



Standish Public Forum

June 12, 2008

Small Group Discussion/Questions: Results

Topic: Special Qualities/Town-wide.

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

Group #1:

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

Group #2:

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

Group #3a/3b:

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

Group #4:

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



Topic: Conservation & Open Space.

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

Group #1:

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

Group #2:

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

Group #3a/3b:

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

Group #4:

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

Topic: Conservation & Open Space.

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

Group #1:

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

Group #2:

Group #3a/3b:



Group #4:

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

Topic: Village/Standish Corner.

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

Group #1:

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

Group #2:

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

Group #3a/3b:

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

Group #4:

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



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

Topic: Village/Standish Corner.

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

Group #1:

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

Group #2:

- People walking/sidewalks
- Shopping

Group #3a/3b:

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

Group #4:

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

Topic: Village/Standish Corner.

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

Group #1:

Group #2:

- Somewhat

Group #3a/3b:



Maine Model Town Program



Group #4:

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

Topic: Linking Village and Conservation.

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

Group #1:

Group #2:

- Marginally

Group #3a/3b:

Group #4:

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

Topic: Wrap-Up.

I. Identify with Group:

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

Conservation

Group #1:

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

Group #2:

- Lot sizes too large now

Group #3a/3b:

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

Group #4:

- Maintain historic buildings in Standish Corner
- Sebago Lake Access



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Village

Group #1:

- Traffic & speed reduction
- Incentives to bring new businesses

Group #2:

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

Group #3a/3b:

Group 3a:

- Locate Businesses along road
- Housing behind businesses

Group 3b:

- Mixed use clusters
- Pedestrian-friendly

Group #4:

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

Any Major Sticking Points/Points of Conflict within Group?

Group #1:

Group #2:

Group #3a/3b:

Group #4:

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