

Rangeley Comprehensive Plan



***Adopted
September 13, 2012***

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Lntroduction

The purpose of the comprehensive plan is to define what the people of Rangeley want for Rangeley's future. The desires were identified through a series of public sessions and are therefore based on wide public input. It is thus an extremely important public document. It is to be used by town officials, boards, committees and organizations over the ten year planning period. The Plan suggests general directions, recognizing that specific details will require further efforts. However, the Plan should be considered a living document, meaning that it will require review and revisions as Rangeley changes over time. The Plan is, however, intended to guide any future changes in the Town's land use regulations, as required by law, so that they will reflect the goals and polices of this Plan. The discussions of capital needs and spending priorities are intended as general guides, not specific proposals. The Plan is also a requirement for many grants that the Town or other groups may wish to apply for.

For many towns, the process of planning, that is the conversation about the town and its future can be as important as the plan itself.

The Plan was developed by a committee of local citizens appointed by the selectmen. They spent more than four years discussing what makes Rangeley such a special place and what needs to be done in the future to keep it that way. The committee listened to many people, residents, non-residents, and stakeholders as the plan was developed. What they heard is reflected throughout the Plan.

This Plan will update the Comprehensive Plan adopted in 1997. Those familiar with the 1997 Plan will find this Plan to be much bolder in that it attempts to put forth a detailed program to guide Rangeley over the next ten years. It also expects town official to embrace the Plan and allow the Town Planner to be an important part in the implementation of the Plan.

The Plan is presented in several parts. They include a Vision for Rangeley, background information, policies, action strategies, and regional coordination.

Vision for Rangeley

If you are to read only one part of the Plan please let it be the Vision for Rangeley. The Vision talks about the character and special places in Rangeley, current trends, and finally Rangeley's vision for the future. It sets the tone for the remainder of the Plan. The Vision for Rangeley was the result of public meetings where people told the Committee what they liked about Rangeley and what the future should hold for the Town.

Background Information

The comprehensive planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, its infrastructure, its services, and, its natural features. To provide that factual base information about Rangeley and surrounding areas was collected, organized, and analyzed. Areas considered in the background information related to historic, cultural, and, archaeological resources, population, economy, housing/affordable housing,

transportation, water resources, natural resources, agriculture and forestry, outdoor recreation, public facilities and services, fiscal capacity, and land use and development patterns.

In the background information there are several forecasts for the 10-year planning period. These include population growth and housing demand. Such forecasts were based upon past trends and accepted forecasting techniques.

The background information is intended to be a snapshot of Rangeley based on the best information available in 2010-2011. Communities are dynamic places and thus the background information may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presents a reliable picture of Rangeley and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

Policies and Action Strategies

The most important elements of the comprehensive plan are the goals, policies and action strategies which the community adopts. They present the directions the community will take to achieve its vision for the future and address issues identified in the background information. Policies are statements of direction the community desires to take, and action strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies. The Plan itself does not mandate action by the Town but rather outlines the direction, and actions that the community may take based on the public input given during the development of the Plan.

Action strategies for carrying out the plan have been identified as short-, mid- or long-term. This refers to the time frame that the plan recommends actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term actions three to five years from plan adoption, and long-term actions six to ten years from plan adoption. Those responsible for undertaking the strategies are also identified.

Following each background information topic area are the goals, policies and action strategies relating to the topic. State planning rules require each comprehensive plan to include minimum policies and action strategies. These required policies and action strategies have, in some cases, been revised to reflect Rangeley's needs. They are identified as policies necessary to address State of Maine Goal. Action strategies necessary to address State of Maine Goal are in *italic* type.

There are also policies and actions strategies identified as Rangeley's own policies and strategies. These are included to address needs specific to Rangeley and to aid in the achievement of the Vision for Rangeley.

The Rangeley Comprehensive Plan Committee thoroughly considered each and every one of the policies and action strategies and assessed its implications. In addition, it relied heavily on what the residents of Rangeley told the Committee at public sessions in March and June 2011. Although, in not all instances did the committee unanimously agree, it is the position of the Committee that the following presents a realistic direction for Rangeley over the next 10 years.

V *ision for Rangeley*

Based in Part on the Public Opinion Session Held on March 30, 2011.

Character and Special Places

Remoteness, natural beauty, lakes and ponds, mountains, sunsets, no traffic lights, and local services are some of the important characteristics enjoyed by those that live in and visit Rangeley. There is a good mix of townspeople that include natives, recent transplants, summer residents and visitors. People generally feel safe in Rangeley unlike those in many larger communities. The Rangeley Lakes Regional School, the Rangeley Historical Society, the Rangeley Public Library, the Rangeley Friends of Art, the Rangeley Sportsman's Association, the Rangeley lakes Heritage Trust, and caring neighbors help define the social and cultural character of Rangeley. Large tracts of undeveloped land and the Villages of Rangeley and Oquossoc with not much development in between help to create a real small town. Well-kept historic buildings and "sporting camps" are reminders of Rangeley's past.

Rangeley is a destination resort town where many people come to stay at their second homes or at the many hotels, motels and inns. They have come for many years to enjoy the natural beauty and all the outstanding outdoor recreation opportunities.

Municipal facilities and government are working well and the level of service is well above that of the typical Maine small town with knowledge that changes will be needed in the future. This is due in a large part to the significant property tax base associated with second homes.

Physical special places are important to those who reside in Rangeley, year-round, seasonally or to those who come to stay for just a day or two. All of Rangeley is a special place. The most obviously beautiful are Rangeley and Mooselookmeguntic Lakes and the many scenic views.

Current Trends

Rangeley's year round population has just begun to grow. In 2010 Rangeley had more people saying it was their year round home than any time since 1950. It is not known if this will be a long term trend or just a blip in population change. Only time will tell. What we do know is that Rangeley's population is much older than both Franklin County and the State, some eight years older, and those residents have moved here, rather than born in Rangeley.

The seasonal population is made up of those staying at their second homes, at motels, hotels and inns, and camping. Visitors can increase the number of people in town by as many as 5,000 at peak times. The number will increase as more second homes are built. Seasonal population increases have a significant impact upon Rangeley and the Greater Rangeley Region (Dallas, Rangeley and Sandy River Plantations, and Adamstown, Davis, Lang and Lower Cupsuptic Township). Based upon estimates, the regional peak seasonal population, including Rangeley, may reach more than 10,000 people with the average seasonal population at approximately 5,500.

Rangeley's economy continues to be dependent on the recreation/tourist industry. Second home owners and visitors help tremendously in making consumer retail sales in Rangeley the third greatest in all of Franklin County. Only Farmington and Kingfield exceed Rangeley. It provides convenience goods and services to meet the day-to-day needs of year-round residents of the region and the large number of seasonal residents and tourists. Retail trade and services are the major component of Rangeley's economy. There are more than 140 retail and service businesses in Rangeley. Most of these business are small in relation to the number of people they employee.

There are a total of 1,703 housing units in Rangeley comprised of 552 year-round housing units and 1,152 second homes. Since 2000 to 2007 there were building permits issued for 253 new housing units. After 2007 there was a sharp decline in building permits with 28 issued-a sign that even Rangeley suffered from the "Great Recession". Most of the building permits were issued for second homes or homes to be used part time rather than for year round. The median priced home in Rangeley is not affordable for the median income family that may want to buy a home in Rangeley.

Rangeley's Vision for the Future

In one sense, in the future Rangeley will be like it is today. Its "brand" will be retained. There will be outstanding clean air and water, large remote areas, scenic views of lakes and mountains, a sky that is dark at night, peace and quiet, wild brook trout, and bountiful wildlife. Seasonal residents and tourists will continue to come to Rangeley mainly to enjoy the unique natural resources that they share with those that live here year round. Rangeley will continue to be a "real small town" with big town public services. Businesses will have continued the personal connection with year rounder's and visitors.

This is not to say that Rangeley's vision for the future does not include some changes. Some change will come about as the result of need while others by desire. There will a diverse population, meaning that there will be young, old and families with children. We that live here and work here will have local employment opportunities with livable wages. There will be affordable/work force housing opportunities.

Tourism will be the life blood of the economy. The town will play a role in maintaining those things that attract and retain tourists as their interests change. These will include regulatory and non-regulatory actions. Regulatory efforts will retain the water quality of lakes and ponds, scenic views, and character of new development and redevelopment. Non regulatory actions will include signage to points of interest, motorized and non-motorized trails, improvements and greater use of the Town Park, and more sidewalks.

Public facilities and services will be provided to meet the needs of all residents and age groups without excessive tax rates. Community buildings will be maintained or improved for serviceability and function. Fire and police protection will serve the needs of the community which will be provided on a regional basis. Other regional programs and services will include transit, economic development and land use planning. The School will be one of the focal points of Rangeley as will current and new arts, music and humanities opportunities.

State and town roads will be in such condition that they are safe to travel and maintained at reasonable cost. Traffic on Routes 4, 16 and 17 will not create unsafe conditions for travelers, pedestrians and bicyclists. Local roads will be maintained and reconstructed based on coherent public policy with flexibility to address unforeseen emergencies.

Rangeley and Oquossoc Villages will be focal points. The character of Rangeley Village will be retained and in some cases improved. Improvements will include improved and expanded sidewalks for walkability, pocket parks, aesthetic street lighting, no overhead utilities lines on Main Street, parking, Town park upgrades, boat parking at the town wharf and a truck bypass. There will be stores that can be walked to such as pharmacy and grocery. Oquossoc will have public water extensions, sidewalks and street lighting. The history of the town will be maintained through efforts of the historical society. Housing opportunities will exist for the elderly so they can stay in Rangeley if they so desire.

A new generation of public officials and town volunteers will step forward to supplement or replace those that have helped make Rangeley the town that it is. Most of all, Rangeley will continue to be the “ideal town” with caring people that are safe and proud to live and visit here. Local non-profits will continue to provide valuable services that support the health, economic sustainability, environmental integrity, and social and cultural enrichment of the community and its citizens

The challenge before Rangeley is finding a way to attain this vision, or *just how* does this all happen? If the statements in the vision are to be reached there must be foresight, planning and then action. The notion that a plan of action was needed was evident in 2010 when a series of thirteen “Listening Sessions” were conducted throughout the community, in both public and private settings, with the intention of having grass-roots conversations about the challenges and opportunities that faced Rangeley in the years ahead. This project was conceived in order to understand the current village climates and develop the basis for Village Revitalization Plans. The goal of this planning process was the development of Sustainable Village plans that provided asset mapping, analysis, recommendations and viability recommendations that would result in positive change in addressing the concerns the community had with its Main Streets. The approach was to create a more healthy village and a conserved natural environment.

The greatest asset that Rangeley has is its natural setting. The pristine lakes and mountain environment has drawn sportsmen, tourists and families alike for well over 150 years. The lore of Rangeley has been packaged and sold, capturing the minds of many in the form of catalogues full of purpose built rugged clothing, hunting equipment and boots made by LL Bean. It is important to understand that the Rangeley Brand that people recognize is not only the natural environment, but also the man-made aspects of the area. The camps, cabins, cottages and village centers also define the region, and it is the way that development occurred, and will occur in the future, that is of great interest and concern at this juncture. The Rangeley Brand was not invented by LL Bean, and likewise the community cannot rely on others to protect, promote and enhance its identity: the issue of the future of Rangeley must be taken on here.

If the community wishes to restore/retain vibrancy within the Town it must take action to focus growth in the downtowns. The scale of the streets, the architecture and downtown storefronts all reflect the man-made aspects of the “Rangeley Brand”. This brand is made up of certain elements such as: 1) Historic setting; 2) Quality architecture; 3) Interesting and attractive storefronts; 4) Mixed uses with diverse businesses, apartments and residences; and 5) Activity in the downtown day and night.

Creating and maintaining viable village centers in both Oquossoc and Rangeley is complex and multi-faceted, causing many to wonder ‘where do you start?’ The following is a broad based list of considerations for moving forward.

- **Rangeley has a brand that is already world famous.** Always protect that brand in everything you as a community do. It embodies the reasons you live here and represents the reasons people come to the region.
- **Downtowns are ‘cool’ again.** Across the country, downtowns are making resurgence, with people finding that places that resisted change over the years have great scale, and are walkable. Communities with downtowns that are intact and reflect a once thought by-gone era are discovering they have a tremendous asset.
- **Declining infrastructure, and increasing fuel prices.** The State of Maine is no different than the rest of the USA: highways, roads, and bridges are all in decline and there is increasing difficulty in maintaining the built infrastructure network. In addition to poor roads, fuel prices climb with no foreseeable limit. What this may mean is that most workers will be seeking to reduce commuting times, reduce vehicle miles traveled, and possibly reduce the number of vehicles owned per family. These factors suggest density and economy of scale for future development.
- **Affordable Housing and Multi-generational housing is needed.** This need should be addressed in the core areas of villages, not in outlying areas. Affordable housing development must be walkable to downtown amenities and should conserve natural and built resources. Walkable is defined by most as within 10 minutes walking time. See the Housing Chapter for in depth information.
- **Public Sector commitments make a difference.** The town needs to lead, and demonstrate it has a commitment to community, the setting, the quality of place, in short, a commitment to the Rangeley Brand. Quality streets, wide walkable sidewalks, and parks set a tone for private reinvestment and development. In some parts of the country the municipality has purchased land to sell or jointly develop with private investors. This has provided for decisions that break stalemates, protect the existing architecture, and create a stable un-inflated opportunity for reinvestment in the community. Many Maine communities use tax incentive programs to encourage private sector investment.
- **Zoning updates set the stage.** An overhaul of the legal structure that regulates development can make a big difference in creating protections to ensure that the things the community values are retained. There are opportunities in reducing regulation and creating by-right action that provides clarity and focuses development where it makes a positive difference. Examples of this would be the creation and adoption of Form Based Code standards within the villages to further define the scale and architectural character, elimination of lot frontage requirements, elimination of off street parking requirements, incentives for in-law apartments and adaptive re-use of existing structures
- **Economic Advantages.** It has been said that a market analysis shows no proof of what can occur. Therefore, it is a limited tool in that it cannot evaluate potential. There needs to be an Economic Opportunity Committee that seeks different views to broaden the economic outlook. See the Economy Chapter for a discussion on the economy. Increasingly, employers are seeking locations that attract, support and foster the types of employees they require for their business. The internet has changed the way business works and how people work. As the economy continues to transition from production based to service based it is less important where people and businesses are located compared to what services they can provide.
- **Distance can be an asset.** Rangeley’s setting has fostered a certain level of independence and continues to be a reason people visit. Eliminating barriers to travel with projects that improve roads and enhance the airport, developing strategies that focus density and promote growth and walkable convenience in defined village cores, and creating value within the concept of distance all contribute to strengthen the Rangeley Brand. The distance between Rangeley and Oquossoc can be converted into an asset, through concepts like water taxi and ferry service between the village centers for those tourists without boats, or the concept of a four season Rangeley- Oquossoc Carriage Trail that could

serve families of cyclists, equestrians, skiers, hikers and bikers. Distance has long been an asset, as evidenced in the number of people that vacation or own homes in the region. The National Scenic Byway passes through the villages of Rangeley and Oquossoc which offer services and amenities to travelers with several scenic overlooks including the renowned Height of Land which is the crown jewel of the byway.

- **Modern Conveniences.** As distance is an attraction to the region, it must be offset by the ability to access modern conveniences, should one require them. The ability to attract and retain visitors to an area that survives on tourist spending is based in part on the ability to connect to the rest of the world. It is essential for the Town to provide good cell phone coverage and high-speed internet access so residents and visitors alike can connect to the modern world. Increasingly there is evidence visitors are only able to embark on family-centric mini adventures that encompass only a day or two: The two week hunting trip has gone the way of the 40 hour work week for most Americans, and adventure seeking tourists are looking for direct access to the regions features of interest.
- **Rangeley's Unique Sense of Place.** No place compares to Rangeley, and if Rangeley plans correctly, no place ever will. But planning to "never change" takes decision making and active steps towards **Preserving** what is important, **Protecting** what makes Rangeley special, and **Enhancing** the reasons that people choose to live, work and vacation here.

H***ISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES***

Background Information

S***ignificant Findings***

- ❖ ***Four sites are listed on the National Register of Historic Places: The Rangeley Public Library, the Rangeley Trust Company Building, the Orgonon Energy Observatory and the Oquossoc Log Church.***
- ❖ ***There are a number of locally significant historic buildings and sites.***
- ❖ ***Rangeley has several important cultural facilities and programs.***

H***istoric Background***

According to Edward Ellis' *A Chronological History of the Rangeley Lakes Region*, the "first substantial and permanent settling on Oquossoc (Rangeley) Lake was that of Luther Hoar." He came with a brother Daniel and a Joshua Soule. In 1815, Luther prepared for his family's arrival by clearing land near the Rangeley Country Club with brother Daniel settling nearby. Joshua Soule "staked out an area" near the outlet of Long Pond. Luther's family of eight arrived in 1817, and in 1818 a daughter, Lucinda, was born. She is listed as the first white child born in the "Lake Settlement."

This Lake Settlement began to grow with the arrival of the John Toothaker family, which settled on what was eventually the Abram Ross farm, and the John Dill family. In 1825, James Rangeley, Jr. had the land he had inherited from his father surveyed into lots (Township 3, Range 2) and allowed the various settlers to buy their properties for \$.50 an acre. Also during this time, the Daniel Quimby family settled on Bonney Point. Sons Daniel and David Quimby received lands from Squire Rangeley which became the start of the Quimby Pond and Quimby School District. Squire Rangeley situated his family "on the hill overlooking the lake but to the east of the Hoar and the Toothaker farms."

In 1833, Squire Rangeley built a grist mill to grind grain for the growing community and also a shingle mill located at the outlet of Oquossoc (Rangeley) Lake. Author Ellis notes that nine more families arrived at about this time. In Lower Dallas, a settlement was also developing following the arrival of Benjamin Bubier in 1810. With the extended Bubier family and others, the community eventually numbered 200 with 36 schoolchildren.

New surveys placed the Lake Settlement in Franklin County and for the first time on an 1837-38 Maine map, it received the name of Rangeley. This referred only to the village where the first family home was built by John Haley in 1835. It was 25 years later before "Oquossoc" became Rangeley Lake. In 1838, Squire Rangeley began a new road in addition to the ones leading to the Quimby district and to the mill at Long Pond outlet. This one was to start from the outlet and proceed to Madrid over Beach Hill, avoiding

valley snows and washouts, a major improvement over the single horse trail. This effort is reported to have cost him personally \$30,000.00. By 1840, the Squire was able to count 39 families in the territory which could then be recognized as a township. It was also in this year the large size of the local trout was noted, a discovery which would have a great effect on an area where the work was mainly farming and lumbering.

The first sport fishermen are reported arriving in the early 1840s tenting at Indian Rock. This trend would eventually lead to the occupation of guides. Metallak, one of the St. Francis Indians living in the Rangeley area, guided for many years. Mooselookmeguntic, Haines Landing, and points on Upper and Lower Richardson Lake as well as Umbagog were receiving attention at this time. Dallas Plantation became the first organized township in 1845. David Hoar, Luther's son, expanded the Lake Settlement by moving his house on the lake ice to Greenvale. The Town of Rangeley was incorporated in 1855, had a Board of Selectmen, and established a school near the village and another in the Quimby District. On the south shore of the lake, Mathias Haines was clearing land for a huge farm in what is now Rangeley Plantation, and in 1858, the first stage ran regularly from Phillips over the Beach Hill Road to Burke's Tavern at the junction of Dallas Hill and Route 4.

A map included in *Ellis' Chronological History* showing "Rangeley" Lake and Dallas and River Plantations, lists Rangeley in its Franklin county statistics for 1861 as having a population of 236. It is possible that some townsmen who went to serve in the Civil War found more arable land in the south, as did many Maine men. However, Ellis described Rangeley Village as a "metropolis of two houses, three barns, and a blacksmith's shop" all near Haley Pond.

