				
<b>Tier 5</b>	<b>Tier 4</b>	<b>Tier 3</b>	<b>Tier 2</b>	<b>Tier 1</b>
<b>1-19 Acres</b>	<b>20-99 Acres</b>	<b>100-499 Acres</b>	<b>500-2500 Acres</b>	<b>Undeveloped</b>
RACCOON	RACCOON	RACCOON	RACCOON	RACCOON
	HARE	HARE	HARE	HARE
				COYOTE
SMALL RODENT	SMALL RODENT	SMALL RODENT	SMALL RODENT	SMALL RODENT
	PORCUPINE	PORCUPINE	PORCUPINE	PORCUPINE
				BOBCAT
COTTONTAIL	COTTONTAIL	COTTONTAIL	COTTONTAIL	COTTONTAIL
	BEAVER	BEAVER	BEAVER	BEAVER
SQUIRREL	SQUIRREL	SQUIRREL	SQUIRREL	SQUIRREL
	WEASEL	WEASEL	WEASEL	WEASEL
		MINK	MINK	MINK
				FISHER
	WOODCHUCK	WOODCHUCK	WOODCHUCK	WOODCHUCK
		DEER	DEER	DEER
MUSKRAT	MUSKRAT	MUSKRAT	MUSKRAT	MUSKRAT
			MOOSE	MOOSE
RED FOX	RED FOX	RED FOX	RED FOX	RED FOX
SONGBIRDS	SONGBIRDS	SONGBIRDS	SONGBIRDS	SONGBIRDS
		SHARP-SHINNED HAWK	SHARP-SHINNED HAWK	SHARP-SHINNED HAWK
			BALD EAGLE	BALD EAGLE
SKUNK	SKUNK	SKUNK	SKUNK	SKUNK
		COOPER'S HAWK	COOPER'S HAWK	COOPER'S HAWK
		HARRIER	HARRIER	HARRIER
		BROAD-WINGED HAWK	BROAD-WINGED HAWK	BROAD-WINGED HAWK
		KESTREL	KESTREL	KESTREL
		HORNED OWL	HORNED OWL	HORNED OWL
		BARRED OWL	BARRED OWL	BARRED OWL
		OSPREY	OSPREY	OSPREY
		TURKEY VULTURE	TURKEY VULTURE	TURKEY VULTURE
		TURKEY	TURKEY	TURKEY
MOST REPTILES	MOST REPTILES	REPTILES	REPTILES	REPTILES
	GARTER SNAKE	GARTER SNAKE	GARTER SNAKE	GARTER SNAKE
	RING-NECKED SNAKE	RING-NECKED SNAKE	RING-NECKED SNAKE	RING-NECKED SNAKE
MOST AMPHIBIANS	MOST AMPHIBIANS	MOST AMPHIBIANS	AMPHIBIANS	AMPHIBIANS
		WOOD FROG	WOOD FROG	WOOD FROG

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

### **Threats to Fisheries and Wildlife Habitats**

Deeryards, wetlands, and fisheries are vulnerable to several kinds of adverse impacts from development. Fisheries are susceptible to damage from excessive phosphorus and stormwater runoff, which can change the temperature and the capacity of the water to hold oxygen, thereby discouraging coldwater fish and encouraging warm water fish. Fisheries in streams can experience similar effects from timber harvesting adjacent to stream channels, which can reduce the amount of shade over trout pools and increase the amount of sedimentation, clouding the water and raising its temperature. With more suspended sediment, less dissolved oxygen, and sediment covered spawning areas, the ability of streams to support cold water fisheries will decline, and increased need for management and stocking will result.

The long-term habitat value of wetlands, riparian areas, and vernal pools can also be reduced by sedimentation from new development or timber harvesting. Although wetlands are natural sinks for sediment, excessive sedimentation, such as that from poorly controlled development, can be deleterious to their value as wildlife habitat. Part of that value is the buffer of woods, which usually surrounds both forested and unforested wetlands. As spawning and nesting areas, wetlands function best when the forest adjacent to them has not been developed or clearcut, and provides a buffer against excessive sediment and the interference of noise, people, and their animals. While these natural buffer areas have been unprotected in the past, the new requirements of the shoreland zoning law will help protect them, when they are adjacent to high or medium value wetlands and more than 10 acres in size.

### **Regional Coordination and Protection of Natural Resources**

Regional coordination is an important element for the effective management and protection of natural and water resources. The following list represents various areas where regional cooperation may be possible:

- Water bodies, wetlands, and riparian areas;
- High value plant and animal habitats;
- Large/unfragmented habitat blocks; and
- Land Conservation.

Potential partners in natural resource protection and conservation include the Casco Bay Estuary Project, Lakes Environmental Associates, Friends of Casco Bay, Portland Water District, Loon Echo Land Trust, and other neighboring communities.

## GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

### RECREATION AND SCENIC RESOURCES

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*“Recreational opportunities are enhanced through public/private partnerships, supporting facilities such as a community center and sports complex to name a few. Major attractions include a town beach and marina on Sebago Lake...river and trail access and open lands have made Standish an attractive destination point for visitors from the greater Portland area and other places.” VISION STATEMENT for 2016*

#### **Goals:**

1. **To promote and protect the availability of outdoor recreation opportunities** for all Maine citizens, including access to surface waters. (also a State Goal)
2. **Provide and protect plenty of opportunities for outdoor recreation and public access** to surface waters for Standish residents.
3. **Preserve open space that benefits residents for scenic, ecological, agricultural, historic, archaeological, recreational and economic purposes.**
4. **Continue to provide and enhance indoor recreational programs and activities.**

#### **Policies:**

1. **Create and adopt an Open Space Plan for Standish that will serve as a framework to help the Town achieve the Comprehensive Plan goals** for Recreation and Scenic Resources, Natural Resources, Water Resources, Agriculture and Forestry, Historic, Archeological and Cultural Resources, Economic Development, and the Future Land Use Plan.
  - a. **Continue ongoing efforts to establish a town park and points of public access to Sebago Lake, to preserve and enhance recreational areas, trail system, open space and scenic resources through an integrated approach that links open space planning, land use regulations, and economic development strategies.**
2. **Develop a beach at the end of Northeast Road while protecting water quality for the region’s water supply.**
3. **Provide an outdoor recreational program that** encourages active, healthy lifestyles, attracts visitors, and **accommodates all age and social groups.**
4. **Identify and preserve high value scenic resources** essential to the town character and integrate plans for protecting these into the Open Space Plan.
5. **Require consideration for open space, high value scenic resources, natural habitats, and recreational areas in all new developments** as depicted on the Conservation Lands Map.
6. **Coordinate the Open Space Plan whenever possible with the implementation of policies to achieve the goals of protecting water quality, critical natural habitats, and scenic resources.**
7. **Work with neighboring communities and other organizations to preserve open space,** recreational amenities, scenic resources and preservation of natural habitat.
8. **Where possible provide for recreation areas which are accessible to all citizens including the elderly and those with disabilities**

*Recreation and Scenic Resource Implementation Strategies*

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
<p>1. <b>Appoint an Open Space Planning Committee</b> to include representation from boards and committees such as the Conservation Commission, Recreation Committee, Planning Board, Farmland Committee, Comprehensive Plan Committee, individual and institutional landowners, recreational clubs, the snowmobile club, land trusts and other interested citizens, possibly issuing invitations to regional landowners and the school district to participate as well.</p> <ol style="list-style-type: none"> <li>1. When the Open Space Planning Committee has completed its representative planning process, including plenty of opportunities for public participation, and prepared an <b>Open Space Plan</b>, it <b>shall be submitted to the Town Council</b> for a vote on adoption as an amendment to this Comprehensive Plan <b>to be integrated into the Future Land Use Plan.</b></li> <li>2. During the open space planning process the Committee shall utilize newly available aerial photos, Beginning With Habitat maps, the Town’s new computerized mapping capability, the Comprehensive Plan’s future land use map and plan, its resource maps, and other local knowledge to complete a detailed inventory of existing recreational, open space, public access points, and locations where more such facilities are needed.</li> <li>3. <b>Opportunities for cost effective coordination of</b> measures to meet open space protection goals with those needed to achieve the future land use plan, water quality protection, critical natural habitat protection and scenic resource protection goals <b>shall be reflected on the Conservation Lands Map.</b></li> </ol>	Town Council	2008 through 2009
<p>2. <b>Propose amendments to the Zoning and Subdivision Ordinances</b> as needed to achieve following:</p> <ol style="list-style-type: none"> <li>1. Require that if possible, <b>new development shall provide land or a fee in lieu of land for adequate recreational facilities and open space linked to existing or planned facilities</b> as identified in the <b>Open Space Plan.</b></li> <li>2. <b>Require that developers consider scenic, cultural and natural resources in development design</b> according to the <b>Conservation Lands Map.</b></li> <li>3. <b>Provide an opportunity for Conservation Commission and Recreation Committee to review developments</b> with recreational or open space components.</li> </ol>	Town Council, with assistance from the Ordinance Committee and the Planning Board	2007 through 2016  2008  2008
<p>3. The open space planning process <b>shall inventory, maintain and increase the opportunities for public access</b> to lakes, ponds, the Saco River and selected streams.</p> <ol style="list-style-type: none"> <li>a. <b>Document the extent of the Town’s current legal rights to establish a beach and Park at the end of Northeast Road.</b></li> <li>b. Retain professional assistance to <b>conduct research and undertake to work with the Portland Water District to find a mutually acceptable approach to allowing a beach and park at the end of Northeast Road while simultaneously continuing to protect the Portland Water</b></li> </ol>	Town Council, with assistance from the town manager, the town attorney, and other professional assistance	By 2008

<b>District's water supply intake.</b>		
4. Work with <b>interested property owners to establish recreational guidelines for open space use</b> within the town.	Town Council, with assistance from the Open Space Planning Committee, the Recreation Committee	2011 through 2016
5. <b>Work with interested property owners to implement a system of trails connecting open spaces and woodlands</b> —areas to be used for hiking, mountain cycling, cross-country skiing, horseback riding, etc. <ul style="list-style-type: none"> <li>a. <b>Take advantage of</b> potential linkages of land and trails with the <b>present and future phases of the Mountain Division Trail.</b></li> <li>b. Seek to coordinate with and connect to publicly accessible trails in neighboring municipalities.</li> <li>c. Increase and <b>develop a system of walking and cycling trails</b> where motorized vehicles are prohibited.</li> <li>d. Seek and encourage <b>opportunities to open trails for year-round use.</b></li> <li>e. Ensure <b>appropriate signage is posted and maintained.</b></li> </ul>	Town Council, with assistance from the Open Space Planning Committee	2008 through 2016
6. <b>Publicize the availability of the trail and open space system to help strengthen the development of a four season tourist economy</b> and/or ecotourism opportunities.	Town Council, with help from the Economic Development Committee	2008 through 2016
7. <b>Periodically review socio-economic and demographic data to identify future recreational and open space needs.</b>	Town Council, with assistance from the Comprehensive Plan Advisory Committee	2012 and 2016
8. <b>Identify facility and program needs, priorities, opportunities for regional cooperation and potential funding sources.</b>	Town Council, with assistance from the Open Space Planning Committee	2011 through 2016
9. <b>Utilize a variety of funding sources for recreation and open space programs, including user fees, grants, donations, impact fees, general funds, etc.</b> <ul style="list-style-type: none"> <li>• Include necessary improvements to recreational facilities in the capital improvements program.</li> </ul>	Town Council	208 through 2016
10. <b>Recognize that the general lack of public access to water in Standish, especially Sebago Lake and the Saco River, is a serious impediment</b> to the development of a four-season tourism-based economy. <ul style="list-style-type: none"> <li>• <b>The Open Space Plan called for in the Recreation and Scenic Resources section shall lay strong emphasis on identifying prospects for future public access points</b> including creation of a process for further research to identify and resolve potential existing rights of public access that may exist.</li> </ul>	Town Council and related committees	208 through 2009