The village continued to grow with the increasing numbers of fishermen. Sail and eventually steam boats plied the lake from Greenvale to the village wharf. Private camps and public camps were built by and for the sportsmen throughout the entire lakes region. H. T. Tibbetts was building the Indian Rock boat, ancestor of the Rangeley Boat. Three members of the Oquossoc Angling Association built camps and a trout hatchery known as Camp Bema on Bema Stream in the area which later came to be known as Bemis.

In 1876, a disastrous fire, always a problem in Rangeley, burned much of the eastern part of the village, but rebuilding began immediately and by the next year included John Burke's Rangeley Lakes House on the site of the present Inn. Sportsmen and vacationers required better access to the lakes region. The Sandy River Narrow Gauge Railroad was built between Farmington and Phillips arriving in Rangeley in 1891, and the Boston and Maine with the Maine Central Railroad put out a brochure advertising the "Rangeley Lakes, Parmachenee, Kennebago, and Seven Ponds" regions. Also bringing vacationers, the Rumford and Rangeley Lakes Railroad ran from Bemis to Oquossoc (as we know it now) in 1901. Ellis notes that by 1906, "Rangeley recognized itself as a summer resort" and for the first time advertised in New York newspapers. Rangeley's own newspaper, "The Rangeley Lakes," was started by Harry and Elliot Dill in 1895.

At this point, we have the basic ingredients of what Rangeley is 90 years later with only a few additions. Rangeley's population in 1900 was 961, and by 1909 reportedly over 1,300. Commercial development replaced that of farming, and most employment involved vacation trade. Dallas had a population of 354 by 1920. The Oquossoc Light and Power Company was generating power on the Kennebago River, and in 1923 the first seaplane landed on Rangeley Lake. Trucks and automobiles were replacing rail services which ended in the region in 1936. Mr. Ellis remarks that the 20s and 30s were probably the golden years of the hotels and larger camps and that the years after World War II brought vacationers who were more interested (as was new management) in motels or "small, private summer cabins."

This trend was particularly evident in the 50s. The hope for a four-season resort moved closer to realization with the formation of the Rangeley-Saddleback Ski Corporation in 1958, and Bald Mountain

Ski Area which opened in 1959. The larger hotel and camp complexes were being sold in smaller units which made it possible for a family to provide its own food and afford a vacation in the area. It also meant zoning regulations and revaluation were needed. Over the years seasonal activities have grown, and snowmobiling is now a major winter sport. Developments and non-resident homes dot the landscape today, and non-resident property ownership probably represents over half the valuation of Rangeley and the Plantations at this writing.

***H*istoric Resource**

Rangeley contains several important historic structures or sites. Four properties are listed on the National Register of Historic Places. These are the Rangeley Public Library, the Rangeley Trust Company Building, the Oquossoc Log Church and the Orgonon Energy Observatory. The National Register is the nation's listing of properties deemed worthy of preservation due to architectural or historic distinction. The Register primarily serves a ceremonial and education purpose by recognizing deserving properties. Designation affords no protection from private actions which may alter historic values. The Maine Historic Preservation Commission recommends a comprehensive survey of above ground historic resources to identify other properties that may be eligible for nomination to the National Register of Historic Places.

In addition to the four structures listed in the National Register, there are a number of locally and perhaps regionally significant historic sites and structures in Rangeley and the region. These are important reminders of the town's past. The following list provides an overview of these sites and structures.



Oquossoc Log Church

Sites of Historic Significance

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| Site Description |
| The Ellis Farm - Wood frame farmhouse on Route 4. The actual farm land now lies in Dallas and Sandy River Plantation. External structure has not been altered drastically - internal has been modernized and includes apartments and rooms for guests as well as a large dining room and a lounge in the basement. Was the largest working dairy farm in the area for many years. |
| Loon Lodge - Davis Lodge - etc. |
| The Historical Society Building - Main and Richardson Streets. Began as the Rangeley Trust Company (town's first bank) Became the Town Office for several decades prior to becoming the Historical Society's home. Brick exterior, inside has changed little. |
| SITE - of the original Episcopal Church was in a barn on the lot behind today's Camden National Bank. |
| Rangeley Free Baptist Church |
| The Rangeley Public Library - listed on the National Register of Historic Places, Lake Street. Built in 1909 with major donations from seasonal residents, the fieldstone structure is virtually unchanged except of the addition constructed in 2003. |
| SITE - the narrow gauge railroad into Rangeley Village and the broad gauge into Oquossoc have left railroad beds that currently have some impact on the region as they have been adopted/adapted as snowmobile trails. The site is also now the location of the Outdoor Sporting Heritage Museum |
| Marble Station |
| Maneskootuk Island |
| South Bog - Dickson Island structures |
| Townhouse/School - site of Senior Housing |
| Squire Rangeley House/home of Roger and Patricia Page (portion of the house moved) |
| Anna Maria Wheatland House/Mallory's B & B Inn |
| Mingo Springs House/home of Ralph and Chris Egerhei |
| Buena Vista/home of John and Lisa Hofmann |
| Brackett Farm/home of Priscilla and Brian St. Louis |
| Orgonon/the Ross Farm |
| The P. Alton Quimby Farm/home of Edward and Lillian Nobbs |
| The Pillsbury Farm/"Grasshopper Hill" home of Desi and Suzanne Csonger |

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| Site Description |
| Oquossoc Community Center/River's Edge Shop |
| Oquossoc Union Church - The Log Church |
| Our Lady of the Lakes Church, Oquossoc/the convent/home of Terry and Louise Tesseo |
| The fish hatchery - the structures of the dam on the Rangeley River, et al |
| Indian Point |
| Indian Rock - Oquossoc Angling Association |
| Bald Mountain Camps |
| The Richard Home |
| The Furbish Home (Robert and Carol Scofield) |
| The Herbie Welch House and Store |
| Russell's Camps |
| Sagamore Camps |
| North Camps |
| Quimby Pond Camps |
| Haines Landing |
| Badgers Dodge Pond Camps |
| Clearwater Camps |
| Allerton Lodge |
| The Ledges |
| Senator Fry - U.S. Vice President Hobart Camp |

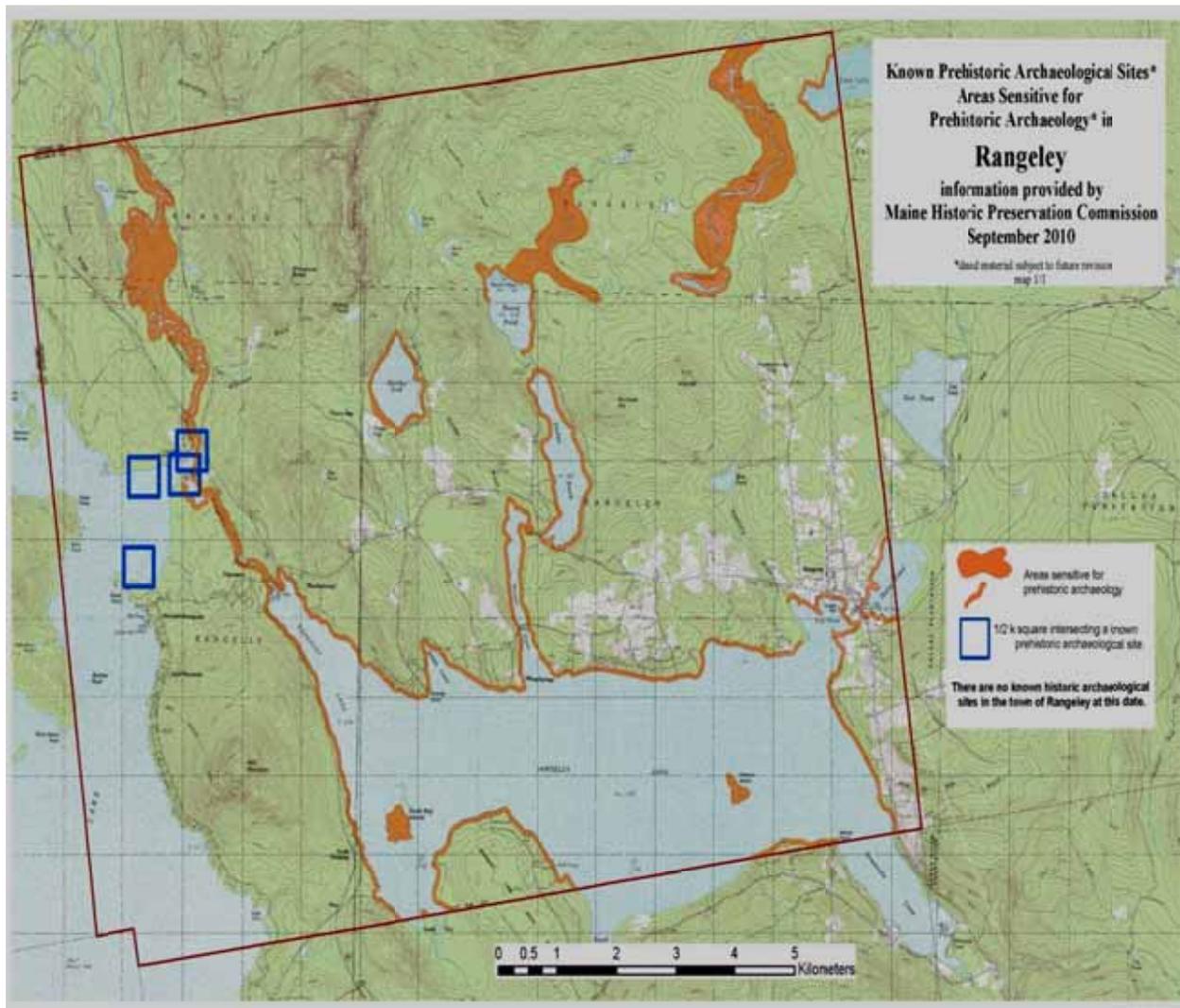
The Rangeley Historical Society maintains the Society's museum in downtown Rangeley. It has an extensive collection of artifacts and photographs that cover the history of Rangeley. The museum is in a classical revival style building built around 1905. The building is listed on the National Register of Historic Places.

Archaeological Resources

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites

are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

The Maine Historic Preservation Commission reports four known prehistoric archaeological sites in Rangeley. Three are located near Indian Rock and one further south on the shoreline of Mooselookmeguntic Lake. Artifacts from the so called Vail Site from the Palaeo American Visit are on display at the Outdoor Sporting Heritage Museum. There have been professional archaeological surveys along the shoreline of Mooselookmeguntic Lake and part of Round Pond. No historic archaeological sites have been reported by the Maine Historic Preservation Commission.



***P*rotection of Historic and Archaeological Resources**

Rangeley's land use ordinances, zoning and subdivision, do not contain specific performance standards that will protect historic resources. Shoreland zoning standards do address archaeological resources.

***C*ultural Facilities and Programs**

Rangeley and the surrounding area have a number of cultural facilities and programs which provide opportunities for both residents and nonresidents. The following presents an overview of these facilities and programs.

Cultural Resources

| |
|--|
| Description |
| LIBRARIES: |
| Rangeley Public Library , Lake Street, owned/directed by a Board of Trustees, listed on the National Register of Historic Places |
| Rangeley Lakes Regional School Library , Loon Lake Road, Town of Rangeley |
| MUSEUMS: |
| Rangeley Lakes Regional Historical Society , Main and Richardson Streets, operated by a Board of Directors. Houses collections of "things" - artifacts, etc. The building is open in the summer season on a regular basis for the public to visit. Three public meetings are held each year, one which focuses on a local person, industry, business, etc. |
| The Wilhelm Reich Museum , Dodge Pond Road, owned by the Wilhelm Reich Infant Trust Fund and administered through its Trustee; supported by a Friends of the Museum organization. It is the former residence of Wilhelm Reich, scientist/inventor, and houses his laboratory, his library, etc. From July 4 to Labor Day, the museum is open to the public. In addition, there is a conference building on the property that houses summer programs relating to his work and serves as the year-round office. The grounds are used for natural science tours in summer and sometimes in the winter. |
| The Rangeley Lakes Logging Museum , Route 16, Dallas Plantation. Owned and operated by a Board of Directors. While sited in a plantation, its fund raising and board membership make it a <u>Rangeley</u> regional cultural attraction. It hosts a late July weekend Festival Days celebration that is a major event. Houses collections of artifacts. The grounds will eventually be home to large pieces of logging equipment. Through interest in logging, the museum has provided some material for several books/pamphlets of local |

| |
|--|
| Description |
| interest. |
| The Rangeley Outdoor Sporting Heritage Museum , Route 4 Oquossoc Village. Opened on August 14, 2010, the museum is dedicated to those who contributed to the region's sporting traditions and to those committed to the region's sporting future. |
| THEATERS: |
| Lakeside Youth Theatre , Main Street. |
| FACILITIES: Several area structures have become "home" to the presentations and productions of the Rangeley Friends of the Arts, Good Company (a theatrical group) and others who sponsor concerts from time to time, e.g., the Shriners. |
| Rangeley Inn and its "Green," Main Street. The Pour House at the Inn houses theatrical productions, concerts, etc. The Green, the lawn to the rear on the shore of Haley Pond, is the site of alfresco concerts, Fiddler's Contests, Blueberry Festival and sidewalk art shows. |
| The Churches - in particular Good Shepherd Episcopal and Rangeley Congregational , Main Street and Pleasant Street respectively. Both sanctuaries are home to regular professional musical events in the summer season as is the lawn at the Episcopal Church, Rangeley lakeside, at Good Shepard. Other churches include the Free Baptist , Main and Lake Streets, St. Luke's Catholic , Lake Street, Our Lady of the Lakes Catholic , Oquossoc, and The Oquossoc Union Church , non-denominational, known as the Log Church, Route 4. |
| Rangeley Lakeside Park , owned by the community but directed by a publicly elected Park Commission. It is the site of festivals, celebrations, etc., restricted to non-profit, non-commercial ventures only. |
| The Rangeley Lakes Regional School Gymnasium , Loon Lake Road, is the site of amateur theater productions, large concerts, etc., and is the biggest gathering place in the community. |
| OTHER: |
| Fraternal lodges, etc. The Kemankeag Lodge Hall, Richardson Street, Rangeley Village, now is home to local Masons and Shriners. It began life as the meeting place of the I.O.O.F. and the Pythian Sisters who still call it "home." The first floor is used for fund raisers for a variety of civic organizations. The American Legion Hall, Main Street, Rangeley Village, is the site of Legion and Legion Auxiliary functions. In addition, it has served both boy and girl scout organizations. |
| Stephen Phillips Memorial Trust. Has provided conservation easement to protect significant land areas in Rangeley and surrounding areas. |

| Description |
|---|
| <p>Rangeley Lakes Heritage Trust. A non-profit regional land trust dedicated to conserving land for public access, wildlife habitat, recreation and forestry. Has conserved over 12,800 acres in the Rangeley region with 35 miles of lake and river frontage, much of it within the Town of Rangeley.</p> |

Historic, Archaeological and Cultural Resources

Goals, Policies & Action Strategies

Introduction

Historic sites and structures are important reminders of Rangeley's past and are an element of the local economy. They need to be retained for future generations.

State of Maine Goal that the Plan needs to address:

To preserve the State's historic and archaeological resources.

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Protect, to the greatest extent practicable, the significant historic and archaeological resources in the community.

Action strategies necessary to address State of Maine Goal:

For known historic and archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.

Responsibility/Time Frame

Planning Board/Short Term &Ongoing

Prepare amendments to land use ordinances that require the planning board to incorporate maps and information provided by the Maine Historic Preservation Commission into their development review process.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term & Ongoing

Work with the Historical Society and the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.

Responsibility/Time Frame

Historical Society/Town Planner/Mid Term

Rangeley's own policies and action strategies:

Policy

Conserve important historic sites and structures.

Action Strategy

Identify and seek to register those historic and archeological resources suitable for listing on the National Registers of Historic Places.

Responsibility/Time Frame

Historical Society/Ongoing

Action Strategy

Develop and deliver educational programs and techniques for maintaining historic values to owners of historically significant properties.

Responsibility/Time Frame

Historical Society/Ongoing

Action Strategy

Develop amendments to land use ordinances that will preserve/retain the attributes of historic resources identified in this Plan.

Responsibility/Time Frame

Historical Society, Ordinance Committee & Planning Board/Short Term

Policy

Include the town's historic heritage in economic development strategies.

Action Strategy

Promote historic resources in Rangeley's economic development strategy.

Responsibility/Time Frame

Economic Development Committee/Ongoing

Policy

Support historic and cultural activities.

Action Strategy

Provide appropriate financial support to historic and cultural activities.

Responsibility/Time Frame

Selectmen & Budget Committee/Ongoing

P ***OPULATION CHARACTERISTICS***

Background Information

Findings

The 2010 Census reported a year round population of 1,168. This number is the greatest since 1950.

Any increase in year-round population will be the result of in-migration (people moving to Rangeley) rather than natural increase.

Rangeley's population in 2009 was older than that of Franklin County and the State.

It is estimated that Rangeley's seasonal population could increase by 5,200 persons.

The regional peak seasonal population, including Rangeley, may reach more than 10,000 people with the average seasonal population at approximately 5,500.

Introduction

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Rangeley can be prepared for population change as well as anticipate future demands on community services and land use changes. The population of Rangeley includes a "year-round population" that has not changed in numbers much over the last 40 years and a substantial part time or seasonal population that has been growing.

When looking at the impacts of population change on the town, considering two population types is useful, year-round and part time. Year-round population will pay local taxes, require town services and send children to local schools. Part-time or seasonal population may own vacation or second homes paying local taxes and requiring town services and/or spend money at local and regional businesses.

Year-Round Population Trends

Rangeley's year-round population numbers has been fairly constant for the past 40 years with a low of 940 in 1970 to a high of 1,087 in 1960. The 2010 Census reported a year round population of 1,168. This number is the greatest since 1950. This long trend has been due in part to the changes in the forestry industry, Rangeley's role as a resort community and limited new businesses development. The increase between 2000 and 2010 was largely the result people moving to Rangeley in their retirement.

The three Plantations, Dallas, Sandy River and Rangeley, experienced significant year round population increases from 1960 to 2000. This trend has continued in Dallas Plantation but not so Rangeley and Sandy River Plantations. This can be attributed, at least in part, to land costs and tax rates in the Plantations as compared to those in Rangeley. This is further supported by the trends in natural increase (the number of births minus deaths). Recent trends in natural increase have be negative meaning that there have been more deaths than births in Rangeley on an annual basis.

Year-Round Population Change 1960 - 2010

| Town | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 |
|------------------------|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
| <i>Rangeley</i> | <i>1,087</i> | <i>941</i> | <i>1,023</i> | <i>1,063</i> | <i>1,052</i> | <i>1,168</i> |
| Dallas Plantation | 77 | 105 | 146 | 161 | 250 | 310 |
| Rangeley Plantation | 39 | 52 | 69 | 103 | 123 | 95 |
| Sandy River Plantation | 54 | 73 | 50 | 64 | 93 | 54 |
| Franklin County | 20,069 | 22,444 | 27,447 | 29,088 | 29,467 | 29,757 |

Source: U.S. Census

Age Distribution

Rangeley's population in 2009 was older than that of Franklin County and the State. The median age of Rangeley's residents increased from 44.5 years to 49 years between 2000 and 2009. The median age was almost eight older than that of the County and the State. A comparison of age groups reported by the 2000 Census and 2009 American Community Survey indicates some shifts in age distribution. The largest gains were in the 45-65 age group.

**Age Distribution
Rangeley
2000-2009**

| Age Group | 2000 | | 2009* | |
|------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Under 5 | 40 | 3.8 | 49 | 5.1 |
| 5 - 17 | 184 | 17.5 | 136 | 14.0 |
| 18 - 44 | 312 | 29.7 | 236 | 24.3 |
| 45 - 64 | 298 | 28.3 | 371 | 38.2 |
| 65+ | 218 | 20.7 | 188 | 19.4 |
| TOTAL | 1,052 | | 971 | |
| Median Age | 44.5 | | 49.0 | |

Source: U.S. Census

*American Community Survey Estimate-2009

When Rangeley's age distribution is compared to Franklin County, several characteristics are noteworthy. First, the percent of population 18-44 years is much less than that of the County. Secondly, the percent of population 45 years and older is well above that of the County.