## INVENTORY AND ANALYSIS

### Recreation and Scenic Resources

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The Town of Standish has a total of 31.85 acres of designated recreational areas for use by town residents. This figure includes school facilities and any private facilities which may be open to the public for a fee. The town also provides recreational programs for Town residents through a Town appointed Recreation Committee. The Recreation Committee sponsors the summer recreation program and the organized team sports. The summer recreation program provides six weeks of activities from 8 AM until 3 PM during the week for Standish residents who are in kindergarten through 6th grade. The program includes various sports and program activities as well as field trips for a very low fee. The organized team sports include baseball, basketball, soccer and skiing.

Standish Recreation has a variety of programs and activities for people of all ages. All assets this department offers are listed along with the following at the Town of Standish website:

[http://www.standish.org/Public\\_Documents/StandishME\\_Recreation/index](http://www.standish.org/Public_Documents/StandishME_Recreation/index).

Large community events include the Family Festival in August, Harvest Festival in October and Ice Skating parties during the winter season. Other programs include the After School Programs and Summer Camp Programs, Fall Soccer, Girls Youth Basketball, Partnerships with Saint Joseph's College, and a variety of new programs for senior citizens in our community.

The mission of the Standish Recreation Department is to provide all Standish residents with the best quality recreational programs, events and facilities possible. Standish Recreation is committed to its stated goals, focusing on making a difference to each of its citizens:

1. To promote and provide safe, affordable recreation opportunities to all members of the community regardless of age.
2. To encourage citizens of all ages to engage in various volunteerism in recreational and community activities.
3. To foster a sense of community through volunteerism in recreational and community activities.
4. To coordinate groups, agencies and organizations to assist in providing new and innovative opportunities to include as many members of the community as possible.
5. To continually assess the needs of an ever-growing and changing community.

The Standish Recreation Committee is raising funds and working with volunteers to create a year-round, multi-purpose sports complex at Johnson Field.

#### **Mountain Division Trail**

The Mountain Division Trailhead in Standish is at Johnson Field. The trail is 4.7 miles long and runs through the towns of Standish, Gorham and Windham. The Mountain Division Rail-With-Trail is a project to develop a multi-use trail along the entire length of the 10<sup>th</sup> Mountain Division transportation corridor, which runs from Windham to Fryeburg on the New Hampshire border.

#### **Playgrounds**

The Town of Standish offers playground equipment for use at Standish Memorial Park and Johnson Field. All SAD 6 school playgrounds are open to the public after school hours and all day on weekends, holidays and school vacations.

## Playgrounds in Standish

**Table 39: Playgrounds at Schools**

<ul style="list-style-type: none"> <li>• Edna Libby School Route 114, Standish</li> <li>• Steep Falls Elementary School Boundary Road, Steep Falls</li> </ul>	<ul style="list-style-type: none"> <li>• George E. Jack School Route 35, Standish</li> <li>•</li> </ul>
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**Table 40: Playing Fields Owned by Standish**

<ul style="list-style-type: none"> <li>• Baseball (2) Johnson Field and Steep Falls field Plus (1) at privately owned Kiwanis Beach</li> </ul>
<ul style="list-style-type: none"> <li>• Softball(3) Johnson Field/Memorial Park/Steep Falls Park</li> </ul>
<ul style="list-style-type: none"> <li>• Soccer (4) Johnson Field/Memorial Park</li> </ul>
<ul style="list-style-type: none"> <li>• Tennis (2) Johnson Field Plus (3) at SAD 6 Buxton locations</li> </ul>
<ul style="list-style-type: none"> <li>• Skating (2) Johnson Field/Step Falls on Mill Road</li> </ul>
<ul style="list-style-type: none"> <li>• Basketball (0) Except (2) half court hoops at SAD 6 GE Jack and Edna Libby schools</li> </ul>

### Public Access to Water

At present there are no points of public access to any of Standish’s lakes and ponds, or to the Saco River within Standish, except for the boat launch on Sebago Lake at the end of Northeast Road and Harmon’s Beach.

### Scenic Resources

The Town of Standish is filled with plentiful forest and a variety of lakes which provide the Town with ample scenic resources. 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.

A town-wide open space planning process could include an update to this scenic resources inventory. It could determine what resources were lost to the development of the past 14 years, and give greater clarity to the level and nature of public interest in protecting the scenic values of Standish.

There is no local land trust that is dedicated to serving Standish, although there are land trusts in neighboring communities and regional land trusts that might or might not be interested in protection of scenic and other values of undeveloped land in Standish.

# GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

## WATER RESOURCES

*“In 2015, Standish has retained its exceptional natural beauty and healthy, diverse ecosystems. The town is defined by its proximity to Sebago Lake, the Saco River and its many other lakes and rivers. Through regionally supported collaborative management, these important water bodies provide open space, wildlife habitat, scenic vistas, and recreational opportunities in harmony with a sustainable nature-based economy. Large tracts of farmlands, undeveloped open land and healthy forests still remain, protecting surface and groundwater quality.”*  
*VISION STATEMENT for 2016*

### *Goals*

1. **To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.** (also a State Goal)

### *Policies*

- a. **Continue to regulate land uses in order to prevent deterioration of water quality** in lakes, ponds, streams, rivers, wetlands, groundwater and gravel aquifers.
- b. **Maintain, at a minimum, the protections for shoreland areas that are required by the State** and expand local shoreland zoning beyond these protections as needed to improve water quality protection.
- c. **Actively educate the boating and land using public** concerning their ability to help protect and manage water quality.
- d. **Actively monitor and manage potential adverse impacts of boating** on water quality in surface waters.
- e. **Develop and apply improved protection measures for wetlands.**
- f. **Ensure adequate aquifer and drinking water protection** from potential contamination by developing a comprehensive ordinance which addresses, among other issues, the storage of chemicals, petroleum products, and other special wastes near aquifers and drinking water sources.
- g. **Continue to require that all land use activities have adequate wastewater treatment systems, minimize stormwater runoff and non-point source pollution, and utilize best management practices.**
- h. **Recognize the regional scope and shared responsibility for water quality protection in the Sebago Lake watershed by working with neighboring towns and the Portland Water District to create and provide ongoing support for a Sebago Watershed Sebago Lake Compact (SLC).**

### *Water Resources Implementation Strategies*

<i>The Policies will be implemented as follows:</i>	<i>Responsible Party</i>	<i>Timeframe</i>
1. <b>Work with surrounding towns and the Portland Water District to create a regional Sebago Lake Compact (SLC) that will:</b> <ul style="list-style-type: none"> <li>• Work to ensure shared water resources are protected.</li> <li>• <b>Serve in an ongoing advisory and educational role in the development and implementation of local as well as regional water quality protection measures within this comprehensive plan.</b></li> </ul>	Town Council	2008 through 2016
2. Continue <b>working with PWD to review and inspect all</b>	Town Council, Planning Board	2007

<b>development within the Sebago Lake watershed.</b>	and the Code Enforcement Officer	through 2016
3. Direct the Code Enforcement Officer and the Planning Board to <b>continue to require the use of Best Management Practices</b> to control non-point source pollution from new development, including <b>soil erosion and vegetation buffer standards for new construction sites.</b>		2007 through 2016
4. Seek to work with Sappi, the Sebago Lake Compact (SLC) and the Portland Water District to <b>manage the water level of Sebago Lake so as to prevent and minimize flooding and soil erosion.</b>	Town Council	2007 through 2016
5. <b>Monitor results of water quality testing of Sebago Lake, Saco River, and other bodies of water</b> currently being tested by the Portland Water District (PWD), State, or regional entities. <ul style="list-style-type: none"> <li>• They shall develop a means of reporting this information annually to Standish residents.</li> </ul>	Town Council, Planning Board and the Conservation Commission	2008 through 2016
6. <b>Continue to recognize the regional scope and shared responsibility for water quality protection and related purposes of the Saco River Corridor Commission</b> by continuing to participate as an active member of the Commission.	Town Council	2007 through 2016
7. <b>Oversee the development of a proposed Phosphorus Ordinance for all lake watersheds most at risk</b> by the Planning Board with input from the Sebago Lake Compact (SLC) in order to <b>ensure that runoff and soil erosion is minimized in all lake watersheds in Standish</b> , and particularly in areas of steep slopes and adjacent to water bodies. <ul style="list-style-type: none"> <li>• <b>Ensure that new development does not adversely affect water quality in Standish</b>, by requiring use of the best available land use planning techniques including, where needed, intensity controls and performance standards.</li> </ul>	Town Council, with assistance from the Ordinance Committee	2010 through 2011
8. Direct the Ordinance Committee to <b>oversee development of proposed amendments to shoreland zoning and/or zoning ordinance(s)</b> with assistance from the Planning Board and with input from the Sebago Lake Compact (SLC), as needed bases on the following reviews: <ul style="list-style-type: none"> <li>• Change zoning to locate higher intensity development away from surface water bodies and aquifers.</li> <li>• Take advantage of water quality protection potential of the Conservation Lands Map.</li> <li>• Review the zoning ordinances recommended by the Saco River Corridor Act of 1979 and the Maine DEP for all rivers, brooks, and ponds</li> <li>• Evaluate the impact of clear cutting in flood plain areas and revise land development codes where necessary to prevent erosion, sedimentation, and loss of top soil.</li> <li>• Review the most current practices for preserving shoreland areas in their indigenous state</li> <li>• Ensure that groundwater quality is protected by incorporating limitations to nitrate concentrations in groundwater from development into land use ordinances.</li> </ul>	Town Council	2010 through 2011
9. <b>Educate local officials and the public on State and Federal Laws governing water quality and on water resource conservation</b> using available educational materials.	Town Council, and Planning Board, with help from such committees as	2008 through 2016