**Population Distribution by Age
2009***

| Age Group | Rangeley | | Franklin County | |
|------------|-----------------|----------------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Under 5 | 49 | 5.1 | 1,437 | 4.8 |
| 5 - 17 | 136 | 14.0 | 4,623 | 15.5 |
| 18 - 44 | 236 | 24.3 | 10,564 | 35.5 |
| 45 - 64 | 371 | 38.2 | 8,894 | 29.9 |
| 65+ | 188 | 19.4 | 4,438 | 14.9 |
| TOTAL | 971 | | 29,757 | |
| Median Age | 49.0 | | 40.4 | |

Source: U.S. Census

*American Community Survey Estimate-2009

Educational Attainment

According to the 2009 American Community Survey, Rangeley had a greater percentage than Franklin County of its population 25 years of age and older with more than a high school education. Fifty-six percent had some college education or a degree. This compared to 43% for the County. Residents with Bachelor's degrees and higher is significantly greater than that of Franklin County and the State. This is likely reflective of residents that have migrated to Rangeley for its quality of life.

Educational Attainment 2009* (Persons 25 years and older)

| | <i>Rangeley</i> | | Franklin County |
|-------------------------------------|------------------------|------------------------|------------------------|
| | <i>Number</i> | <i>Percent</i> | Percent |
| Less than 9th grade | <i>2</i> | <i>>0.01</i> | 3.4% |
| 9th to 12th grade, no diploma | <i>47</i> | <i>6.0%</i> | 8.7% |
| High School Graduate or Equivalency | <i>277</i> | <i>35.5%</i> | 36.5% |
| Some college, no degree | <i>133</i> | <i>17.0%</i> | 18.1% |
| Associate Degree | <i>43</i> | <i>5.5%</i> | 8.5% |
| Bachelor's Degree | <i>176</i> | <i>22.5%</i> | 16.0% |
| Graduate or Professional Degree | <i>84</i> | <i>10.8%</i> | 8.8% |
| TOTAL | <i>781</i> | | 20,312 |

Source: U.S. Census

*American Community Survey Estimate-2009

Occupation of Residents

The greatest number of workers in Rangeley was in management, professional and related occupations in 2000. This was followed by service occupations and sales and office occupations.

**Employment by Occupation
2000**

| Occupation | Rangeley | | Franklin County | |
|--|---------------------|-------------------|------------------------|-------------------|
| | # of Workers | % of Total | # of Workers | % of Total |
| Management, professional and related occupations: | 144 | 29% | 3,798 | 28% |
| Service occupations | 91 | 18% | 2,353 | 17% |
| Sales and office occupations | 125 | 25% | 3,324 | 24% |
| Farming, fishing and forestry occupations | 10 | 2% | 271 | 2% |
| Construction, extraction and maintenance occupations | 71 | 14% | 1,513 | 11% |
| Production, transportation and material moving occupations | 57 | 11% | 2,477 | 18.0% |
| Employed persons 16 years and over | 498 | | 13,737 | |

U.S. Census

Income

Rangeley's 2009 median household income was below that of Franklin County, Maine and surrounding communities. In 2009 the largest number of households (58 or 12%) was in the \$10,000 to a \$15,000 income bracket, followed closely by 57 (12%) households in the \$50,000 to \$60,000 income bracket. This is likely the reflection of households on fixed incomes and two worker households. There were 47 people living below the poverty level in 2009 most of which were in the 25 to 34 age group.

**Median Household Income
2009***

| | |
|------------------------|-----------------|
| Rangeley | \$38,910 |
| Dallas Plantation | \$43,890 |
| Rangeley Plantation | \$43,440 |
| Sandy River Plantation | \$49,250 |
| Franklin County | \$39,630 |
| Maine | \$46,540 |

Source: U.S. Census

*American Community Survey Estimate-2009

Seasonal Population

Seasonal population is a measure of the number of people in town who are not year-round residents. This includes people staying for extended periods of time in second homes and persons staying in transient accommodations (hotels, motels, inns, bed & breakfasts and campgrounds) and day trippers. Rangeley's natural resources have attracted seasonal residents and tourists for more than 150 years. This seasonal population is the mainstay of the local and regional economies. The distribution of seasonal population increase throughout the year has changed. Historically, the summer months and fall have been the primary periods of significant seasonal population increases. While these periods continue to attract significant numbers of seasonal population, the winter months from December through March have become an important period as well. Snowmobiling and skiing are the major attraction during this period.

The Public Affairs Research Center (Bowdoin College, 1972) estimated that the seasonal population for Rangeley (that is, non-year-round persons) was 3,530 in 1970. This number represented the total number of persons if all seasonal dwellings, campgrounds, and lodging facilities were at capacity. The 1987 Comprehensive Plan estimated Rangeley's seasonal population to be between 3,900 and 5,700. Seasonal population in the 1997 Plan was set at a low of 2,000 and a high of 4,100.

Since 1997, Rangeley's seasonal population has continued to increase primarily as the result of new second home development. Therefore, in 2010, it is estimated that Rangeley's seasonal population could increase by 5,200 persons. This number does not include the day trippers that may be in Rangeley snowmobiling, fishing, shopping or engaging in other there recreation activities. However, it would be a rare occurrence that all second homes would be at maximum capacity on any given day. A more realistic seasonal population increase is expected to be approximately 4,000 people.

Regional Seasonal Population

Seasonal population increases have a significant impact upon Rangeley and the Greater Rangeley Region (Dallas, Rangeley and Sandy River Plantations, and Adamstown, Davis, Lang and Lower Cupsuptic Township). The local economy is highly dependent on the tourist industry and seasonal residents.

Because Rangeley serves as a regional service center, an estimate of seasonal population within that service area is important. Based on estimates, the regional peak seasonal population, including Rangeley, may reach more than 10,000 people with the average seasonal population at approximately 5,500.

Population Projections

Anticipating year round population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified. It should be understood, however, that predicting population at the town level with great accuracy is difficult.

Population change is the result of two primary factors; natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Any increase in year round population will be the result of in-migration (people moving to Rangeley) rather than natural increase (the number of births minus deaths). Recent trends in natural increase have been negative meaning that there have been more deaths than births in Rangeley on an annual basis.

Current population projects prepared by the State Planning Office show a 2022 year round population of approximately 1,150.

Future seasonal population growth within the Rangeley Region will have significant impact upon the town. Seasonal population growth will depend upon additional growth in second home development, increased numbers of short-term lodging facilities and continued and expanded opportunities that draw seasonal residents and tourists to the Rangeley Region.

Second home development in the Rangeley Region has been the greatest of any region in the Land Use Regulations jurisdiction. The Land Use Planning Commission has forecasted continued second home development within the Region. Continued development of Saddleback Mountain will also impact seasonal population growth.

Rangeley itself has experienced growth in second home development recently. This has been in the form of new construction but perhaps more importantly land subdivisions for future construction.

Based upon recent trends, Rangeley's and the Rangeley Region can expect growth in seasonal population. Depending upon how the "pieces of puzzle" fit together, significant increase could be experienced. Based on the following information, the following seasonal population projections are presented.

Although it is unlikely that seasonal population will reach the extremes reflected in the table below for any significant duration, it does reflect potential population at the present time. Continued development in and around Rangeley will increase seasonal population.

***Seasonal Population Projections
2022***

| | Projected Seasonal Population | |
|------------------------|-------------------------------|--------------|
| | Low | High |
| Rangeley | 5,500 | 6,000 |
| Dallas Plantation | 1,000 | 1,200 |
| Rangeley Plantation | 1,900 | 2,100 |
| Sandy River Plantation | 950 | 1,500 |
| TOTAL | 9,350 | 10,800 |

ECONOMY

Background Information

Findings and Conclusions

- ❖ ***Rangeley is dependent on the recreation/tourist industry.***
- ❖ ***In 2010 the Maine Department of Labor listed more than 140 retail and service businesses in Rangeley.***
- ❖ ***Restaurant and lodging consistently account for the largest portion of total consumer retail sales.***
- ❖ ***Consumer retail sales in Rangeley are the third greatest in all of Franklin County. Only Farmington and Kingfield exceed Rangeley.***

Regional Economy

Rangeley is located in the western mountains of Franklin County. The Town is part of a larger economically integrated geographical unit called the Farmington Labor Market Area (LMA). A LMA is comprised of a central community (or communities) and the surrounding territory within commuting distance. The Farmington LMA includes all Franklin County communities (except for Carthage), the Androscoggin County town of Livermore Falls and the Kennebec County towns of Fayette and Vienna and the Somerset town of New Portland and Central Somerset Unorganized territory. The region's impressive natural features - lakes, ponds, rivers and mountains - attract seasonal residents, tourists and outdoor enthusiasts throughout the year. The northern portion of Franklin County is primarily dependent upon tourism, recreation and forestry for employment. The southern portion relies on education, health care services and manufacturing. Highlights of 2008 employment trends in the LMA include:

- Total employment in the LMA was 12,460 a decrease of 5% from 13,085 in 2005.
24% goods producing jobs, 59% service providing jobs and 17% government jobs.
- Manufacturing accounts for 16% of the jobs.
- Retail trade made up 14% of all service producing jobs.
- Transportation and utilities make up 17% of service jobs, education and health services 15%, leisure and hospitality 15%, finance, insurance and real estate 4%, professional and business services 5%, and information jobs 1%.

Farmington LMA NonFarm Wage and Salary Employment

| | 2005 | 2006 | 2007 | 2008 | % Change 05-08 |
|---------------------------------|---------------|---------------|---------------|---------------|----------------|
| Total All Industries | 13,085 | 12,672 | 12,461 | 12,461 | -4.77% |
| Goods Producing | 3,235 | 3,044 | 3,038 | 2,937 | -9.21% |
| Construction | 849 | 775 | 821 | 780 | -8.13% |
| Manufacturing | 2,144 | 2,070 | 2,012 | 1,970 | -8.12% |
| Service Providing | 9,850 | 9,628 | 9,423 | 9,524 | -3.31% |
| Transportation/Utilities | 2,350 | 2,323 | 2,310 | 2,283 | -2.85% |
| Information | 94 | 96 | 105 | 108 | 14.89% |
| Finance, Insurance, Real Estate | 560 | 460 | 423 | 411 | -26.61% |
| Professional and Business | 510 | 603 | 608 | 645 | 26.47% |
| Education and Health Services | 3,716 | 3,575 | 3,449 | 3,500 | -5.81% |
| Leisure and Hospitality | 1,957 | 1,906 | 1,856 | 1,887 | -3.58% |
| Other Services | 269 | 268 | 267 | 287 | 6.69% |
| Public Administration | 394 | 396 | 405 | 403 | 2.28% |

Major employers in the Region include Verso Paper, Franklin Community Health Network, SAD #9, Sugarloaf Mountain Corporation, Saddleback Maine, University of Maine at Farmington, Wal-Mart, SAD # 58, Hannaford Bros., ICT Group and Jarden Plastic Solutions.

The future economic characteristics of the Region will be varied. In Carrabassett Valley, Kingfield and Rangeley area recreation and tourism will be the economic driver. The southern subregion of Farmington, Jay, Livermore Falls and Wilton will include a manufacturing component and will be the center of retail and services in the Region.

Franklin County also includes the Rangeley Economic Summary Area (ESA) that includes the towns of Carrabassett Valley, Eustis, Kingfield, Rangeley and surrounding Plantations and Townships. The Rangeley ESA saw a decrease of 17% in total retail sales from 2005 to 2009. The largest loss was in automotive sales which decreased 119%, followed by building supply sales 59%, general merchandise 14%, other retail 9% and lodging 3%. The only sector to see an increase was food stores which gained 11%.

Rangeley's Economy

In the settlement days of Rangeley, farming and lumbering were the mainstays of the local economy. A grist mill and a lumber mill were built to serve the community. Around 1840, the large size of the local brook trout was noted and began a tourist/recreation industry. Today Rangeley is dependent on the recreation/tourist industry. Second home owners and visitors help tremendously in making consumer retail sales in Rangeley the third greatest in all of Franklin County. Only Farmington and Kingfield exceed Rangeley.

A secondary economic factor in Rangeley and the Rangeley Region has been the lumber and wood industry. However, the direct and indirect employment associated with lumbering continues to decline.

Rangeley is one of 63 Regional Service Centers in Maine and serves as the service and economic center for the Rangeley Region. Rangeley is the educational, recreational and cultural center of the Region. It also provides convenience goods and services to meet the day-to-day needs of the year-round residents of

the region and the large number of seasonal residents and tourists. Retail trade and services are the major component of Rangeley's economy.



In 2010 the Maine Department of Labor listed more than 140 retail and service businesses in Rangeley. Most of these businesses are small in relation to the number of people they employ. Businesses run the gamut from building supplies to skis. Most cater to visitors and seasonal residents. Over the past five to ten years there have not been major changes in composition and type of retail stores. However some have come and others have gone. Home occupations/home based businesses continue to be an element of Rangeley's economy although its expansion is limited by inadequate communication technology.

Rangeley Village and to a lesser extent, Oquossoc Village are the retail and service centers of the Region. Over the years they have had their ups and downs but are currently improving. Planning is underway for additional enhancements.

Consumer sales, which include building supplies, food stores, general merchandise, other retail, auto, restaurant, and lodging, indicate of how outside influences affect Rangeley's economy. The recession of 2008-09 was reflected by a decline in total consumer sales. Other factors that cause increased and decreased sales are summer weather and winter snows. But, as stated above, Rangeley retains its rank as having the third greatest dollar value in retail sales in Franklin County.

Rangely Consumer Retail Sales
(In thousands of dollars)

| Year | Consumer Sales | Annual Percent Change |
|-------------|-----------------------|------------------------------|
| 2004 | \$28,866.8 | |
| 2005 | \$27,965.9 | (3.1%) |
| 2006 | \$27,828.6 | (0.5%) |
| 2007 | \$29,059.9 | 4.4% |
| 2008 | \$25,876.5 | (11.0%) |
| 2009 | \$23,489.3 | (1.0%) |
| 2010 | \$23,655.6 | 1.6% |

Source: Maine State Planning Office

Restaurant and lodging consistently account for the largest portion of total consumer sales. Building material sales also contribute significantly but are more volatile since they are based on second home construction which has declined recently.



Pleasant Street Inn

**Total Consumer Retail Sales by Type
2004-2010
(In thousands of dollars)**

| Year | Bldg. Supply | Food Store | General Merchandise | Other Retail | Auto Trans. | Restaurant/Lodging | Total Consumer Sales |
|------|--------------|------------|---------------------|--------------|-------------|--------------------|----------------------|
| 2004 | 8,985.9 | 3,420.5 | 141.5 | 3,204.2 | 4,957.6 | 8,550.3 | 28,866.8 |
| 2005 | 8,422.5 | 3,174.5 | 340.7 | 3,204.7 | 3,531.0 | 8,776.4 | 27,965.9 |
| 2006 | 8,496.9 | 3,649.5 | 289.6 | 3,420.5 | 3,513.0 | 8,616.8 | 27,828.6 |
| 2007 | 8,326.1 | 3,649.5 | 290.9 | 3,477.3 | 3,941.0 | 9,375.1 | 29,059.9 |
| 2008 | 6,390.9 | 3,587.6 | 171.8 | 2,996.7 | 3,585.4 | 9,144.1 | 25,876.5 |
| 2009 | 5,238.1 | 3,694.8 | 15.0 | 2,853.5 | 3,234.6 | 8,576.3 | 23,489.3 |
| 2010 | 5,648.5 | 3,792.9 | 218.9 | 2,770.5 | 2,500.2 | 8,952.6 | 23,653.6 |

Source: Maine State Planning Office

Further review of total consumer sales by quarter indicates the importance of the summer tourist season to the local economy.

Percent of Total Consumer Sales by Quarter

| Year | Quarter | | | |
|------|---------|------|------|------|
| | 1st | 2nd | 3rd | 4th |
| 1994 | 18.0 | 19.8 | 38.7 | 23.5 |
| 2004 | 18.4 | 19.7 | 38.3 | 23.6 |
| 2007 | 17.6 | 21.0 | 41.1 | 19.7 |
| 2008 | 21.5 | 19.3 | 39.0 | 20.2 |
| 2009 | 21.8 | 19.6 | 39.0 | 19.9 |
| 2010 | 18.9 | 19.5 | 40.4 | 21.5 |

Source: Maine State Planning Office

Over the 10-year planning period Rangeley's economy will continue to be based on the tourism and second home associated activities. To maintain and further expand this economic base there needs to be an identification of community priorities and the maintenance of those things that attract second home owners and tourists.

Labor Force

Most working people who live in Rangeley are employed in Rangeley. Based on the 1990 and 2000 Census approximately 80% of those employed worked in Rangeley. More recent information is not available. However in 2010, approximately 50 % of the Rangeley's labor force traveled less than 10 minutes to work which is an indicator of the importance of Rangeley as a place of employment . This level of local employment is high compared to other communities and reflects the distance to other employment centers.

Rangeley's unemployment rate has remained higher than Franklin County's. The higher annual unemployment rate may reflect the number of individuals in the construction industry and the seasonal nature of many jobs.

Average Annual Labor Force 1994-2010

| | Town of Rangeley | | Franklin County | |
|------|------------------|-------------------|-----------------|-------------------|
| | Labor Force | Unemployment Rate | Labor Force | Unemployment Rate |
| 1994 | 556 | 10.8 | 14,360 | 7.9 |
| 2004 | 551 | 6.3 | 14,470 | 5.6 |
| 2007 | 524 | 7.4 | 14,120 | 6.1 |
| 2008 | 580 | 8.2 | 14,310 | 6.9 |
| 2009 | 581 | 10.5 | 14,500 | 10.4 |
| 2010 | 580 | 12.3 | 12,715 | 9.7 |

Source: Maine Department of Labor

Rangeley's service and retail-based economy is evident in the fact that in 2009, 95% of the total labor force was employed in non-industrial sectors. The largest percentage of workers was employed in management, professional, and related occupations followed by sales and construction.

**Employment by Occupation
2009**

| Occupation | Rangeley | | Franklin County | |
|--|--------------|------------|-----------------|------------|
| | # of Workers | % of Total | # of Workers | % of Total |
| Agriculture & forestry | 5 | 1% | 250 | 2% |
| Construction, extraction & maintenance | 99 | 20% | 1,550 | 11% |
| Management, professional and related | 164 | 33% | 4,070 | 29% |
| Service | 84 | 17% | 2,860 | 20% |
| Sales & office | 103 | 21% | 3,390 | 24% |
| Production, transportation & material moving | 48 | 10% | 2,180 | 15% |
| TOTAL | 503 | | 14,300 | |

Source: American Community Survey Estimate-2010

Those in Rangeley that travel to work drive there alone as do most Mainers. Fifty percent of workers in Rangeley reach the place of employment in less than 10 minutes. Only 29% the other Maine workers reach their place of employment in that same time span. This is another indicator of Rangeley's economic characteristics.

**Means of Transportation to Work
2009**

| Type | Number | Percent/Rangeley | Maine/Percent |
|------------------------------|--------|------------------|---------------|
| Car, Truck, Van; Drove Alone | 371 | 78% | 78% |
| Car, Truck, Van; Carpooled | 25 | 5% | 10% |
| Walked & Other Means | 33 | 7% | 6% |
| Worked at Home | 49 | 10% | 5% |
| TOTAL | 478 | | |

Source: American Community Survey Estimate-2010

Regional Economic Development Plans

Rangeley is included in the 2010-2011 Comprehensive Economic Development Strategy for the Androscoggin Valley Economic Development District. The Strategy establishes the economic, transportation, and community planning directions for the Androscoggin Valley Economic District.



Goals, Policies & Action Strategies

Introduction

Rangely's economy is largely based on outdoor recreation and tourism. Most businesses cater to these activities. These businesses are lodging, food, other goods and services, building supplies and construction. This will remain the ongoing mainstay of the town's economy. There is interest in a more diversified economy.

State of Maine Goal that needs to be addressed:

To promote an economic climate which increases job opportunities and overall economic well-being.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Support the type of economic development activity the community desires, reflecting the community's role in the region.

Make a financial commitment, if necessary, to support desired economic development, including needed public improvements.

Coordinate with regional economic development organizations and surrounding plantations and towns as necessary to support desired economic development.

Action strategies necessary to address State of Maine Goal:

Appoint and provide municipal support to a Rangely Economic Opportunity Committee (REOC). The REOC should include representatives of the selectmen, chamber, recreation interests, Saddleback Mountain, business, lodging, and banking.

Responsibility/Time Frame

Selectmen, Town Manager & Town Planner/Short Term & Ongoing

Prepare amendments to land use ordinances that reflect the desired scale, design, intensity, and location of commercial/industrial development.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Mid Term

For public investments that are needed to encourage/support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, etc.).

Responsibility/Time Frame

REOC/Ongoing

Continue to participate in regional economic development efforts.

Responsibility/Time Frame

Selectmen, Town Manager & REOC/Ongoing

Rangeley's own policies and action strategies:

Policy

Clearly define economic proprieties.

Action Strategy

Prepare a Rangeley economic opportunity plan.

Responsibility/Time Frame

REOC & Chamber of Commerce/Short Term

Policy

Recognize that outdoor recreation and tourism will be Rangeley's long term economic engine while working to diversify that economic base.

Action Strategy

Undertake a program to diversify the local economy by both attracting new businesses to Rangeley and supporting the creation of businesses that are outside of the traditional areas of tourism such as internet based.

Responsibility/Time Frame

REOC & Chamber of Commerce/Ongoing

Policy

Support and strengthen existing businesses.

Action Strategy

Develop a program to assist existing businesses improve their performance and grow by providing technical assistance, marketing, and the development of business assistance resources.

Responsibility/Time Frame

REOC, Chamber of Commerce, Greater Franklin Development Corporation & AVCOG/Short Term & Ongoing

Policy

Attract and expand low impact businesses that can provide good quality year-round employment.

Action Strategies

Undertake a program to market Rangeley as a desirable place for low-impact businesses to locate focusing on those that are not location-sensitive and are technology-based.

Responsibility/Time Frame

REOC, Chamber of Commerce & Greater Franklin Development Corporation/Short Term & Ongoing

Prepare amendments to land use ordinances to expand the range of allowable low-impact business home businesses/occupations in outlying areas. Those amendments should provide adequate safeguards that will protect neighboring properties and the environment.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Policy

Ensure that the public infrastructure is adequate to meet the needs of businesses.

Action Strategies

Support the improvement and expansion of the electronic superhighway (internet, broadband and cellular telephone coverage) in the community

Responsibility/Time Frame Selectmen /Short Term & Ongoing

Work with regional groups and the Maine Department of Transportation to continue the upgrading of Routes 4, 16, and 17.

Responsibility/Time Frame REOC & Chamber of Commerce

Greatly expand the-municipal City Cove boat parking dockage to allow for access to Rangeley Village.

Responsibility/Time Frame Selectmen /Long Term

Policy

That Rangeley and Oquossoc Villages are where businesses want to be located and shoppers want to shop.

Action Strategies

Revise land use ordinances to encourage business location/expansion in Rangeley and Oquossoc Villages and that discourage sprawling Village development.

Responsibility/Time Frame REOC, Chamber of Commerce, Ordinance Committee & Planning Board/Short Term

Include in the Capital Improvement Program village improvement that include parking, street lighting, pocket parks, alley connections, street trees and signage.

Responsibility/Time Frame Town Manage & Selectmen/Ongoing

Policy

Recognize the value of the arts and humanities to the current and future economy of Rangeley.

Action Strategies

Provide appropriate financial support for arts and humanities.

Responsibility/Time Frame Selectmen & Budget Committee/Ongoing

Include in the Rangeley economic opportunity plan growth opportunities associated with the arts and humanities.

Responsibility/Time Frame REOC/Short Term

HOUSING

Background Information

Findings

The 2009 American Community Survey reported a total of 1,703 housing units in Rangeley. This total was comprised of 552 year-round housing units and 1,152 second homes.

From 2000 to 2010, building permits were issued for 281 new dwelling units.

The median priced home in Rangeley is not affordable to the median income family.

Housing Characteristics

Rangeley's housing stock is comprised of year-round homes and second homes. Year-round homes are dwellings which are occupied on a year-round basis. Second homes, which comprise the majority (68%) of all dwelling units in Rangeley, are used by their owners as second homes. Many second homes are rented on a seasonal basis. Second homes range from seasonal camps and cottages not suited for year-round occupancy to large homes that are suitable for year-round occupancy.



Housing Trends

The 2009 American Community Survey reported 552 year-round dwelling units in Rangeley, which was a small increase above what the 2000 Census reported. It needs to be noted that comparisons between the 2000 Census and the American Community Survey are not reliable because of how the American Community Survey collects information. What the information does indicate is that in Rangeley there has been a small increase in new year round homes with a much larger increase in the Dallas and Sandy River Plantations.

Number of Year-Round Housing Units 1980 - 2009

| <i>Town</i> | <i>1980</i> | <i>1990</i> | <i>2000</i> | <i>2009</i> |
|------------------------|--------------------|--------------------|--------------------|--------------------|
| <i>Rangeley</i> | <i>613</i> | <i>545</i> | <i>549</i> | <i>552</i> |
| Dallas Plantation | 71 | 79 | 121 | 171 |
| Rangeley Plantation | 38 | 48 | 70 | 58 |
| Sandy River Plantation | 65 | 33 | 43 | 141 |
| Franklin County | 10,581 | 11,719 | 12,666 | 13,001 |

Source: 1980-2000 U.S. Census
2009 American Community Survey

The 2009 American Community Survey reported a total of 1,703 housing units in Rangeley. This total was comprised of 552 year-round housing units and 1,152 second homes. Total housing units increased by 142 units or nine percent between 2000 and 2009.

Total Number of Housing Units 1980 - 2009 (Year-round and Second)

| <i>Town</i> | <i>1980</i> | <i>1990</i> | <i>2000</i> | <i>2009</i> |
|------------------------|---------------------|---------------------|---------------------|---------------------|
| <i>Rangeley</i> | <i>1,119</i> | <i>1,349</i> | <i>1,561</i> | <i>1,703</i> |
| Dallas Plantation | 185 | 287 | 373 | 428 |
| Rangeley Plantation | 269 | 411 | 500 | 537 |
| Sandy River Plantation | 178 | 235 | 265 | 384 |
| Franklin County | 14,133 | 17,280 | 19,159 | 20,304 |

Source: 1980-2000 U.S. Census
2009 American Community Survey

Building permit information maintained by the Town of Rangeley indicates a much greater increase in the number of new housing units from 2000 to 2010. That information shows that building permits were issued for 281 dwelling units. These were comprised of 243 structures for single family homes, nine duplex structures and six multi family structures containing a total of 22 units. The majority of the building permits were issued for dwellings to be used on a seasonal basis. Most second homes are constructed to allow year round occupancy. Some older second homes have been upgraded for year-round occupancy.

Of note is the sharp decline in building permits issued from 2008 to 2010 that shows the affects of the "Great Recession" on building in Rangeley.

***Residential Building Permits Issued
2000-2010***

| <i>Year</i> | <i>Single Family</i> | <i>Duplex #/Units</i> | <i>Multi Family #/Units</i> | <i>Total Dwelling Units</i> |
|--------------------|-----------------------------|----------------------------------|--|--|
| 2000 | 26 | - | - | 26 |
| 2001 | 22 | - | - | 22 |
| 2002 | 33 | - | - | 33 |
| 2003 | 30 | - | - | 30 |
| 2004 | 37 | - | - | 37 |
| 2005 | 29 | 3/6 | 2/8 | 43 |
| 2006 | 25 | 2/4 | 2/8 | 37 |
| 2007 | 22 | - | 1/3 | 25 |
| 2008 | 5 | 1/2 | 1/3 | 10 |
| 2009 | 7 | - | - | 7 |
| 2010 | 7 | 2/4 | - | 11 |
| Total | 243 | 9/18 | 6/22 | 281 |

Source: Town of Rangeley

Type of Dwelling

In 2009, 92% the total housing stock (year-round and second) was single-unit, detached family. Mobile homes comprise a small percentage of the total housing stock, 1%.

***Distribution of Housing Units by Type
All Units (including second)
2009***

| Type | Number | Percent |
|------------------------------------|---------------|----------------|
| Single-unit, detached and attached | 1,573 | 92.4% |
| Multi-family | 110 | 6.5% |
| Mobile home | 20 | 1.1% |
| TOTAL | 1,703 | |

Source: 2009 American Community Survey

Owner/Renter Patterns

In 2009, Rangeley had smaller percentage of renter occupied dwelling units (17%) than Franklin County (26%). Reasons for the level of renter participation in Rangeley may include housing affordability, transient population, and availability of second homes for rent.

***Distribution of Occupied Year-round Housing Units by Tenure
2009***

| <i>Owner Occupied</i> | | <i>Renter Occupied</i> | | <i>Total</i> |
|------------------------------|-----------------------|-------------------------------|-----------------------|---------------------|
| <i>Number</i> | <i>Percent</i> | <i>Number</i> | <i>Percent</i> | |
| 390 | 83% | 82 | 17% | 472 |

Source: 2009 American Community Survey

Housing Conditions

The Comprehensive Plan Committee did not undertake a detailed housing condition survey. While there are some rundown appearing homes, substandard housing in Rangeley is not deemed a significant planning issue. It is believed that property maintenance is needed in some locations. However, several indicators of housing conditions from the 2009 American Community Survey were examined.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Rangeley's older homes are in excellent condition and are assets to the community. Sixty percent of occupied housing units were constructed prior to 1970. For renter occupied units, 82% were constructed prior to 1970.

Age of Occupied Housing Stock

| Year Structure Built | Owner Occupied | | Renter Occupied | |
|-----------------------------|-----------------------|----------------|------------------------|----------------|
| | Number | Percent | Number | Percent |
| 2000 & later | 10 | 2.6% | 0 | - |
| 1990 – 1999 | 48 | 12.3% | 0 | - |
| 1980 – 1989 | 83 | 21.3% | 3 | 3.7 |
| 1970 - 1979 | 37 | 9.5% | 12 | 14.6% |
| 1960 - 1969 | 7 | 1.8% | 10 | 12.2% |
| 1950 - 1959 | 28 | 7.2% | 2 | 2.4% |
| 1940 - 1949 | 32 | 8.2% | 17 | 20.7% |
| 1939 or earlier | 145 | 37.2% | 38 | 46.3% |
| TOTAL | 390 | | 82 | |

Source: 2009 American Community Survey

Housing Assistance Programs

Information provided by the Maine State Housing Authority indicates that there are three federally-assisted multi-family housing developments in Rangeley. The majority are low-income elderly and people with disabilities projects. They represent 38 units. There are also eight low-income family units and four vouchers serving renters in private apartments.

Federally-assisted Multi-family Housing Development

| Project Name | Sponsor | Total Units | |
|---------------------|----------------|--------------------|---------------|
| | | Elderly | Family |
| Rangeley Town House | MaineHousing | 22 | |
| Rangeley Elderly | MaineHousing | 16 | |
| Saddleback View | MaineHousing | | 8 |

Source: Maine State Housing Authority

Vacancy Rates

While vacancy rates fluctuate, based upon housing demand and economic conditions, vacant housing is needed to provide housing opportunities within a community. Based upon the 2009 American Community Survey, Rangeley had a vacancy rate of 8.9% for year-round dwelling units. This was comprised of 44 homes for sale and five rental units.

Housing Costs

The 2009 American Community Survey provides information relating to rental rates and the value of owner occupied housing units and rental rates. Owner occupied housing units exclude homes with a business, homes on ten acres or more, and housing units in multi-family buildings.

The median value of owner occupied housing units was \$211,900 in 2009. This value was above that of Franklin County (\$122,800) and the State (\$172,100).

Median Home Value - Owner-Occupied Housing Units 2009

| <i>Town</i> | <i>Value</i> |
|------------------------|-------------------------|
| <i>Rangeley</i> | <i>\$211,900</i> |
| Dallas Plantation | \$209,200 |
| Rangeley Plantation | \$421,400 |
| Sandy River Plantation | \$275,000 |
| Franklin County | \$122,800 |

Source: 2009 American Community Survey

The median (one-half of renters pay less and one-half of renters pay more) contract rent in Rangeley in 2009 was \$381. This was below the median contract rent for Franklin County (\$525) and the State (\$688). This information conflicts with the Maine State Housing Authority that reported an average monthly rental rate of \$700 for a two bedroom unit. This compares to \$500 for Franklin County.

Affordability/Workforce Housing

It is important for towns to have a mix of housing types and cost ranges. Having housing that is affordable goes hand-in-hand with economic growth. Workers needed by startup businesses and those employed by the service sector, a growing part of the regional economy, often need affordable housing. Without it, workers may not be available for business start-ups and expansions, and municipal employees may not be able to live in the community.

Furthermore, the quality of the affordable housing is important to the community. Having housing that is reasonably energy efficient and has adequate facilities, such as hot water and bathrooms, prevents low income families from being forced to live in substandard housing which can lead to blight and further impoverishment of the families.

Affordable/workforce housing means different things to different people. In simple terms, a home or a rent is affordable if a person or family earns enough money to pay the monthly cost for decent, safe and sanitary housing and have sufficient money left over to pay for other living necessities. It is generally accepted that a home owner should not spend more than 28%-33% of income for housing cost that include principle, interest, taxes and insurance. Renters should not spend more than 30% of their income on rent and utilities.

Workforce housing is somewhat a new term in the planning and housing community. It can mean almost any type of housing but is always affordable. It is intended to appeal to key members of the workforce including but not limited to teachers, office workers, service workers, police officers and the like. Workforce housing is affordable, generally single-family and in or near employment opportunities rather than in distant locations.

Based on information obtained from the Maine State Housing Authority, the median priced home in Rangeley is not affordable to the median income family. Affordability is measured by an affordability index. An index greater than one means that the median value home is affordable to median income households; an index less than one means that the median value home is unaffordable for median income households. Between 2004 and 2009 the affordability index has ranged from 0.44 to 0.68 in Rangeley.

While the affordability index points to a serious affordable/workforce housing problem in Rangeley it is somewhat exaggerated because the medium home price includes all homes sold including very high priced second homes. Should the second homes be excluded from the index calculations it is believed that the index would be higher.

The 2009 Rangeley Affordable Housing Market Feasibility Study prepared for the Rangeley Lakes Heritage Trust found the following in relation to affordable year round homes.

Much of the housing priced below \$150,000 is designed for seasonal buyers;

Below the \$190,000 level, year-round homes are either irregular in design, or older and in need of upgrading;

At the \$195,000 level and up, the stock of year-round owner housing is ample.

As can be seen from the table below, with a medium income of \$44,000 a home price of \$132,500 is considered as affordable. Information from the Market Feasibility Study indicates that much of the housing in that range is designed for seasonal buyers.

| Rangeley - Affordability Index For Those at Median Income | | | | | |
|--|--------------|--------------------------|----------------------|--|---|
| Year | Index | Median Home Price | Median Income | Income Needed to Afford Median Home Price | Home Price Affordable to Median Income |
| 2004 | 0.58 | \$185,000 | \$36,410 | \$63,130 | \$106,690 |
| 2005 | 0.46 | \$251,250 | \$38,240 | \$83,830 | \$114,626 |
| 2006 | 0.44 | \$275,000 | \$40,650 | \$92,780 | \$120,500 |
| 2007 | 0.58 | \$216,250 | \$42,370 | \$72,890 | \$125,700 |
| 2008 | 0.57 | \$220,000 | \$43,580 | \$74,200 | \$126,250 |
| 2009 | 0.68 | \$195,000 | \$44,110 | \$64,920 | \$132,510 |

Source: Maine State Housing Authority

Based on information obtained from the Maine State Housing Authority, the average two bedroom rent is unaffordable to renter household with the medium income. The 2009 the affordability index was 0.91. The median priced home in Rangeley is not affordable to the median income family. Affordability is measured by an affordability index. The 2009 Rangeley Affordable Housing Market Feasibility Study reported the following in relation to the rental market.

26% of housing units in Rangeley are renter occupied in 2008. In 2007, the average rent for a 1 bedroom apartment in Rangeley was \$579, compared to \$549 in the Farmington Labor Market Area. There is little "standard" rental housing available in the Rangeley area. It does not include the active market in camp rentals, which operate through local realtors.

The Rangeley Affordable Housing Market Feasibility Study published in September 2009 examines affordable housing needs for Rangeley, based on a primary market area (Rangeley, Dallas Plantation, Rangeley Plantation and Sandy River Plantation) and a secondary market area (Coplin Plantation, Avon, Eustis, Madrid Township, Phillips and Strong). Based on the demand analysis in the Study there could be a demand for approximately 80 affordable single family homes and 40 affordable rental units. The Rangeley Lake Heritage Trust has used the information from the study to spur interest in affordable /workforce housing development. While affordable/workforce housing is not a primary function of the Trust they have been a promoter and worked with other interested parties.

Should affordable/workforce housing be developed it is more likely to be in Rangeley than in Dallas, Rangeley or Sandy River Plantations.

The 123 lot Rangeley North Subdivision approved in 2009 includes an affordable housing component. The town has not enacted any ordinances that either encourage nor discourage affordable /workforce housing development.

Future Housing Demand

Population growth both in Rangeley and the Greater Rangeley Region and the characteristics of the existing housing stock are major factors in identifying future year-round housing demands. Rangeley's year-round population is expected to reach approximately 1,250 by the year 2022. Based upon a median household size of 2.10 persons in 2009, approximately 50 additional year-round dwellings would be required to maintain vacancy rates similar to that which existed in 2009. It is expected that to a degree existing second homes will become used year round and meet much of the demand for owner occupied

housing. The Rangeley Affordable Housing Market Feasibility Study indicated a need for 40 rental housing units.

The demand for new second homes is much more difficult to forecast. Factors that will drive second home development include the regional (New England) economy, the aging of and disposable income of baby boom households, land availability, and prices. An additional factor relates to the primary reasons for a second home such as to enjoy water resources, snowmobiling, skiing, fishing, hunting, or investment. The primary reason for a second home will to a large degree direct its location and cost.

Over the ten-year planning period, it is forecasted that there will be a demand for approximately 120 new second homes. However, major land sales, changes in the management philosophy of the large land owners, and expansions in the recreation industries could increase the rate of second home development.

Housing/Affordable Housing

Goals, Policies & Action Strategies

Introduction

Housing is expensive in Rangeley primarily driven by the second home market. For the long term economic and social viability of the Town, options for affordable/workforce housing including elderly will be needed.

State of Maine Goal that needs to be addressed:

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Encourage and promote adequate workforce housing to support the community's and region's economic development.

Ensure that land use controls encourage the development of quality affordable/workforce housing, including rental housing.

Seek to achieve that at least 10% of all newly constructed/placed primary residences during the next decade be affordable.

Encourage and support the efforts of regional housing coalitions/organizations addressing affordable and workforce housing needs.

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances that will increase density, decrease lot size, setbacks and road widths, or provide incentives for density bonuses and infill development , to encourage the development of affordable/workforce housing.

Responsibility/Time Frame

*Ordinance Committee & Planning Board/
Short Term*

Maintain and revise as necessary, land use ordinances that allow the conversions of single-family dwellings to multiple units provided that the exterior characteristics of a single family home are retained and building, sewerage disposal, and parking requirements are met.