	the Conservation Commission and the Sebago Lake Compact (SLC)	
10. <b>Recruit volunteers or hire Courtesy Boat Inspectors, to inspect boats for invasive aquatic plants at all public boat launches in Standish and to monitor surface water bodies for invasive aquatic plants annually.</b> Standish should participate in a regional effort.	Town Council, with assistance from the Sebago Lake Compact	2007
11. The Town's land use ordinances shall <b>continue to allow the Planning Board to require hydrogeologic impact analysis of applicants for subdivision and site plan review</b> when appropriate based on conditions of the site and/or the proposed use. Identify appropriate interlocal coordination measures for shared aquifer protection where Standish aquifers cross town lines.	Town Council	2007 through 2016
12. <b>Retain a professional hydrogeologic consultant to work with the Conservation Commission to identify aquifer recharge areas and drinking water well source protection areas.</b> Among other resources: <ul style="list-style-type: none"> <li>• <b>Review the Saint Joseph's College groundwater monitoring reports</b> used to evaluate the capacity of the land in the vicinity to continue to absorb septic waste without significant damage to water quality.</li> <li>• <b>Contact the Portland Water District</b> to request copies of whatever studies of aquifers in Standish that may be available and applicable.</li> <li>• <b>Prevent contamination of soils</b> by enforcing existing ordinances pertaining to the operation and closing of sand and gravel pits.</li> </ul>	Town Council	By 2009
13. <b>Establish, where needed, appropriate development limitations in the form of proposed aquifer protection ordinance standards,</b> over these documented areas. <ul style="list-style-type: none"> <li>• Evaluate existing regulations on groundwater conditions, soil permeability and other drainage characteristics related to new construction or the designing of any septic system.</li> <li>• Actively invite neighboring towns to coordinate aquifer protection standards</li> </ul>	Town Council with help from the Ordinance Committee and the Planning Board	2010 through 2011
14. <b>Continue to regulate sand and gravel extraction,</b> and to prepare ordinance amendments that will: <ul style="list-style-type: none"> <li>• Continue to require that reclamation materials not contain any elements that might degrade ground water.</li> <li>• Continue to require notification of the PWD for all applications for sand and gravel extractions and/or reclamation within the Sebago Lake Watershed.</li> </ul>	The Town Council, with help from the Ordinance Committee, the Planning Board and the Conservation Commission,	2010
15. Direct the Town Manager to <b>evaluate regional solutions to wastewater and septage disposal areas</b> by contacting surrounding towns to learn their present solutions or lack thereof to these issues, and by exploring options for mutually beneficial cooperation.	Town Council	2009
16. Direct the Conservation Commission to <b>evaluate whether there are gaps between state and local standards for protection of wetlands, streams and best management practices,</b> and report back to the Council with its findings and recommendations.	Town Council	2009

# INVENTORY AND ANALYSIS

## Water Resources

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### Trends

- Standish's municipal landfill, which was closed in the early 1989, is located within the aquifer area. The town is in the process of developing a long-term monitoring program of this site to ensure that any potential impacts on area water quality are recognized.

### Ground Water

One source of Standish's water is in the ground. Precipitation that does not run off as surface water infiltrates the soil. Some may remain near the surface as soil moisture but much of it continues to percolate downward, becoming ground water. An aquifer is a soil deposit or sometimes a porous rock formation that contains a recoverable volume of ground water. The material of which aquifers are composed varies widely; high yielding aquifers are composed of porous material such as sand, gravel, or fractured bedrock. As shown on the Water Resources Map, the major sand and gravel aquifers in Standish are located around the lakes, especially Sebago Lake. The aquifers surrounding Watchic Lake and Bonney Eagle Pond are also of note. Depending on underground conditions, recoverable ground water supplies may be plentiful or scarce in any given location. Ease of recoverability is one of the most important aspects of an aquifer as it relates to development potential.

A substantial portion of Standish households relies on wells for their water supply; therefore, groundwater is a critical resource for the Town. The location of 18 public water supply wells is shown on the Town of Standish Water Resources Map.<sup>8</sup> Existing groundwater supplies in Standish, whether drawing on bedrock or sand and gravel aquifers, are almost all privately owned. The Portland Water District (PWD) serves two sections of Standish with public water. One section is the area around downtown Standish and Sebago Lake Village. This area draws on Sebago Lake as its water supply source. The other area is Steep Falls Village, which draws on a public water supply well, owned by the PWD, located within Steep Falls Village. The estimated recharge area for this aquifer is encompassing over 130 acres.

A land surface that readily permits water to move downward into an aquifer is referred to as a ground water recharge area. Ground water recharge areas should be given priority in terms of preventing them from becoming polluted or contaminated thus ensuring that those individuals who live in Standish are provided the highest quality water available.

Because sand and gravel aquifers are porous and transmit water rapidly, they are also susceptible to pollution. Once a pollutant enters an aquifer, its movement is governed by the ground water flow, and it may remain in the aquifer for an indeterminate period of time. The impact of a pollutant on an aquifer depends on the size and characteristics of the aquifer and on the nature and amount of pollution that is introduced. Sources of aquifer pollution are often located on the ground surface directly above or contiguous to the aquifer: septic tank effluent, landfill refuse, leakage from ruptured fuel tanks, and even agricultural fertilizers and pesticides are possible sources of aquifer pollution.