Responsibility/Time Frame

*Ordinance Committee & Planning
Board/Ongoing*

Support regional affordable/workforce housing coalitions.
Responsibility/Time Frame Selectmen/Ongoing

Designate a suitable location(s) in growth areas where mobile home parks are allowed pursuant to State law.
Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Rangeley's own policies and action strategies:

Policy

Promote adequate affordable/workforce and elderly housing opportunities.

Action Strategies

Create a Rangeley Area Affordable/workforce Housing Coalition which includes representatives from Rangeley Lakes Heritage Trust, Saddleback Maine, business, real estate, development, financial and municipal interests.

Responsibility/Time Frame Selectmen/Short Term

Provide municipal support to the Rangeley Area Affordable/workforce Housing Coalition

Responsibility/Time Frame Town Planner/Ongoing

Develop an action plan to address affordable/workforce and elderly housing needs.

Responsibility/Time Frame Rangeley Area Affordable/workforce
Housing Coalition/Short Term

On a biennial basis, prepare a report for the planning board a report about the value of newly constructed/placed primary residences which will allow the planning board to assess if at least 10% of new homes are affordable. If the assessment indicates that there is an inadequate supply of affordable housing develop strategies to address the need.

Responsibility/Time Frame Code Enforcement Officer, Assessor &
Rangeley Area Affordable/workforce
Housing Coalition /Short Term & Ongoing

Policy

That residential structures are constructed safely and soundly.

Action Strategy

Adopt, administer and enforce The Maine Uniform Building and Energy Code.

Responsibility/Time Frame Town Meeting & Code Enforcement Officer/
Short Term & Ongoing

Policy

That residential property is maintained in a safe and sanitary manner.

Action Strategy

Assess the need to prepare a residential property maintenance code.

Responsibility/Time Frame Ordinance Committee & Code Enforcement
Officer/Mid Term

Policy

That new residential development is compatible with Rangeley's character.

Action Strategies

Prepare amendments to land use ordinance to include design standards for mobile home park (pitched roofs and residential type siding), open space requirements, street design, sidewalks, street lighting and landscape buffers.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Action Strategy

Assess the need to prepare residential design standards.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

PUBLIC FACILITIES AND SERVICES

Background Information

Findings and Conclusions

- ❖ ***The sewer system serves some 400 accounts that pay approximately 50% of the system's operating costs.***
- ❖ ***The Police Department operates out of a single small office located in the Rangeley Municipal Building. This space is not adequate or safe for police work.***
- ❖ ***Enrollment figures between 1995 and 2010 reflect a 30% decline in the number of students from Rangeley attending the Rangeley Lakes Regional School.***

Introduction

An examination of Rangeley's public facilities and services and their current day capacities is an important element of the comprehensive plan. In addition, the future demands upon the town's public facilities and services must be addressed. This section presents an analysis of the current demands placed upon existing town facilities and services. It also determines if public facility or service system additions and improvements will be needed to adequately meet the demands of the forecasted year-round and seasonal population growth.

Water Systems

Rangeley Water District

In 1993, the Rangeley Water District acquired the Rangeley Water Company by eminent domain. The District is overseen by an elected board of trustees. In addition to serving Rangeley Village, the District also provides water to portions of Dallas, Rangeley and Sandy River Plantations.

The source of water is two gravel packed wells located in a sand and gravel aquifer in Dallas Plantation. The District owns approximately 6.5 acres around the wells. In addition, the Land Use Planning Commission has zoned some 440 acres around the wells as an aquifer protection district. Well # 1(300 GPM) was developed in 1946 and well #2 (350 GPD) in 2007. Water pumped from the wells goes to a 500,000 gallon in ground concrete reservoir located off the Dallas Hill Road in Rangeley. The water is treated with sodium hypochlorite for disinfection and sodium hydroxide to combat corrosion.

The system serves most of the Rangeley Village area including but not limited to Main Street to Loon Lake Road up to the Rangeley Lakes Regional School, Cross Road, Allen Street, Center Street, School Street, Pleasant Street, Lake Street, Pond Street, and High Street. Recently the District has completed projects to replace aging water mains, eliminate the need to run water in the winter to prevent freezing and create system loops. Portions of these projects were funded by \$735,000 in grants and loans.

The District has the capacity to serve anticipated growth over the planning period.

Oquossoc Standard Water District

In 1991 the Oquossoc Standard Water District was formed to provide water to portions of Oquossoc Village. Rangeley Lakes Heritage Trust worked closely with the OSWD and the DEP when it was determined that the best source for the water supply was on conserved land owned by RLHT along the Rangeley River corridor. The parcel was subject to a conservation easement held by Maine DIFW to protect wildlife habitat and recreation. RLHT worked with MDIFW and the Maine Legislature to amend the easement to allow for the installation of the water system while protecting the significant deer wintering habitat and major snowmobile trail. The cost to construct the system was approximately \$1.1 million with an annual operating cost of \$40,000. Two drilled bedrock wells with a yield of 50 GPM provide the water to the system. Storage capacity is 10,000 gallons. The system serves some 20 residential and commercial customers along Route 4 to the Old Ski Way Road, Rangeley Avenue, a portion of Oxford Street, and Marina Road.

Needs of the system over the next 10 years included a reservoir for additional storage/fire protection and a line extension along Route 17 that could add 30+ new customers.

Public Sewer System

The Town of Rangeley operates the Chick Hill Pollution Control Facility which treats sewage collected in Rangeley Village. The Facility uses a non-point discharge process with land application. The treatment system is comprised of two treatment lagoons with a total of 5 million gallons and a storage lagoon with a capacity of 25 million gallons. After treatment the effluent is sprayed on the spray fields. In the winter months the treated effluent is made into snow from snow guns and stored and allowed to melt in the spring. The system has a design flow of 150,000 gallons per day with a per day average flow of 122,000 gallons. In 2008 the facility disposed of 36 million gallons in the summer spray program and 18 million gallons in the winter spray program. The Chick Hill Wastewater Treatment Facility has additional treatment capacity which allows it to meet the projected residential and commercial growth in the Rangeley Village area.

The collection system is comprised of some seven miles of gravity sewer, 120 manholes and four pump stations. The system is well maintained with no major capital improvements foreseen. Infiltration is relatively low. The collection system serves some 400 accounts that pay approximately 50% of the systems operating costs.

Septic tank sludge is disposed of on land at the Septic Tank Sludge Site.

Looking to the future (50 years) the collection system may be extended toward the Dodge Pond Road, a system for collection and treatment in Oquossoc developed and additional land for spraying acquired.

Education

Rangeley is a member of RSU # 78. In addition to the Town of Rangeley, the Plantations of Dallas, Magalloway, Rangeley and Sandy River are members. All students, K-12, attend the Rangeley Lakes Regional School in Rangeley. The school was constructed in 1976 and is in generally good condition. Indoor space needs that have been identified include continued work on ADA compliance, replacement of portable class room and the auditorium among others. In March 2011, the school updated a building engineering study. Currently, the school is working to develop a long-range plan to address programmatic, ADA compliance and other building upgrade and maintenance needs.

Total enrollment figures between 1995 and 2011 reflect a 31% decline in the number of students from Rangeley attending the Rangeley Lakes Regional School. The decline from 2005 to 2011 was 13% or 20 students. The percent of enrollment coming from the Plantations has increased. This reflects the population growth in the Plantations.



Rangeley Lakes Regional School

***School Enrollment
1995 - 2011***

| Year | K-8 | 9-12 | Total K-12 | Total including Plantations | % Rangeley | % Plantations |
|-------------|------------|-------------|-------------------|------------------------------------|-------------------|----------------------|
| 1995 | 142 | 50 | 192 | 253 | 76% | 24% |
| 2005 | 90 | 62 | 152 | 211 | 72% | 28% |
| 2010 | 88 | 47 | 135 | 206 | 67% | 33% |
| 2011 | 97 | 35 | 132 | 200 | 66% | 34% |

***P*olice Department**

The Rangeley Police Department is a full time Department comprised of a chief, two full-time officers and five reserve officers although only one of the reserve officers is normally used in department operations. The last shift ends at 2 A.M. daily but officers are on call 24/7. During peak tourist times there are extra shifts on Saturdays and Sundays. In recent years the Department has seen an increase of domestic, drug and juvenile related calls. The Department will respond to calls outside of Rangeley when the Sheriff's Department or State Police are unavailable. All officers are also deputies of the Franklin County Sheriff Office. Dispatching is provided by the Franklin County Sheriff's Office.

The Department operates out of single small office located in the Rangeley Municipal Building. This space is neither adequate nor safe for police work. There is no interrogation room, secure area for weapons and equipment, suitable office space and safe means to move people from cruisers to interrogation space. In addition to space needs the Department would like to expand to 24/7 coverage and develop a formal relationship with the County/Plantations for law enforcement services.

***E*mergency Medical Services**

The town contracts with NorthStar for Emergency Medical Services. NorthStar's Rangeley Base is located at the Municipal/Safety Building. There is a paramedic level crew at the Rangeley Base 24/7 365 days per year with a second back up truck available 24/7. There are living quarters at the Safety Building and two bays are used to park trucks. Overall NorthStar serves 26 towns and 45 unorganized territories from several bases. Rangeley raises approximately \$98,000 annually to support NorthStar.

NorthStar responds to approximately 230 calls per year in the Town. In 2010 the average response time from tone to scene was about eight minutes in Rangeley and 13 minutes in Oquossoc.

***F*ire Department**

The town is served by full time Fire Chief and paid volunteer fire fighters with stations located in the Municipal/Safety Buildings in Rangeley Village and in Oquossoc Village. In addition to the Chief there are Captains in Rangeley and Oquossoc and about 24 fire fighters. In addition to serving the Town of Rangeley, the department also provides firefighting services for Dallas, Rangeley and Sandy River Plantations and Adamstown, Bowmantown, Lower Cupsuptic, Lynchtown, Oxbow, Parkertown, Parmachenee, Richardson and Upper Cupsuptic Townships and Township C in Oxford County. In Franklin County the department serves Davis and Stetsontown Townships, Townships D and E and portions of Langtown and Redington Townships.

Major equipment includes a 2008 International 750 gallon tanker and pumper, a 2007 International Class A 3,000 gallon tanker and pumper with foam system, a 1979 Mack pumper, a 1976 International pumper, a 1973 Mack aerial, a 1972 1,000 gallon tanker pumper, 1993 International squad truck, 1974 Ford 1 ton 4X4, 17' boat, motor and trailer, snowmobile and winter rescue equipment.

A fire station constructed in 1976, located in Oquossoc is structurally sound but is at capacity. An additional bay would improve its function. Land acquisition will be necessary should a bay be added. The station in Rangeley Village at the Municipal Building was constructed in 2004. It has six bays, two of which are used by NorthStar. With the current use of the Station for NorthStar trucks, Police Department vehicles and fire trucks and other rescue equipment the Station is beyond its design capacity. Two or three additional bays are needed, unless other space options are developed.

In addition to facility needs the replacement time for the older fire trucks is here. Volunteers for the fire department are becoming a concern in that many members are getting older and the recruitment of younger volunteers is becoming more difficult. At some point in the future paid fire fighters may be necessary. With the recent residential development and future development consideration will be needed for onsite water sources for fighting fires and/or sprinkler systems in individual residences.



Health Services

Since 1994, Rangeley Family Medicine (formally known as the Rangeley Region Health Center Inc.) has provided a wide array of health care for those that live year-round in the area and vacationers. Fundraising was critical in establishing this primary health care facility. Rangeley Family Medicine provides primary health care including immunization and flu shots, breast and cervical health screening, checkups, family planning services, minor office surgery, coloscopy, laboratory services and X-rays. Staff is on-call 24/7.

The Rangeley Region Rehab & Wellness Pavilion provides comprehensive programs, innovative treatment and comprehensive care for physical rehabilitation services. Physical therapists and personal trainers provide individual care for each patient. The Pavilion also offers cardiovascular fitness and strength, instructional fitness, personal training, massage therapy, student conditioning and activity and wellness programming. The Rangeley Region Rehab and Wellness Pavilion is a cooperative effort of the Rangeley Region Health and Wellness partnership and the Franklin Memorial Hospital.

Full medical services are available in Farmington and Rumford.



Public Works Department

The Town's roads are maintained by the Public Works Department. The Public Works Department staff includes five full-time, year round employees. The Town Manager serves as the Road Commissioner. All road equipment is stored at the Highway Garage on Robbins Avenue. The building was built in 1972 and is fair condition. There is no salt/sand storage building. The following table provides a list of the Public Works Department's equipment including its general condition. The Department replaces equipment annually on a "what is needed most basis."

***Public Works Department Equipment
2011***

| Equipment | Make | Year | Condition |
|-------------------|---------------|-------------|------------------|
| Dump Truck | International | 1998 | Very Good |
| Dump Truck | International | 2001 | Good |
| Dump Truck | International | 2010 | Excellent |
| Dump Truck | Ford | 2007 | Excellent |
| Bucket Loader | John Deere | 1998 | Good |
| Side Walk Machine | Trackless | 1999 | Good |

The Town has prepared a road improvement priority listing for capital planning. In 2012 the following are the top priority projects.

Town of Rangeley High Priority Road Improvements-2012

| Road | Work Needed | Estimated Cost |
|------------------|---|----------------|
| Loon Lake Road | 1300' - rebuild rest of which needs rebuild including blasting and cutting all trees out of right of way. Relocate poles. Replace remaining culverts. | \$287,570 |
| Proctor Road | Rebuild from end of pavement to McCard Road and repave pavement. Ditching done, culverts all replaced. Dig out and rebuild hill in roadway. | \$180,000 |
| McCard Road | Rebuild. Some ditching has been done but will need to be redone with rebuild. | \$70,650 |
| Mingo Loop Road | Complete rebuild from North Camps to Rt. 4 (north end) and resurface and clean ditches from North Camps to Rt. 4 (south end) and replace culverts. | \$543,700 |
| Judkins Road | Cut right of way, blast ledge, ditch and add and replace culverts. | \$50,480 |
| Oxford Street | Complete rebuild. *Plan is to be completed by Foreman and TM/Road Comm. | \$141,000 |
| Cupsuptic Avenue | Complete rebuild. *Plan is to be completed by Foreman and TM/Road Comm. | \$78,750 |

Source: Town Manager

Solid Waste Disposal

The Town of Rangeley operates a transfer station/recycling center and landfill on the Loon Lake Road. In addition to Rangeley, Dallas Plantation and Davis Township utilize the Facility. The town is a member of the Sandy River Recycling Association. The Facility includes a State licensed land fill, burn pile and compost area. Materials recycled include paper, cardboard, clear brown and green glass, tires, aluminum, tin, white goods, HDPE #2. The volunteer recycling rate over the past five years has been approximately 30%

Over the planning period the solid waste disposal and recycling facilities and programs will be ongoing.

Cemeteries

The Town owns and maintains four cemeteries. Recently the Evergreen Cemetery was expanded, adding 200 plots and roads upgraded. Computer software is now used for cemetery layout. The cemetery capacity will be adequate for the 10 year planning period.

Municipal Administrative Offices

Administrative offices are located on School Street in Rangeley Village. The brick, single-story structure provides office space for the town clerk, tax collector, town manager, police department, assessor and code enforcement officer. The town office includes a meeting room where the selectmen, planning board,

and other town boards and commissioners meet. The town meeting and other large public meetings are held at the Rangeley Lakes Regional School.

The town office is in good physical condition; however, available space to carry out administrative functions and document storage has been at capacity for several years.

Administration

Rangeley town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens who assemble at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to elect members of the Board of Selectmen and other elected positions, to discuss local issues and to vote on items of town business such as the budgets, ordinances and bylaws.

There are five selectmen elected on a rotating basis who serve three-year terms. In addition to their responsibilities as Selectmen, they serve as overseers of the poor. The Selectmen appoint members of the various appointed boards and committees.

The Town Manager, who administers the day-to-day operations of town government, is hired by the Board of Selectmen. The manager serves as deputy treasurer and road commissioner.

Boards and Commissions

Rangeley has a number of elected and appointed Boards and commissions. They include the following:
Elected

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Selectmen and Overseers of the Poor- | Five Members |
| <input type="checkbox"/> RSU # 78 Board- | Five Members from Rangeley/12 total |
| <input type="checkbox"/> Budget Committee- | Seven Members |
| <input type="checkbox"/> Park Commission- | Five Members |
| <input type="checkbox"/> Sewer Commission- | Five Members |
| <input type="checkbox"/> Rangeley Water District Trustees- | Five Members |
| <input type="checkbox"/> Oquossoc Standard Water Company- | Appointed |
| <input type="checkbox"/> Planning Board | |
| <input type="checkbox"/> Zoning Board of Appeals | |
| <input type="checkbox"/> Airport Commission | |
| <input type="checkbox"/> Tax Board of Appeals | |
| <input type="checkbox"/> Recycling Committee | |
| <input type="checkbox"/> Ordinance Committee | |
| <input type="checkbox"/> Comprehensive Plan Committee | |

Policy

Provide suitable space for the efficient and safe operations of emergency services (police fire and rescue).

Action Strategy

Undertake a space needs analysis of existing public facilities, including the public safety buildings, town office and public works building and develop a plan for providing current and future space which includes the use of 2 School Street.

Responsibility/Time Frame

Town Manager, Department Heads & Selectmen/Short Term

Policy

That adequate water supply is available for fire suppression in residential subdivisions.

Action Strategy

Prepare amendments to land use ordinances that would require an assessment of available water supply and provisions for providing a water supply for fire suppression.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Policy

Provide public sewer in Oquossoc Village

Action Strategy

Develop an assessment of the need, serve area, costs and institutional arrangements of a community sewerage system to serve the densely developed area of Oquossoc.

Responsibility/Time Frame

Selectmen & Sewer Department/Short Term

Policy

That new growth and development does not exceed the capacity of public facilities and services.

Action Strategy

Review and prepare amendments as necessary to the Impact Fee Ordinance.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Policy

Plan for major public capital expenditures.

Action Strategy

Maintain a formal capital improvement planning process that annually identifies the Town’s capital needs, assesses the Town’s ability to pay for capital facilities, establishes priorities for the identified needs, and sets out a five-year program for meeting the highest priority needs.

Responsibility/Time Frame

Selectmen, Town Manager & Department Heads/Ongoing

Policy

Encourage "green" public infrastructure improvements in Villages.

Action Strategy

When public improvements are made in Rangeley and Oquossoc Villages include “green” design (energy efficient, minimal storm water export, and landscaping).

Responsibility/Time Frame

Selectmen, Ordinance Committee & Planning Board/Ongoing

Policy

That needed social services are available.

Action Strategy

Maintain contact with social service delivery agencies.

Responsibility/Time Frame

Town Manager/Ongoing



Rangeley Town Office

T **RANSPORTATION**

Background Information

Findings and Conclusions

- ❖ **Rangeley has 2 miles of arterial highway, 19 miles of collector highways, and 29 miles of local roads.**
- ❖ **There are no High Crash Locations or dangerous bridges in town.**
- ❖ **Total cost of the undertake all levels of town road improvements is approximately \$3,281,000.**

Introduction

The location of transportation routes is important to Rangeley's and the region's development patterns and its overall economic well-being. Rangeley's transportation system consists of state, local and private roads, sidewalks, bridges, aviation facilities, as well as trail and transit systems. This multimodal system is extremely important to existing and future development characteristics and the economy, both at the local and regional levels.

Highway Classification & Conditions

The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Rangeley as Arterial, Major Collector, Minor Collector, or Local. Rangeley has 1.99 miles of Arterial highway, 14.71 miles of Major Collector highway, 3.18 miles of Minor Collector highway, and 28.81 miles of Local roads. Brief definitions of the highway functional classifications, as used by MaineDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on Arterial highways. Route 4 south of Route 16 is an arterial highway.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Major Collector highways in Rangeley include Routes 4/16, 16 and 17. Route 4 (west of Route 16), Dallas Hill Road and Loon Lake Road are Minor Collector Highways.