The productivity of an aquifer can be limited by covering the ground surface above it with impervious material; extensive paving and building coverage can prevent water from quickly entering the ground and replenishing the ground water supply. Removal of overlying sands and gravels may expose the water table to direct pollution and may result in increased evaporation. The town's planning process should carefully assess the availability of any aquifer in terms of present and future demands for water; the

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<sup>8</sup> *Federal Law (Safe Drinking Water Act) defines public water supplies as any system serving water to 25 or more people per day for 60 or more days per year, or serving water to 15 or more service connections (apartments, condos, houses, mobile homes, etc.) To be a "community" public water supply, they must first meet one of the above criteria, and then serve a mostly residential population.*

potential lasting values of aquifers should not be jeopardized by excessive exploitation of their other values. Aquifers should be designated as problematic areas; a cautious approach should be taken to planning for surface uses of these areas until their importance has been more fully explored.

The Federal Safe Drinking Water Act governs the protection and operation of public water systems. The Act mandates the establishment of the Maine Source Water Assessment Program (MSWAP) that requires monitoring of water quality, assessment of potential threats, and prevention of degradation of public water supplies. Maine's Water Quality Classification System requires that all of the State's groundwater be Class GW- in order to be used for public water supplies. According to the Maine DEP, there are currently no uncontrolled hazardous materials sites in Standish and the groundwater quality is considered good and its volume adequate. However, there are current and past land uses that may pose a hazard to groundwater quality in Standish if not properly managed. These include uncovered sand and salt piles and landfill on the Moody Road. If growth and development is anticipated to occur in a way that would create or compound threats to groundwater resources, policy decisions should be made to address these issues.

A new state law now requires each town in Maine to notify public water suppliers of proposed developments that would be located within the well area. This area is known as a Source Water Protection Area delineated by the Maine Drinking Water Program. At the same time, public water suppliers are eligible to voluntarily participate in the Maine Wellhead Protection Program. Under this program, a public water supplier, sometimes with technical assistance from the Drinking Water Program, delineates the area contributing to its well, takes inventory of any existing and potential threats within this area, and works with neighboring property owners and, sometimes with the Town, to develop management and contingency plans that will help limit hazards from existing or potential land uses and activities within the wellhead protection area. According to the Maine Drinking Water Program, all 18 of Standish's public water suppliers are nominal participants in the wellhead protection program. They are mostly at a very early stage, with data on threats collected and submitted to the state. Few, if any, have a formal wellhead protection plan in place at this writing.

Finally, there is nitrates contamination from subsurface waste disposal systems. In recent years, an increasing share of the land chosen for development has marginally suitable soils for septic systems. A frequent concern where marginal soils and/or marginal permitted density of development is concerned is the concentration of nitrates in well water in developments with no public water or sewer. Nitrates pose a health hazard, particularly to infants, in that they may be carcinogenic and can be responsible for reduced ability of the blood to carry oxygen, in extreme cases causing a phenomenon known as "blue baby syndrome" in infants. 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 and/or maintained septic systems or cesspools. These systems may also 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 it causes excessive nitrate levels. The problem of nitrate contamination is significant for the Town's future because of the high market pressure for growth in the area, a significant number of wells and septic systems, underlying sand and gravel aquifers, and possible adverse impacts on the adjacent lakes and groundwater. The Maine State Plumbing Code is designed to protect against bacterial and viral health hazards; its standards do not address nitrate levels. Within the town, the nitrate test results are available for public water supply wells only and nitrate levels do not exceed five parts per million (ppm) as required by the Maine Drinking Water Program. The Town can decide to have ordinances which authorize the local Planning Board to require hydrogeological assessments to model the concentrations of nitrates where a particular proposed development's nitrate impacts may exceed the standard.

In addition to existing conditions which may pose a threat to groundwater quality, the town should also consider the land use patterns which are expected to occur in the future. If growth and development is anticipated to occur in a way which would create or compound threats to groundwater resources, policy decisions should be made to address these issues.

## Surface Water

The surface water system in Standish is complex and diverse. These systems are indicated on the Town of Standish Water Resources Map. Within the Town of Standish there are four major drainage basin systems. One of these basins includes Tucker Brook, Strout Brook and their tributaries. This area includes both Adams Pond and Little Watchic Pond. This system drains into the Saco River and is part of a larger drainage system, which includes Baldwin and Limington. The Saco River system continues southeast from Standish until it drains into the ocean between Saco and Biddeford.

A second basin is that of Josie Brook and its tributaries. Part of this system is Bonney Eagle Pond. Another portion of this area is Watchic Lake and the streams that drain into it. This drainage system is a part of a larger system, which drains into the Saco River and also includes the Towns of Limington, Hollis and Buxton and other communities along its route to the ocean.

The third system drains into Sebago Lake. The major surface water contributors to this system are the Sticky River and the Rich Mill Pond and its tributaries. This is the largest system of the three and impacts approximately one half of the community. Interlocal efforts for this system would involve the Towns of Sebago, Windham and Raymond and also other communities within the larger drainage system of the lake such as the Towns of Naples, Baldwin, and Casco. In addition to these communities, there are drainage systems which indirectly impact the Sebago Lake system. The communities that would indirectly impact the lake are those along the Crooked River, Standish, Harrison, Otisfield and Bridgton.

A fourth system is that of the North Branch of the Little River which is the watershed for the southeastern section of the Standish Village. The North Branch then flows out of Standish into North Gorham where it is joined by several small brooks, eventually discharging into the Presumpscot River. The Presumpscot flows easterly through Westbrook and Falmouth into Casco Bay.

None of the surface waters or watersheds is subject to the pollution sources of major industries, intensive development or multitudinous communities. This means that efforts by the Town to maintain/improve surface water quality will have direct and real benefits to the people of Standish. The water quality in these waters is generally good and the trends have been toward improvement. The prohibition of new overboard discharges, septic system/holding tank improvements, and stringent erosion control measures have all contributed. Potential future sources of pollution to the surface water system include:

1. Stormwater run-off from roads, parking areas and other improvements;
2. Phosphates (and the like) from residential lawns;
3. Continued and/or more intensive use of existing overboard discharges, holding tanks and nonconforming septic systems;
4. Establishment of an intensive agriculture (i.e. feed lot) operation or aquaculture operation;
5. Accidental spills and human waste discharges from boats can also pollute surface waters.

The Maine Water Quality Classification System currently classifies all lakes and ponds in Standish as GPA.<sup>9</sup> Class GPA waters "shall be of such quality that they are suitable for...drinking water after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation and as habitat for fish and other aquatic life. The habitat shall be characterized as natural" (38 MRSA Section 465-A).

All streams in Standish, including the Tucker Brook, are currently classified as Class B waters. Class B waters "shall be of such quality that they are suitable for the designated uses of drinking water supply after treatment" (38 MRSA Section 465.)

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<sup>9</sup> *The State has four classes for freshwater rivers, three classes for marine and estuarine waters, and one class for lakes and ponds. Although there is actually not much difference between the uses or the qualities of the various classes, all attain the minimum fishable-swimmable standards of the Federal Clean Water Act. The classification system should be viewed as a hierarchy of risk, more than one of use or quality, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery.*

The following Exhibit describes the current status of each water body in Standish. Continued improvement or even maintenance of surface water quality will require increasingly protective standards and practices, as even a modest rate of growth puts ever increasing loadings on these fixed size/volume waters

**Table 32: Water Quality Rating**

<b>Water Quality Ratings</b>		
<b>Name</b>	<b>Class</b>	<b>Description</b>
<b>Sebago Lake</b>	GPA	The highest water quality designation for lakes. It is on the list of water bodies most at risk from new development.
<b>Saco</b>	B	It is suitable for fishing, swimming, and with treatment for water supply.
<b>Tucker Brook</b>	B	The source of Steep Falls Village public water supply. Much of the watershed is within a state wildlife management area.
<b>Watchic Pond</b>	GPA	A good water quality. The pond had a surface of 448 acres and is managed for a large-mouth bass fishery by the Department of Inland Fisheries and Wildlife. It is on the list of water bodies most at risk from new development.
<b>Josie's Brook</b>	B	The stream's watershed is not heavily developed but, because it drains an extensive area in South Standish, it can be designated as a resource conservation area.
<b>Bonney Eagle Lake</b>	GPA	The lake drains a watershed of nearly four miles and has a surface area of 211 acres. The lake is heavily developed and its shoreline is characterized by sandy soils that would allow rapid transport of waste effluent into the lake; therefore, sensible septic system and land use management is necessary.

*Source: Maine Department of Environmental Protection.*

Development within lake watersheds and the use of the lakes themselves poses several kinds of threats to stream and lake water quality. The threats to groundwater listed above are also threats to stream and lake water quality in that lakes and streams are fed partially by groundwater flow. Beyond this, however, there are several kinds of land use and development impacts, which can have an adverse impact on both streams and lakes, as follows:

- Erosion and sedimentation from agriculture, timber harvesting, existing and new roads, ditches, building sites and driveways can add to both the sediment loading and phosphorus loading of lake waters.
- Failing, poorly designed and/or maintained septic systems can add unacceptable nitrate and other nutrient loads plus bacterial and/or viral contaminants to surface waters.
- Pesticides and fertilizers in stormwater runoff can pose a hazard to lake water quality.
- Point sources of pollution also pose a variety of hazards to surface waters.
- Gas and oil, and human waste discharges from boats on lakes can also pollute lake waters.
- Heavy powerboat use and/or poor regulation of water levels in lakes can erode shorelines and beaches.

By far, the most potentially serious impact on lake water quality is the gradual increase in phosphorus loading due to additional development in lake watersheds. Before most other cumulative impacts show a major effect on water quality, increments of phosphorus can reach a level exceeding the ability of lake ecosystems to assimilate them. Algae blooms will result, causing changes in water temperature, reducing its ability to hold oxygen, and possibly releasing phosphorus chemically bound to bottom sediments, leading to permanent changes in lake water clarity, loss of cold water fisheries and other economically and ecologically adverse effects.

The Maine Department of Environmental Protection's Lakes Division has developed a method, described in detail in the manual "Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development," for estimating the vulnerability of lakes to phosphorus pollution and for controlling phosphorus export from new developments within lake watersheds. The phosphorus control standard used is unique to each lake watershed and is expressed as the amount of phosphorus which can be exported from each new development per acre per year. This standard is called the Per Acre Phosphorus Allocation. The DEP requires the developments which are large enough to fall within its jurisdiction to comply with this standard. For some useful statistical data characterizing each lake and its vulnerability to phosphorus pollution, see Exhibit III-46 below:

**Table 33: Phosphorous Allocations By Lake**  
**Per-Acre Phosphorus Allocations for Selected Lakes**

Lake Name	Direct Drainage in Township (acres)	Area Likely to Be Developed (acres)*	Lbs. Per Acre Phosphorus Allocation**	Water Quality Category***	Level of Protection
Adams Pond	32	6	0.041	Mod-sensitive	Moderate
Bonney Eagle Lake	1981	474	0.031	Mod-sensitive	Moderate
Duck Pond	93	22	0.041	Mod-sensitive	Moderate
Halfmoon Pond	54	11	0.05	Mod-sensitive	Moderate
Little Watchic Pond	1037	222	0.038	Mod-sensitive	Moderate
Otter Ponds #2	34	10	0.043	Mod-sensitive	High
Otter Ponds #3	14	4	0.077	Mod-sensitive	Moderate
Rich Mill Pond	1981	370	0.033	Mod-sensitive	Moderate
Sebago Lake	10743	2640	0.062	Outstanding	High
Snake Pond	39	9	0.043	Mod-sensitive	Moderate
Watchic Pond	2228	675	0.038	Mod-sensitive	High

Source: Lake Water Quality Monitoring Program, DEP, 2002

\* Area Likely to Be Developed is calculated by multiplying growth factor by the area available for development within each drainage area in the town.