Public Local Roads: Public local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads. There are approximately 14 miles of public gravel roads in Rangeley and they are considered to be in fair to poor condition.

Detailed examination of local road conditions is important and should be done on an annual basis. Inventorying road conditions allows the town to determine the physical condition of local roads which can help direct future investments and suggest the need for capital expenditures for reconstruction. A Road Improvement Priority Listing for Capital Planning has been developed by the Town Manager and Highway Foreman. The Priority Listing identifies level 1, 2 or 3 road improvement Priorities and estimated cost for each road improvement. Total cost to undertake all levels of road improvements is approximately \$3,281,000. The town expects to begin using the computerized Road Surface Management System (RSMS) in 2013 for the purpose of evaluation local road conditions to ensure that the roads do not deteriorate to an intolerable condition.

Regional issues related to road conditions that should be considered include the need to continue upgrading Routes 4, 16 and 17, the need to look for different ice and snow treatments for Rangeley roads that will protect the quality of the town's lakes and ponds, and paving roads in developments.

Highway Capacities

MaineDOT maintains traffic volume data for selected roads in Rangeley. Typically, these counts are done every two or three years. However, data may not be available at all locations every two or three years because data collection points can change over time.

Average Annual Daily Traffic Volume 2001-2008

| Location | 2001 | 2003 | 2006 | 2008¹ |
|---|-------------|-------------|-------------|-------------------------|
| State Route 4/16 (Main Street) west of Allen Street | 4390 | 4030 | 4410 | --- |
| State Route 4/16 west of Rangeley Manor Drive | 3200 | 2970 | 3210 | 2920 |
| State Route 4 (Main Street) southeast of Park Road | --- | --- | 5590 | 5250 |
| State Route 4/16 (Main Street) west of Loon Lake Road | 3760 | --- | 3490 | 3460 |
| State Route 4/16 (Main Street) west of State Route 16 (Pleasant Street) | --- | 4820 | 4880 | 4650 |
| State Route 4 north of Dallas Hill Road | --- | --- | 3540 | 3690 |
| State Route 4 south of Dallas Hill Road | 2010 | 2600 | 2440 | 2400 |
| State Route 4/16 (Main Street) east of State Route 16 (Wilsons Mills) | 2200 | 2300 | 2150 | 2220 |
| State Route 4 (Main Street) southwest of State Route 16 @ Bridge #2631 | 2070 | 2200 | 2140 | 2350 |
| State Route 4/16 (Main Street) west of Mingo Loop - Easterly Junction | --- | 2530 | 2490 | 2340 |
| State Route 4/16 (Main Street) west of Quimby Road | 2400 | 2110 | 2010 | 2050 |
| State Route 4 (Carry Road) southwest of Oxford Street - Westerly Junction | --- | --- | 770 | 740 |

| Location | 2001 | 2003 | 2006 | 2008¹ |
|---|-------------|-------------|-------------|-------------------------|
| State Route 16 (Pleasant Street) north of State Route 4 (Main Street) | 2530 | 2250 | 2050 | 2320 |
| State Route 16 (Dead River Road) east of Pleasant Street | 1890 | 1480 | 1340 | 1500 |
| State Route 16 (Pleasant Street) south of Dead River Road | 2700 | --- | 1840 | 2170 |
| State Route 16 (Dead River) northeast of Sunrise Road (Private Way) | 1600 | 1320 | 1110 | 1180 |
| State Route 16 (Wilsons Mills Road) north of State Route 4/16 (Main Street) | --- | 850 | 870 | 1000 |
| State Route 17 (Rumford Road) south of Rangeley Avenue | 910 | 1240 | 1190 | 1110 |
| Loon Lake Road north of State Route 4/16 (Main Street) | 820 | 820 | 930 | --- |
| Dallas Hill Road east of State Route 4 | 1050 | 1110 | 1300 | 1360 |
| Bald Mountain Road south of State Route 4 (Carry Road) | --- | 540 | 430 | 500 |
| Allen Street north of State Route 4/16 (Main Street) | 610 | --- | 520 | 530 |
| Pleasant Street north of State Route 16 (Dead River Road) | 370 | 360 | 390 | 450 |
| School Street west of State Route 16 (Pleasant Street) | 390 | 360 | 400 | 460 |
| Park Road southwest of State Route 4 (Main Street) | --- | --- | 260 | 480 |

Source: Maine Department of Transportation

¹ 2008 volumes are the most recent information available in 2012

Traffic volumes can change as the result of new development in a town or region, or as a result of changes to the town's or region's economy. The traffic volumes listed above show overall decreases for the decade. The reduction in traffic volumes in Rangeley between 2001 and 2008 are consistent with volumes for this time period throughout the region.

State Highway Improvement Plans

The MaineDOT updates its Mid-Range Transportation Improvement Plan periodically. The purpose of the Mid-Range Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project based Biennial Capital Work Plan, and regional and local planning. The current mid-range plan is the 2010-2015 Six-Year Plan, which identifies the following four projects in Rangeley:

| Project ID Number | Road/Subject | Length | Project Description |
|--------------------------|---|---------------|--|
| 017418.00 | Stephen A. Bean Municipal Airfield | n/a | Planning Studies: Update Airport Master Plan Study, Vegetation Management Plan (In progress) |
| 017420.00 | Stephen A. Bean Municipal Airfield | n/a | New Construction: Terminal Improvements-Phase 3; Snow Removal Equipment Building (Completed) |
| Candidate # 32476 | Route 16 (Rangeley & Dallas Plantation) | 3.56 miles | Highway Improvements: Beginning at the Rangeley town line and extending easterly 3.56 miles. |
| Candidate # 19275 | Route 16 | 0.42 miles | Highway Improvements: Beginning at the junction of Route 4 and extending easterly 0.42 of a mile to 0.10 of a mile easterly of Robins Avenue |

The MaineDOT's 2012-2013 Biennial Capital Work Plan identifies four projects in Rangeley, including:

| Project ID Number | Road/Subject | Length | Project Description |
|--------------------------|------------------------------------|---------------|--|
| 019164.00 | Route 16 | 4.48 miles | Construction: Beginning at the intersection of Pleasant Street and extending 4.48 miles into Dallas Plantation. Engineering for Drainage and Pedestrian Safety |
| 019410.00 | Route 4 | n/a | Improvements: Connecting businesses and neighborhoods in the downtown area to complete a gap and to improve economic development. |
| 019487.00 | Stephen A. Bean Municipal Airfield | n/a | New Construction: Apron Expansion |
| 019638.00 | Stephen A. Bean Municipal Airfield | n/a | Planning Studies: Airport Improvements; in accordance with future Airport Master Plan Update. |

Motor Vehicle Crash Data

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled "Maine Accident Report Summary" provides information relating to the location and nature of motor vehicle crashes. In the period from 2007-2009 there were 83 crashes reported in Rangeley. The type of these crashes were deer (21), run off road(17), rear-end/sideswipe(16), intersection movement(12), object in road(6), head-on/sideswipe(4), moose(4), other(2), other animal(1) and rollover(1). One element of the summary report is the identification of "Critical Rate Factor" (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as "High Crash Locations" (HCLs).

Based upon information provided by MDOT for the period January 1, 2008 to December 31, 2010, there were no High Crash Locations in Rangeley.

Bridges

There are six publically owned bridges in Rangeley. All 6 of these bridges are owned by the state and maintained by MaineDOT. The bridge inventory and classification system of public bridges in Rangeley has been established by MaineDOT. The following information has been provided by MaineDOT:

Rangeley Bridge Inventory and Classification 2012

| Bridge Name | Capital/Maintenance Responsibility | Location | Structure Class | Length (Feet) | Substructure Condition | Superstructure Condition | Deck Condition | Culvert Condition | Inspection Date |
|--------------------|---|--|--------------------------------------|----------------------|-------------------------------|---------------------------------|-----------------------|--------------------------|------------------------|
| Dodge Pond | MaineDOT | Route 4 – 5.8 miles west of town line | Minor Span on State Highway | 22 | Satisfactory | Good | Good | Not applicable | 12/29/09 |
| Haley Pond Outlet | MaineDOT | Route 4/16 – 2.3 miles north of town line | Minor Span on State Highway | 26 | Good | Satisfactory | Satisfactory | Not applicable | 5/19/03 |
| Hunter Cove | MaineDOT | Mingo Loop Road – 1.3 miles west of Route 4 intersection | Bridge on Town way or State Aid Road | 71 | Satisfactory | Satisfactory | Satisfactory | Not applicable | 7/7/09 |
| Kennebago | MaineDOT | Route 16 – 1.3 miles northwest of Route 17 intersection | Bridge on State Highway | 120 | Good | Very Good | Good | Not applicable | 7/7/09 |
| Nile Brook | MaineDOT | Route 4 – 0.8 miles west of town line | Minor Span on State Highway | 19 | Not applicable | Not applicable | Not applicable | Good | 12/29/09 |
| Oquossoc | MaineDOT | Route 4 – 0.2 miles east of Route 17 intersection | Bridge on State Highway | 81 | Good | Good | Satisfactory | Not applicable | 7/7/09 |

MaineDOT defines the Federal Sufficiency Rating of a bridge as “a numeric indicator of the overall value of the sufficiency of the bridge. A rating will be from 0 to 100 (100=best, 0=worst). Federal Sufficiency Rating is computed with a federally supplied formula using an array of condition and inventory data. The formula is used to identify bridges eligible for federal funding. Federal sufficiency rating includes both structural deficiencies as well as functional obsolescence. This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, do not assume that a low sufficiency rating means the bridge could “fail.”

No bridges in Rangeley have been placed on the MaineDOT’s bridges “watch list” which means that the bridges in town are in suitable, safe condition.

Road Construction Standards

A Road Construction ordinance was adopted in 1988 and amended in 2005. It establishes the design and construction standards for both public and private roads. The Ordinance does not specifically require the consideration of future road connections to potential new development locations. In the buildup areas new roads have been designed to be interconnecting. In the rural locations new roads are primarily dead ended. The Public Works Department maintains the public roads. Private contractors maintain the many private roads.

Access Management

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. This law assures the safety of the traveling public, protects highways against negative impacts on highway drainage systems, preserves mobility and productivity, and avoids long-term costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

The state's Access Management rule identifies a hierarchy of highway technical standards for state and state-aid highways located outside of urban compact areas: Basic Safety Standards, Mobility Arterial Standards and Retrograde Arterial Standards.

Basic Safety Standards apply to all public and private accesses onto state and state-aid highways, the alteration of existing driveways onto state and state-aid highways, and to changes in use on the property serviced by such existing driveways. Basic Safety Standards include sight distance, driveway width, corner clearance, turnaround area/parking, drainage standards, intersection angle/radius of edges, and double frontage lots.

Mobility Arterial Standards apply to rural arterial highways that have a posted speed limit of 40 M.P.H. or more and are part of an arterial corridor that carries an average annual daily traffic of at least 5,000 vehicles per day for at least 50% of its length, or is part of a Retrograde Arterial Corridor located between Mobility Arterials. Sight distance standards for Mobility Arterials are more restrictive than the Basic Safety Standards.

Retrograde Arterial Standards apply to Mobility Arterials where the access-related crash-per-mile rate exceeds the 1999 statewide average for Arterials of the same posted speed limit.

Because of the 5,000 AADT thresholds, none of the roads in Rangeley are regulated by the Mobility Arterial or Retrograde Arterial Standards.

Although Rangeley is not experiencing significant development pressures at this time, the town should consider adopting access management standards to protect and preserve local and state roads. Minimum sight distance requirements, drainage improvements, and width standards for new driveways can go far in protecting the mobility and safety of roads in Rangeley into the future.

Aviation

The Stephen A. Bean Municipal Airfield is a town-owned general aviation airport on 125 acres of land on Loon Lake Road. It serves Rangeley and Franklin County. The airport's paved runway is 3,200 feet in length and has an elevation of 1,825 feet. The town owns the land in the runway protection zone which ensures that inappropriate development does not take place in the runway approaches. There are no zoning standards that address incompatible land uses with airport operations outside of the runway protection zones. Services include aviation fuel and aircraft parking (ramp or tie down). The airport is an important asset for promoting economic growth including tourism in this part of Franklin County.

The MaineDOT's 2012-2013 Biennial Capital Work Plan identifies two projects at the Stephen A. Bean Municipal Airfield: apron expansion and airport improvements in accordance with future Airfield Master Plan Update.



The privately owned Acadian Seaplanes provides charter flights to the Rangeley Region and beyond from their base in Rangeley Village.

Bicycle Routes/Transportation

There are no formal bicycle facilities in town. However, providing for bicycle facilities and routes is a short term goal. Local road design standards do not support bicycle transportation and some speed limits may need to be reduced to improve safety for bicyclists. One location that has been identified for a bicycle path is Carry Road to Haines Landing.

Public Transportation

The Rangeley Region Health Appointment Transportation (RRHAT) Program has been providing service since 2001. The Rangeley Round Table and the Town partnered to receive a \$50,000 public service grant from the Maine Department of Economic and Community Development. The grant was used to purchase a handicap accessible van to transport low and moderate income persons to health and social service appointments. In addition funds were used to employ a part-time social services coordinator to assist the residents of the Rangeley Region and the Eustis/Stratton area with coordination of transportation and referrals to social services agencies.

The grant has expired but the Town of Rangeley and Dallas and Sandy River Plantations continue to fund the transportation portion. The program is managed by a stipend coordinator and volunteer drivers. For the year 2011 the program logged approximately 17,000 miles from 145 trips. Trips ranged from all over the state to as far away as Boston.

Western Maine Transportation Services, Inc. (WMTS) provides “paratransit” and deviated-fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Curb-to-curb (a.k.a. “paratransit”) and deviated-fixed-route services are available to the general public using the WMTS paratransit bus and minivan fleet. WMTS also provides human service transportation, including MaineCare (Medicaid) trips, to all destinations pre-approved by Maine DHHS. MaineCare transportation is provided both by the WMTS paratransit bus and minivan fleet, and by reimbursed volunteer drivers and Friends & Family self-driven rides which use private vehicles, depending on location and circumstances.

The types/purposes of rides provided by WMTS vary depending upon the rider’s needs. The greatest number of rides are for clinical appointments for both adults and children, including developmental services (e.g. day habilitation programs, speech therapy, occupational therapy, etc.). Other trip purposes include shopping, personal appointments (hair, banking, social service, legal, etc.), employment, adult education, entertainment, social and family engagements, and dining at restaurants and senior meal centers, during non-holiday weekdays.

There has been expressed interest in transit services between Rangeley and Saddleback Maine. Such service would allow people to get to the mountain and Rangeley Village without using their personal vehicles.

Public Parking

Public parking is an important amenity in communities like Rangeley that have vibrant downtowns. The town maintains public on-street parking and a municipal lot on Main Street. Because of the density of

Rangeley Village, some business parking is located at the rear of the commercial buildings. Public parking lots are located off Pleasant (town owned) and Depot Streets (leased). In some instances, there is a lack of adequate directions to off-street parking lots. Better signage to off-street parking areas is needed.

Sidewalks

The Rangeley sidewalk system allows pedestrian movement in the village between compact residential areas, the school, town office and commercial enterprises on Main Street.

The sidewalk on Lake Street is in good condition, as is the Main Street sidewalk, east of Allen Street. The Main Street sidewalk west of Allen Street is in need of repair. The sidewalks on Allen Street, and School Street are old and in need of repair. The Pleasant Street sidewalk was repaired in 2011.

The town has been awarded a Safe Routes to School grant to extend the sidewalks on Main Street west of Loon Lake Road. Currently there is no pedestrian connection to the IGA yet pedestrians are present on this section of Main Street. The Main Street sidewalk should be extended to the IGA.

Scenic Byway

In 1982 MaineDOT designated a portion of Routes 4 and 17 as a **State** Scenic Byway in recognition of the corridor's outstanding scenic, natural, and recreational resources. The State Byway begins in Mexico at the intersection of Routes 17 and 2. It winds northward along Route 17 to Oquossoc and extends nearly 20 miles on Route 4 to Madrid just south of the Reed's Mill Road.

In the 1998 MaineDOT employed a team of consultants to work with local stakeholders and non-profit organizations to prepare a Corridor Management Plan (CMP) to guide the management and enhancement of the byway corridor. The CMP was completed in May 2000 and included a vision statement as well as an action plan for preserving and improving the Byway's magnificent and nationally acclaimed assets. On June 15, 2000, 35.6 miles of the byway corridor received the rare and coveted designation as a National Scenic Byway.

In 2001 MaineDOT contracted with Rangeley Lakes Heritage Trust to serve as the Byway's fiscal agent and employ the Scenic Byway Coordinator. The Coordinator worked with a host of partners – RLHT, the Scenic Byway Council, MaineDOT, the Town, the Rangeley Lakes Region Chamber of Commerce, the Federal Highways Administration (FHWA), the Congressional delegates, members of the Maine legislature, and local stakeholders – to secure more than \$5M in grant funds and appropriations. Guided by the Coordinator and with support of the partners the Byway accomplished a number of noteworthy goals:

- Participated in a statewide collaborative process to create the Maine Scenic Byways Logo
- Worked with MaineDOT and 5 other Byways to design, illustrate, and install interpretive panels at scenic turnouts and rest areas throughout Maine
- Assisted MaineDOT and RLHT in the acquisition, design and landscaping of the Whip Willow Farm Overlook
- Secured funding for and participated in the design of year-round public restrooms in Rangeley and Oquossoc

- Worked with MaineDOT and FHWA on the Route 4 Reconstruction project to improve safety while enhancing the visitor's experience
- Installed sealed-vault privies at Smalls Falls and Coos Canyon
- Improved accessibility and user safety at Smalls Falls and the Rangeley Overlook
- Secured \$2.9M to design, build and landscape a safe and inviting overlook at the magnificent Height of Land while reconstructing a mile of corridor
- Worked with RLHT and MaineDOT to design and construct the unique and inspirational Conservation Walk at Height of Land

The Rangeley Lakes National Scenic Byway Coordinator and local stakeholders are currently revising the CMP. The Plan supports and parallels the local Revitalization effort in several ways: it seeks to preserve the character of the Byway, enhance the Byway experience for visitors and residents, and promotes sustainable economic development within the community and region. And it calls for the development of a stakeholder network that will work collaboratively to raise funds to 1) support the administration of the Byway, 2) plan and complete projects, and 3) market the Byway and the region more effectively.

Transportation

Goals, Policies & Action Strategies

Introduction

The transportation system into and within Rangeley is important to its economy and livability. Improvements to the current system are needed as are new opportunities.

State of Maine Goal that needs to be addressed:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Safely and efficiently preserve or improve the transportation system.

Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

Meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Action strategies necessary to address State of Maine Goal:

Develop and maintain a prioritized transportation system (roads, sidewalks and trails) expansion, improvement, maintenance, and repair plan.

Responsibility/Time Frame

Town Manager, Public Works & Selectmen/Short Term & Ongoing

Participate in regional and state transportation planning efforts.

Responsibility/Time Frame

Town Manager & Town Planner/Ongoing

*Review land use ordinances to assess conflicts with the following state mandated laws and regulations:
Policy objectives of the Sensible Transportation Policy Act that links transportation and land use planning processes;*

State access management regulations relating to vehicle access to state highways; and

State traffic permitting regulations for large developments.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term & Ongoing

Prepare amendments to land use ordinances that include standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and sidewalk connections when appropriate.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Rangeley's own policies and action strategies:

Policy

Expand the capability of Rangeley airport to serve as a transportation linkage, while minimizing its impact on the community.

Action Strategy

Seek grants to implement the recommendation contained in the Airport Master Plan

Responsibility/Time Frame Airport Commission & Selectmen/Ongoing

Policy

Maintain the qualities of the Route 4 and Route 17 corridors that make them scenic byways.

Action Strategy Prepare amendments to ordinances that will maintain scenic byway values.