\*\* Lbs. Per Acre Phosphorus Allocation is DEP's estimate of how many pounds of additional phosphorus will be exported from each acre of watershed to the lake. For all lakes except those whose watersheds are contained entirely within Standish, this number has been adjusted to reflect only the proportional amount of phosphorus from the direct watershed located within the town.

\*\*\* Water Quality Category refers to one of six possible categories to which DEP assigns the existing water quality of any given lake. Moderate/Sensitive means average water quality, but high potential for phosphorus recycling from lake bottom sediments. Good means greater than average water quality, apparently not declining under present phosphorus loading. Outstanding means exceptional water quality.

Developments and other land use activities which do not require permits from the DEP are not currently required to conform to either a state or a local per acre phosphorus allocation standard. This means that smaller subdivisions and site plans, timber harvesting, road reconstruction and other activities which can export phosphorus, continue to contribute unknown quantities of phosphorus to watershed, unless the Town or Towns in the watershed regulate their phosphorus export. Currently, the Town of Standish requires a phosphorus analysis for proposed developments within the Shoreland Zone only.

Maine's Stormwater Management Law, which regulates both stormwater volume and quality from the new development to which it applies, uses a two-tier level of regulation. The more restrictive standards

applied under this law apply in watersheds that the DEP has classified as “Most at Risk from New Development”. In Standish, Otter Pond #2, Little Watchic Pond, Watchic Pond, and Rich Mill Pond are identified as lakes most at risk from development.

### **Invasive Aquatic Species**

In recent years, a new threat has been added to the list of threats to stream and lake water quality. Lake ecosystems in the United States and Canada face threats from at least 11 “invasive aquatic species” of plants, four of which have appeared in Maine lakes. These four species include variable milfoil, Eurasian milfoil, hydrilla, and curly-leaf pondweed. The other seven invasive plant species, not yet established in Maine, include parrot feather, Brazilian elodea, fanwort, water chestnut, European naiad, European frog-bit, and yellow floating heart. Each of these species is established in at least one state or province adjacent or near to Maine.

Invasive plants, alien to local lake ecosystems where they become established, grow rapidly and can be spread from lake to lake by boaters who may unknowingly, or even knowingly, carry plant fragments on boats, trailers or fishing equipment from one lake to another. They can have severe impacts on lake ecosystems by displacing similar species, decreasing biological diversity, changing habitat and biotic communities and disruption of the food chain. These changes can have socioeconomic consequences, such as the impairment of fishing and other forms of recreation.

In the last two years, the State of Maine has adopted several measures to prevent the spread of invasive aquatic species into Maine. These include: a sticker program that collects fees from boat owners at registration, provides stickers, and collects funds for further work on invasive aquatic species and lake protection; a program of inspections of boats and trailers by Maine Inland Fish and Wildlife wardens at the most heavily used boat launches and near border crossings; penalties for possessing, keeping or spreading invasive aquatic species; the creation of an interagency task force charged with reporting to the Land and Water Resources Council; and the requirement that the LWRC develop an invasive species management plan.

The Portland Water District has been actively monitoring and mapping variable milfoil in sightings and populations in Sebago Lake. They have also developed various outreach educational materials and programs for boaters and the general public, including school-based education programs. At this time the Town of Standish does not have any organized program of its own to combat invasive aquatic plant species.

### **Floodplains**

Some portion of the shoreland adjacent to ponds, lakes, wetlands and streams is inundated when these water bodies flood during storms and during the spring flood. This area is the floodplain. Weather records show that the larger the flood, the less frequently it occurs. A storm severe enough to occur only once in 100 years on the average is referred to as the 100-year floodplain. The 100-year floodplain, which is above the normal high water mark of adjacent water bodies, is shown on the Town of Standish Water Resources Map.

This narrow strip of land is both a desirable and, over the long run, dangerous location in which to construct dwellings or other structures. Recently, the enactment of shoreland zoning has limited the ability of landowners to build close to the water, whether within the 100-year floodplain or not. Still, many older buildings predating shoreland zoning and some of the more recently constructed waterfront homes are subject to possible inundation, damage, or even loss of life in floods of 100-year or more frequent floods, depending on how near the water they have been located.

Because private insurance companies have not seen fit to offer flood hazard insurance to insure against property damage to structures located in the 100-year floodplain, the federal government created the National Flood Insurance Program. This allows floodplain property owners in Standish to obtain affordable flood insurance. A necessary precondition of NFIP insurance being available in Standish is that the Town must adopt and administer a local floodplain management ordinance that controls construction techniques and requires flood-proofing in the 100-year floodplain. Standish has adopted a local subdivision ordinance that meets applicable federal standards. Over time those federal standards

have historically been subject to change, and local floodplain management ordinance standards have had to be adjusted accordingly. This is an ongoing process and the Town will need to monitor its compliance to continue to meet the requirements for eligibility for NFIP coverage to property owners.