*Responsibility/Time Frame Ordinance Committee & Planning Board/
Short Term & Ongoing*

Policy

Provide for greater pedestrian connections/facilities.

Action Strategy

Extend sidewalks on Main Street to Loon Lake Road and to the Dallas Hill Road.

Responsibility/Time Frame Public Works/Mid Term

Policy

Fully utilize public parking lots.

Action Strategy

Erect signage that directs drivers to parking areas.

Responsibility/Time Frame Public Works/Short Term

Policy

Provide transit services between Saddleback Maine, Rangeley and the Rangeley Region.

Action Strategy

Assess the feasibility, cost, instructional options and funding opportunities for the development transit service.

Responsibility/Time Frame

Saddleback Maine & REOC/Short Term

WATER RESOURCES

Background Information

Findings and Conclusions

- ❖ ***The water quality in Rangeley's lakes, rivers and ponds is amongst the best in the state and the entire East coast.***
- ❖ ***Rangeley's lakes, rivers and ponds underpin and support every economic and ecological facet of the Region and its community.***
- ❖ ***The greatest threat to the Region's water quality and the ecosystems it supports is non-point source pollution and the introduction of invasive aquatic plants, fish, mollusks and algae.***

Introduction

The lakes, rivers and Ponds in the Rangeley region have driven the local economy, defined the character of the Town, and supported the quality of life for its residents and visitors for nearly two centuries. As some of the cleanest and most picturesque lakes in the East, they support businesses that employ over 85% of the local workforce while sustaining and growing the region's world-class fisheries, its wildlife, its second home market and its public services. They are the primary reason that people live here, own second homes, and visit all 12 months of the year. In preserving the quality of these assets, the Town of Rangeley will preserve its future.

The Region's lakes and rivers form the headwaters of the Androscoggin River. The big lakes – Aziscoos, Parmechenee, Richardson, Cupsuptic, Mooselookmeguntic, and Rangeley are managed by Next Era in accordance with a FERC licensing agreement that protects the interests of more than 2 dozen user groups.

There are eleven great ponds that are located wholly or partially in the Town of Rangeley. They cover approximately 25% of the Town's total surface area and properties on their shores generate over 78% of the tax base.

It will take the intentional and consistent effort of the entire community to protect the region's water bodies from non-point source pollution and invasive aquatic species. To help coordinate this effort and educate the public, Rangeley Lakes Heritage Trust implements its award-winning Headwaters Lake Protection program. Created in 1998, and supported in part by the Town, RLHT's program utilizes its staff and more than 80 volunteers to 1) monitor water clarity and chemistry, 2) teach boaters how to inspect their watercraft, trailers, anchors and fishing gear for invasive species, and 3) survey more than 100 miles of shoreline on 10 or more water bodies to identify and document all the plant species they

find. If an invasive aquatic species is found, RLHT will work with the Town, MaineDEP, UMF and several regional organizations to implement a cost-effective management plan that will address the invasive infestation with minimal ecological impacts.

Surface Waters

Kennebago River: The Kennebago is the major river draining to Cupsuptic and Mooselookmeguntic Lakes. The River's head waters are at the Quebec border. Long Pond, Little Kennebago, and Kennebago Lakes are found along the river formed by dams. The Kennebago is classified AA under the State of Maine surface water classification system. This is the highest classification and is applied to waters which are outstanding natural resources that should be preserved because of their ecological, social, scenic, and recreation importance. The river was identified by the *Maine Rivers Study* as being one of Maine's most outstanding inland fishery rivers. The Kennebago is the primary nursery area for Cupsuptic/Mooselookmeguntic salmon, and provides a famous salmon and trout fishery. The portion of the River in Rangeley is also designed as an Outstanding River Segment under the State Subdivision Law.

Rangeley River: The Rangeley River, flowing northward from the northwest corner of Rangeley Lake, drains an area of 100 square miles and is also known for its quality salmon and trout fishing. It has a water quality classification of A. Although only 1.1 miles in length, usage of this waterway by fishermen seeking wild salmon and brook trout is particularly high.

Cloutman Pond Outlet: Flowing some 2,000 from Cloutman Pond to the Kennebago River it has a water quality classification of A.

Dodge Pond Stream: With a water quality classification of AA, the highest classification, Dodge Pond Stream's source is on Spotted Mountain in Davis. It flows through a series of logans/wetlands in north eastern Rangeley to Round Pond, Dodge Pond on into Hunter Cove at Rangeley Lake.

Gull Pond Inlet: A portion of one of the inlets of Gull Pond located in Dallas Plantation is in Rangeley. With water quality classification of A it has a length of some 2,000 feet in Rangeley.

Hatchery Brook: The Brook is the outlet of Ross Pond and flows some 6,000 feet to City Cove. Water quality A classification has been assigned to Hatchery Brook.

Kamankeag Brook: Flowing from Kamankeag Pond in Davis, it flows for approximately 300 feet through Rangeley before reaching the Kennebago River. It has a water quality classification A, the second highest.

Lost Logan Brook: With a water quality rating of A, Lost Logan Brook flows from wetland areas in north central Rangeley to Dodge Pond Stream.

Nutting Stream: With a water quality classification of A it flows from Nutting Pond through Hayno Bog to Smith Cove at Rangeley Lake. It has a length of approximately three miles.

Quimby Brook: From Quimby Pond the Brook flows to Hunter Cove. Assigned a water quality classification of A it has a length of approximately one mile.

Whetstone Brook: Flowing to the Kennebago River, Whetstone brook has a water quality Classification of A.

Cloutman and Ross Ponds: These ponds are small, 20 and 26 acres respectively. No water quality information is available.

Dodge Pond: Dodge Pond is a 214-acre water body whose southern end abuts Routes 4 and 16 approximately halfway between Rangeley and Oquossoc Villages. Cold water game fish are found in Dodge Pond. The Pond is considered as a moderately colored lake (average color 34 SPU) with an average SDT of 19.4 feet. Recent dissolved oxygen (DO) profiles do show depletion in deep areas of the Pond.

Haley Pond: Located adjacent to Rangeley Village, Haley Pond covers 164 acres with a maximum depth of 23 feet. Before implementing the spray irrigation of treated wastewater Haley pond received treated wastewater from the Rangeley Sewage Treatment Plant. In the past there were algae blooms, due in part from the discharge of treated wastewater. The pond is considered as a colored lake (average color 33 SPU) with an average SDT of 8.9 feet.

Haley Pond is one of the 181 lakes/ponds in Maine that are listed on the Maine Nonpoint Source Priority Watershed Program. Priority lakes were selected based on the degree of threat or impairment to water quality and habitat exists due to nonpoint source pollution, the value of the water body, the likelihood of successfully restoring or protection water quality and the degree of local public support for watershed management.

Loon Lake: Approximately one-third of Loon Lake is within Rangeley. The remainder lies in Dallas Plantation. Due to its relatively small drainage area, 1.11 square miles, and its slow flushing rate, 0.4 flushes per year, Loon Lake is highly susceptible to water quality degradation. During 1974-76, algal blooms occurred over short time periods indicating a nutrient enrichment. Some of the problem areas were later identified and landowners took steps to correct the situation. The lake is a non-colored lake (average color 12 SPU) with an average SDT of 17.1 feet.

Mooselookmeguntic (Cupsuptic) Lake: Prior to the construction of Upper Dam at the outlet of Mooselookmeguntic Lake in the mid-1800s, Mooselookmeguntic and Cupsuptic were two separate lakes. This dam as well as others was constructed to manage flows to the Androscoggin River to maximize power generation. Upper Dam raised the level of Mooselookmeguntic by some 14 feet joining it with Cupsuptic Lake. Mooselookmeguntic is by far the larger of the two lakes, and water depths are much greater. Approximately 15 percent of the combined 16,615 acres of Cupsuptic and Mooselookmeguntic Lakes are actually within Rangeley's borders. The lakes are an important natural resource and asset.

Excellent temperatures and dissolved oxygen levels provide extremely good conditions for cold water fishery. The Lake is considered a non-colored lake (average color 9 SPU) with an average SDT of 22.5 feet. Recent dissolved oxygen (DO) profiles do show no DO depletion in deep areas of the lake.

Quimby Pond: A shallow 157-acre pond, Quimby is widely recognized for its quality brook trout fishery. It has many springs that allow trout to survive the summer temperatures of the Pond. Water quality monitoring data has been collected since 1979. The water quality is considered below average based on measures of Secchi Disk Transparencies (SDT), total phosphorus and Chlorophyll-a. The potential for nuisance algal blooms on Quimby Pond is high. The summer of 2011 water quality testing found the SDT range to be 3.6 feet to 8.9 feet, mean 5.9 feet which ranks as historically poor in terms of water quality. Water quality measures were lower than 2008 (SDT range 5.9 feet to 8.5 feet, mean 6.9 feet, but not as low as historical lows in 1984 (SDT range 2.9 feet to 5.6 feet, mean 3.9 feet. The big

difference is that maximum chlorophyll-a measures in 2008 (2.6 ppb) were much lower than in the summer of 2011 (15 ppb) – comparable to maximum chlorophyll-a measures during 1984 (14.7 ppb).

The Pond is a shallow pond that is moderately productive. It has experienced annual algal blooms in the 1980s and continues to have abundant algae, although actual bloom conditions are less frequent.

Quimby Pond is one of the 181 lakes/ponds in Maine that are listed on the Maine Nonpoint Source Priority Watershed Program. Priority lakes were selected based on the degree of threat or impairment to water quality and habitat exists due to nonpoint source pollution, the value of the water body, the likelihood of successfully restoring or protection water quality and the degree of local public support for watershed management.

Rangeley Lake: Approximately two-thirds of the Town's total surface waters are found in Rangeley Lake. Covering some 6,000 acres, the lake is widely recognized for its exceptional cold water sport fishery. The Lake is considered a non-colored lake (average color 15 SPU) with an average SDT of 16.2 feet. Recent dissolved oxygen (DO) profiles do show very little DO depletion in deep areas of the lake.



Rangeley Lake

Round Pond: Round Pond, located north of Dodge Pond has minimal shoreline development. It has had historically good water quality for cold water fish. Water quality monitoring data has been collected since 1991. The pond is considered as a colored lake (average color 39 SPU) and average SDT of 15.1 feet. The spray irrigation system to dispose of treated wastewater is located in the upper watershed of Round Pond. The Maine Department of Environmental Protection has stated that because the spray irrigation system is well up in the watershed and the large amounts of wetlands between the spray site and lake it is not expected that the treatment operation will affect the Pond.

Conservation of Lake, River, and Stream Shorelines

To insure permanent public access to these water bodies, preserve their scenic beauty and protect their water quality, RLHT has conserved more than seven miles of shoreline on Cupsuptic, Loon, Mooselookmeguntic, and Rangeley Lakes and along the Rangeley, Kennebago, and other rivers/streams. It owns and maintains trails on these shoreline parcels (Hatchery Brook, Hunter Cove, South Bog, and Bonney Point) that are enjoyed by visitors and residents all 12 months of the year. The Rangeley Lake State Park has also conserved significant shorefront on Rangeley Lake and provides affordable access including camping, boating and swimming.

Lake/Pond Characteristics

| Lake Name | Total Surface Area | Maximum Depth (Feet) | Mean Depth (Feet) | Volume (Acre-Ft) | Direct Drainage Area in Rangeley (Acres) | Flushing Rates (Per Year) |
|---------------------------------|---------------------------|-----------------------------|--------------------------|-------------------------|---|----------------------------------|
| Cloutman Pond | 20 | * | * | * | 150 | * |
| Dodge Pond | 214 | 51 | 25 | 4,392 | 1,482 | 5.13 |
| Haley Pond | 164 | 23 | 8 | 1,259 | 410 | 8.57 |
| Loon Lake | 171 | 50 | 21 | 3,091 | 170 | .34 |
| Mooselookmeguntic/ Cupsuptic | 16,724 | 132 | 60 | 562,451 | 7,509 | .09 |
| Nutting Pond | 10 | * | * | * | 86 | * |
| Quimby Pond | 157 | 12 | 6 | 1,135 | 256 | .58 |
| Rangeley Lake | 6,000 | 149 | 60 | 291,219 | 7,702 | .39 |
| Ross Pond | 26 | 8 | 4 | * | 674 | * |
| Round Pond | 166 | 50 | 20 | 3,100 | 6,844 | 7.75 |

* Not available.

The quality of water in a lake or pond depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus.

To control phosphorus, the Maine Department of Environmental Protection has created a methodology for controlling phosphorous input into lakes. The methodology results in the following table of allowable phosphorus loading to the various lakes and ponds, the watersheds of which are located in Rangeley.

Per Acre Phosphorus Allocation

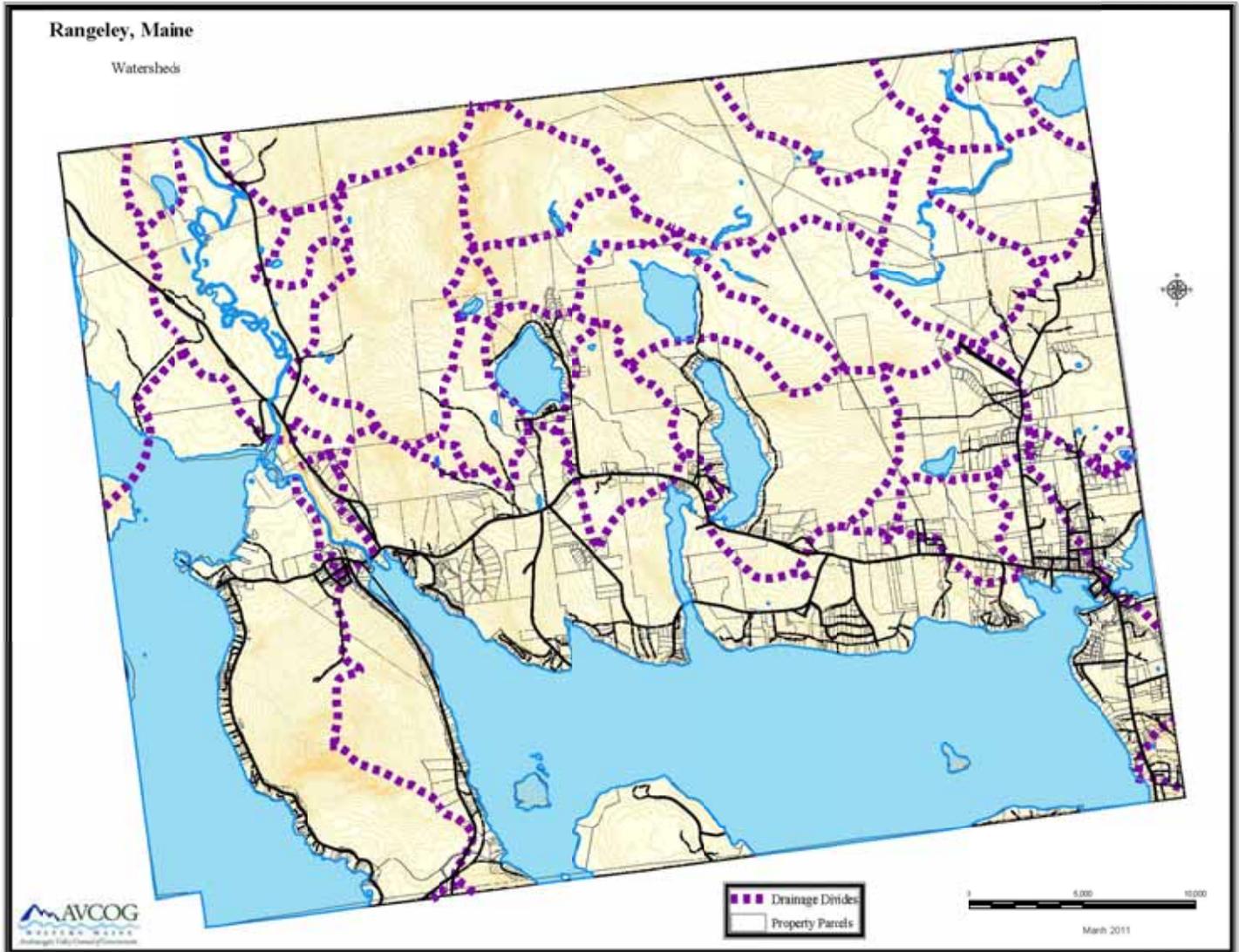
| | Drainage Area in Rangeley (acres) | Area Available for Development (acres) | Growth Factor | Area Likely to be Developed (acres) | Pounds of Phosphorus Allowed from Rangeley | Water Quality Category ¹ | Level of Protection | Acceptable Increase in ppb concentration | Phosphorus Allocation (#/acre) |
|------------------------|-----------------------------------|--|---------------|-------------------------------------|--|-------------------------------------|---------------------|--|--------------------------------|
| Cloutman Pond | 150 | 140 | 0.20 | 28 | 1.56 | mod – sensitive | medium | 1.00 | 0.056 |
| Dodge Pond | 1,482 | 1,382 | 0.25 | 346 | 14.9 | mod-sensitive | high | 0.75 | 0.032 |
| Gull Pond | 897 | 767 | 0.30 | 230 | 8.82 | mod-sensitive | high | 0.75 | 0.020 |
| Haley Pond | 410 | 360 | 0.25 | 90 | 3.72 | mod-sensitive | medium | 1.00 | 0.041 |
| Loon Lake | 170 | 170 | 0.20 | 34 | 2.53 | mod-sensitive | high | 0.75 | 0.056 |
| Mooselookmeguntic Lake | 7,509 | 6,009 | 0.25 | 1,502 | 141.6 | mod-sensitive | high | 0.75 | 0.071 |
| Nutting Pond | 86 | 56 | 0.20 | 11 | 0.92 | mod-sensitive | medium | 1.00 | 0.082 |
| Quimby Pond | 256 | 156 | 0.30 | 95 | 4.14 | Poor-restorable | high | 0.50 | 0.044 |
| Rangeley Lake | 7,702 | 6,932 | 0.30 | 2,080 | 141.5 | good | high | 1.00 | 0.068 |
| Ross Pond | 674 | 634 | 0.15 | 95 | 3.57 | mod-sensitive | medium | 1.00 | 0.038 |
| Round Pond | 6,884 | 5,844 | 0.15 | 877 | 49.17 | mod-sensitive | high | 0.75 | 0.042 |

Source: Maine Department of Environmental Protection (DEP), Watershed Division.

¹ Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.

In addition to using the above phosphorus allocation table to review development under the site plan review ordinance and the subdivision ordinance, other protection measures can be implemented to protect lakes, rivers and streams. Important measures include buffers around all water bodies, and both temporary and permanent erosion control for all construction and land disturbance activities.

In Rangeley the greatest threats to the continued high water quality of all surface waters is from non-point sources caused by improper land management practices that create erosion of soil that carry phosphorus in stormwater runoff and failed subsurface wastewater disposal systems. While there has been no documentation of invasive plants they are becoming a major concern in relation to water quality.



In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. Subdivision and zoning standards include provisions for control of erosion, sediment and phosphorus.

The Rangeley Lakes Heritage Trust is a leader in water quality protection. It has coordinated a water quality monitoring program for lakes and ponds both in and outside of Rangeley. The Trust has designed an aggressive invasive plant prevention program that is supported through intensive local cooperation. Through purchase and easements the Trusts has conserved a large amount of land abutting lakes and ponds and/or within their watersheds. These included South Bog, Rangeley River, Hatchery Brook, Bonney Point, Bald Mountain, Hunter Cove Sanctuary and Hunter Cove Uplands. The Town, in partnership with the surrounding Plantations, area lake associations, and RLHT members, supports the RLHT Headwaters Lake Protection Program to monitor water quality and help protect our lakes from the threat of invasive aquatic plants

Groundwater Resources

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers. Wells in sand and gravel aquifers yield from 10 gallons per minute (gpm) up to 2,000 gpm, while wells in fractured bedrock generally yield from 2 to 25 gpm.

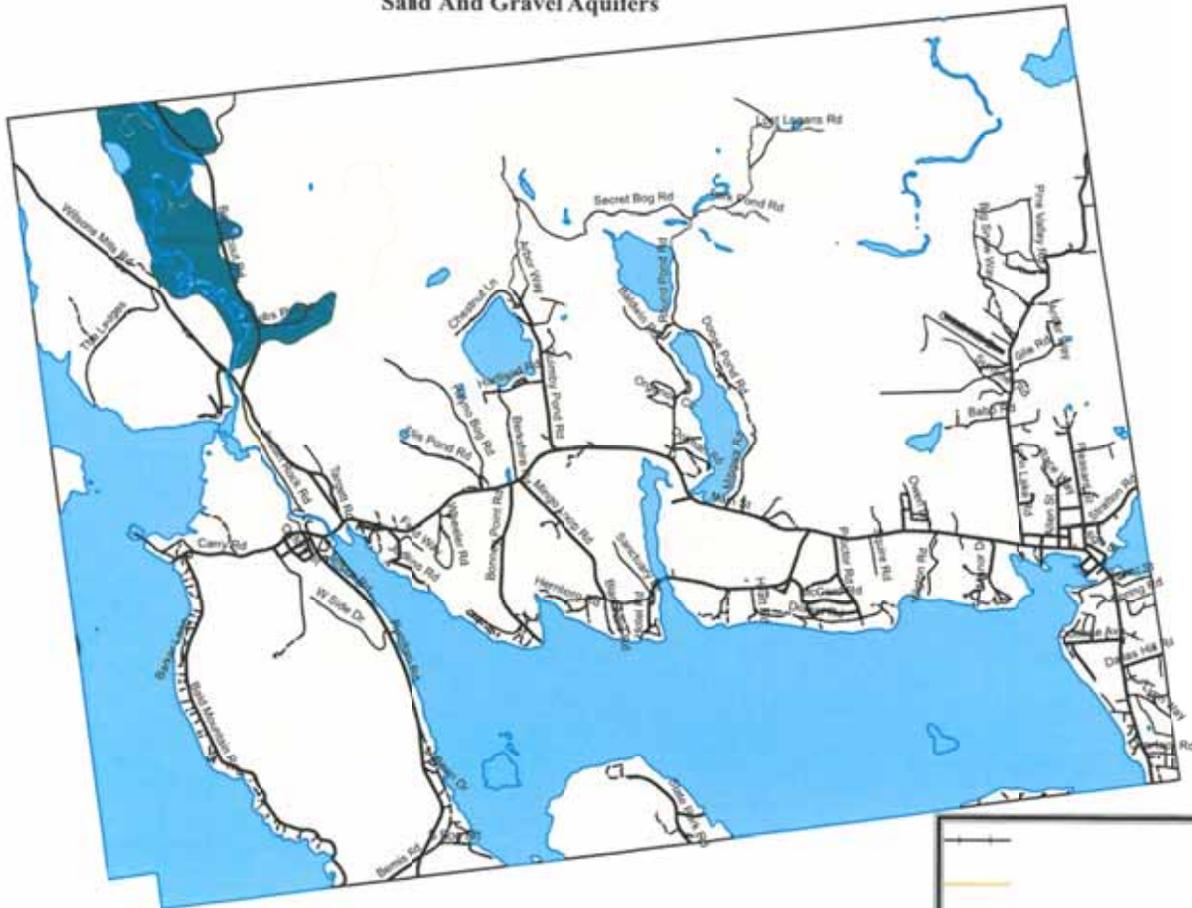
A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent melt-water rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. In most cases, the flow path of ground water through the aquifer is from the valley walls towards a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

The Maine Geological Survey has mapped sand and gravel aquifers within Rangeley. Based on that mapping, a large sand and gravel aquifer is located in the Kennebago River Valley and is capable of supplying ground water at a rate between 10 and 50 gallons per minute.

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of two gallons per minute will normally provide sufficient water for normal residential uses.

Rangeley, Maine
Sand And Gravel Aquifers



AVCOG
WATER QUALITY
MANAGEMENT DISTRICT

March 2011

Sand and Gravel Aquifer
10-50 Gal/Min.

The Oquossoc Standard Water System, that serves portions of Oquossoc Village, obtains its water from drilled bedrock wells. Other businesses in Rangeley have bedrock wells that are classified as non-community public water supplies. These include but are not limited to Oquossoc Campground, Mingo Springs Golf Club, Country Club Inn and Rangeley Lake State Park.

Year-round and seasonal residents not served by the public water supplies obtain water from shallow dug wells or drilled wells in bedrock. While, overall, the quality of groundwater is good in Rangeley, there are indications that groundwater in portions of Oquossoc Village may be contaminated by petroleum-based products of the railroad era.

Contamination of both sand and gravel aquifers and bedrock wells is possible. Common ground water contaminate include petroleum products, hazardous materials, failing septic systems and road salt. Current land use regulations provide minimal protection to ground water resources. Other than pollution from the railroad era there is no known non-point or point sources of pollution threatening ground water supplies.

Floodplains

A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. Under the Federal Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the floodplain may range from less than a foot in some areas to over ten feet in others. However, regardless of the depth of flooding, all areas of the floodplain are subject to the requirements of the Flood Insurance Program. Floodplains along rivers and streams usually consist of a floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks.

Flooding occurs in the winter and early spring months following heavy rainfall on snow covered or frozen ground. Major areas of floodplain exist along the Kennebago River, Rangeley River, Quimby Brook, Dodge Pond Stream, and Haley Brook. Most floodplains are non-developed with the exception of the Haley Brook floodplain. As the water surface rises in Haley Pond, flood water overtops its outlet structure and flows around buildings on Main Street.

Rangeley participates in the National Flood Insurance Program which allows property owners that are located in the 100-year floodplain to purchase flood insurance. The town has also enacted floodplain management standards and zoned undeveloped portions of the 100-year floodplain to restrict future structure development.

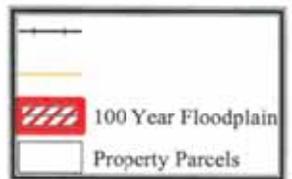
In 2010, there were 11 flood insurance policies issued in Rangeley with a total coverage of \$1,891,700. Since 1978, no policy holders have been paid claims. Rangeley's Floodplain Management Ordinance is administered and enforced by the Code Enforcement Officer.

Rangeley, Maine
100 Year Floodplains



AVCOG
AUGUSTA VALLEY COUNCIL OF GOVERNMENTS

March 2011



Water Resources

Goals, Policies & Action Strategies

Introduction

Water resources are what make Rangeley what it is. Residents and visitors place the protection of water resource as their highest priority for the future of the town.

State of Maine goal Plan that needs to be addressed:

To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds and rivers.

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Protect current and potential drinking water sources.

Protect surface water and ground water resources from pollution and improve water quality where needed.

Protect water resources in growth areas while promoting more intensive development in those areas.

Minimize pollution discharges through the upgrading of existing public sewer systems and wastewater treatment facilities.

Cooperate with the Land Use Planning Commission, neighboring communities and regional/local advocacy groups to protect water resources.

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA §420-D and 06-096 CMR 500 and 502).

Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.

Maine Pollution Discharge Elimination System Stormwater Program.

Responsibility/Time Frame

*Ordinance Committee & Planning Board/
Short Term*

Prepare as necessary amendments to the Floodplain Management Ordinance to maintain consistency with federal and state standards.

Responsibility/Time Frame *Ordinance Committee & Planning Board/
Ongoing*

Prepare amendments to land use ordinances to provide for public water supply well head and aquifer recharge protection.

Responsibility/Time Frame *Ordinance Committee & Planning Board/
Short Term*

Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality "best management practices" from resources such as the Natural Resource Conservation Service, Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.

Responsibility/Time Frame *Code Enforcement Officer/Ongoing*

Prepare, adopt, provide training, and enforce water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.

Responsibility/Time Frame *Selectmen & Road Commissioner/Short Term*

Participate in local and regional efforts, including with LUPC and/or its replacement, and Rangeley Lakes Heritage Trust to monitor, protect and, where warranted, improve water quality.

Responsibility/Time Frame *Town Planner/Ongoing*

Provide educational materials at appropriate locations regarding aquatic invasive species.

Responsibility/Time Frame *Code Enforcement Officer, Rangeley Lakes
Heritage Trust & Lake Associations/Ongoing*

Assess the need for preparing amendments to land use ordinances, as applicable, to incorporate low impact development standards.

Responsibility/Time Frame *Ordinance Committee & Planning Board/
Mid Term*

Rangeley's own policies and action strategies:

Policy

Maintain and improve where needed Rangeley's water resources.

Action Strategies

Maintain an educational outreach program that makes property owners aware of the water quality issues with lakes and ponds and the role that nutrients, such as phosphorus, play in water quality degradation.

Responsibility/Time Frame *Code Enforcement Officer/Town Planner,
Rangeley Lakes Heritage Trust & Lake
Associations/Ongoing*

Financially support the ongoing volunteer water quality monitor program.

Responsibility/Time Frame *Budget Committee & Selectmen/Ongoing*

Encourage the formation of a watershed association for each of the lakes and ponds and to develop a watershed management program and undertake activities to reduce nutrient export from both new and existing sources. As part of this effort, the Town should seek funding to underwrite the costs of these activities from state/federal sources.

Responsibility/Time Frame Town Planner/Short Term

Direct the Local Plumbing Inspector to strictly enforce State Laws regarding the conversion of seasonal dwellings to year-round use to minimize the impact of malfunctioning septic systems on water resources.

Responsibility/Time Frame Selectmen & Local Plumbing Inspector/Ongoing

Prepare amendments to land use ordinances that incorporate stormwater quality standards limiting the amount of nutrients that can be exported from new or expanded residential and nonresidential uses that are in the direct watershed of a lake or pond with a major focus on Rangeley Lake, Dodge Pond, Haley Pond, Loon Lake, Round Pond and Quimby Pond.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Develop and implement a prioritized program to stabilize erosion in roadside ditches and to manage future road construction activities to minimize erosion and the sedimentation into water resources from storm water through the use of Best Management Practices (BMP's).

Responsibility/Time Frame Road Commissioner & Public Works/Short Term & Ongoing

Prepare amendments to land use ordinances that would regulate construction, including the expansion of existing structures and uses in the watersheds of Haley Pond, Quimby Pond, Round Pond and Dodge Pond to assure that these projects minimize the phosphorous export from stormwater runoff. These provisions will include limits on impervious surface and lawn areas and provisions for maintaining naturally vegetated buffers adjacent to drainage ways and water bodies.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Coordinate with the Land Use Planning Commissions and/or its replacement to assure the compatibility of lake protection levels and allowable phosphorus export per acre calculations for shared watersheds.

Responsibility/Time Frame Town Planner & Planning Board/Short Term & Ongoing

Retain current shoreland zoning district's widths from lakes, ponds, rivers and wetlands.

Responsibility/Time Frame Planning Board/Ongoing

Prepare ordinance provisions that require an inspection to determine malfunctions of subsurface waste water disposal systems in the Shoreland Area buy the seller prior to transfer. The provisions of Title 30-A MRSA section 4216.2 is to be used as guidance in ordinance development.

Responsibility/Time Frame Ordinance Committee & Planning Board/Mid Term

Financially support the invasive species education and monitoring program.

Responsibility/Time Frame Budget Committee & Selectmen/Ongoing

Develop an assessment of the need, service area, cost and institutional arrangements of a community sewerage system to serve the densely developed area of Oquossoc.

Responsibility/Time Frame Selectmen & Sewer Department/Short Term

Prepare amendments to land use ordinances that include standards for the handling and storing of chemicals, petroleum products, and similar potential ground water contaminants as part of its development review of proposals for nonresidential development.

Responsibility/Time Frame Ordinance Committee & Planning
Board/Short Term

Prepare, as necessary, amendments to land use ordinances that control the placement of uses that have a potential for contaminating the ground water in the area of the Kennebago River Sand and Gravel Aquifer.

Responsibility/Time Frame Ordinance Committee & Planning
Board/Short Term

Prepare amendments to land use ordinances that prohibit new commercial extraction of ground water in the Kennebago River Sand and Gravel Aquifer

Responsibility/Time Frame Ordinance Committee & Planning
Board/Short Term

Provide for a semi-annual program for the collection and proper disposal of wastes that are hazardous and/or potential sources of ground or surface water contamination.

Responsibility/Time Frame Public Works/Ongoing



Round Pond

N **ATURAL RESOURCES**

Background Information

Findings and Conclusions

- ❖ ***The natural resources of Rangeley are an integral part of the town's economic, social and cultural heritage.***
- ❖ ***The waters of Rangeley provide an outstanding sport fishery for wild brook trout and landlocked salmon.***

Setting

Rangeley is located in west central Franklin County and is bordered by eight plantations or unorganized townships which include Adamstown, Davis, Lang, Lower Cupsuptic, and Richardson Townships and Dallas, Rangeley, and Sandy River Plantations. The town has a total area of approximately 33,000 acres with 25 percent of that area covered by water. Rangeley Lake accounts for approximately two-thirds of the town's total surface water area. This 6,000 acre lake is widely recognized for its cold water sport fishery. Fifteen percent of the combined surface area of the 16,600 acres of Cupsuptic and Mooselookmeguntic Lakes are in the Town of Rangeley. These lakes are important regional resources. In addition to the "big" lakes there are Dodge, Haley, Loon, Quimby, and Round Ponds ranging in size from 156 to 230 acres. Woodland is a second major characteristic of Rangeley. While some 13,000 acres of land are registered under the Tree Growth Tax and Open Space Programs, there are many more acres of woodland found in town. The town's elevation, 1,518 feet above mean sea level, and its position half way between the equator and the North Pole provide for pleasant summers and cold winters. The natural resources of Rangeley are an integral part of the town's economic, social and cultural heritage. These resources provide economic and recreational opportunities and must be treated with diligence and respect.

Topography

Topography relates to the general land form of an area. Often a locale may be referred to as mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development, scenic views and aesthetics.

There are two factors that are important when topography is considered - relief and slope. Relief refers to the height of land forms above sea level and relative to surrounding land forms. Rangeley's local relief, or the difference between the highest and lowest point, is approximately 1,200 feet. The highest elevation is 2,700 feet above sea level atop Ephram Ridge and drops to 1,480 feet in Oquossoc.

Slope or the amount of rise and fall of the earth surface in a given horizontal distance presents limitations to various land activities including development and forestry. Generally, as slopes become steep, construction and other land use activities are more difficult and the potential for environmental degradation increases. Areas with less than 20 percent slope generally do not present the engineering problems associated with development on slopes of greater than 20 percent. Approximately 20 percent of the land area has slopes in excess of 20 percent. The majority of these steeper slopes are located on the slopes of Bald Mountain and northwestern Rangeley.

Soils

Soils are a basic resource of extreme importance to the use and development of a community's land. They are the underlying materials on which roads, buildings, sewage waste disposal, and forestry occur. Land use activities which occur upon or in soils which are unsuitable for the proposed use will face increased costs associated with development, construction, and annual maintenance and may cause environmental degradation.

Soil mapping indicates the primary soils in Rangeley are Thorndike, Dixmont, Bangor and Berkshire. These soils are generally stony and major limitations to most land use activities are depth to bedrock and high water tables.

Wetlands

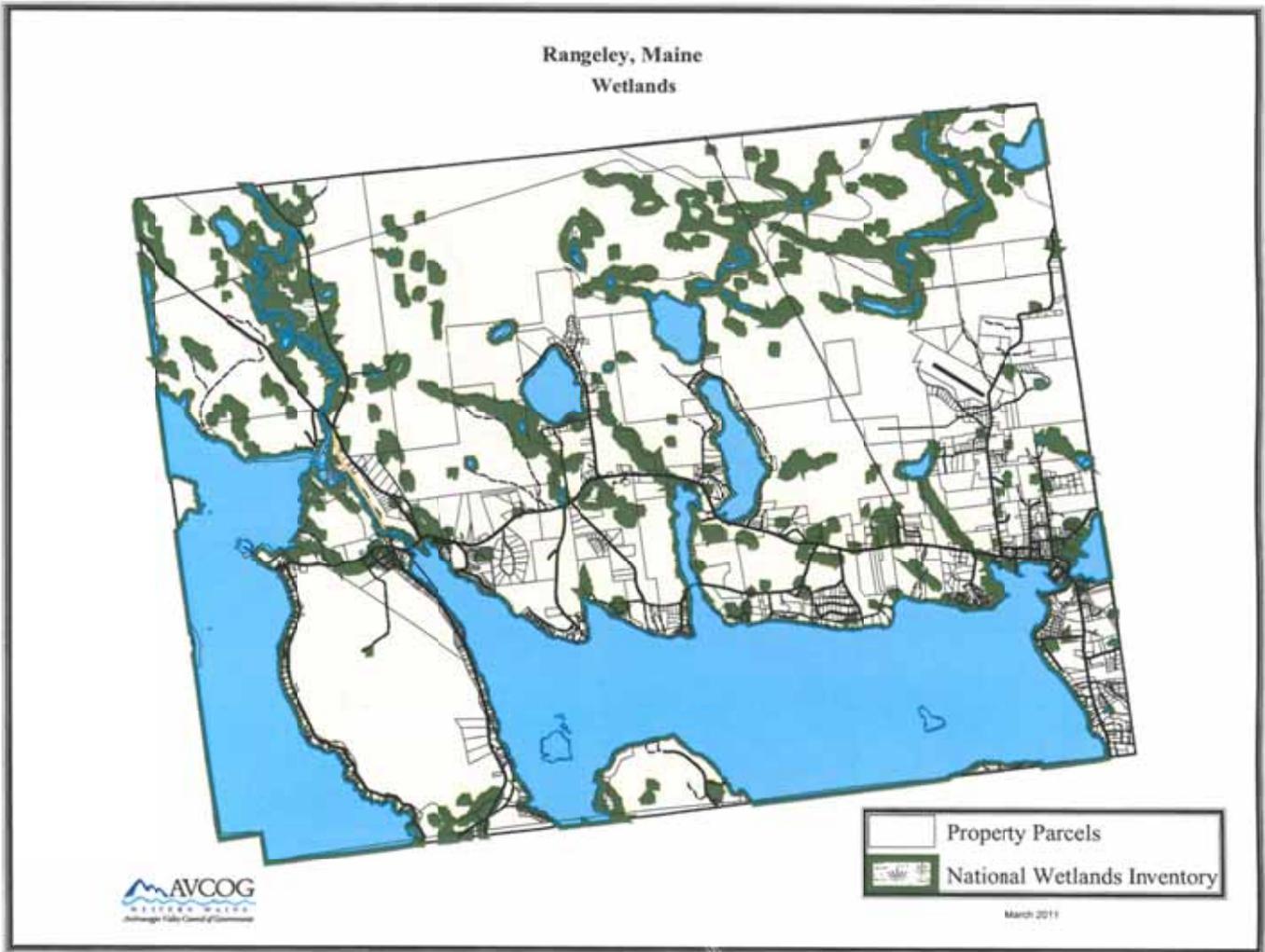
Wetlands are important natural resources for several reasons. They perform valuable ecological functions including shoreline stabilization, water storage for flood control, recharging ground water supplies, and natural treatment of contaminated waste waters. In addition, wetlands provide habitat for many species of game and non-game wildlife. Wetlands are characterized by wetland hydrology, soil types, and hydrophytes (wetland plants) which are used in wetland identification.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. While there are numerous small wetland areas found through the low land areas of Rangeley, there are several significant wetland systems. The largest is associated with the Gile, Long and Yorks Logans. These are palustrine forested, needle-leaved evergreen, and scrub-shrub wetlands with smaller amounts of emergent wetland types.

A second major wetland area is found in the area of the Lost Logan. Much of this wetland system is considered scrub-shrub and emergent. The third major system is associated with the Kennebago River and is primarily forested wetland with smaller amounts scrub-shrub and emergent.

Under the Shoreland Zoning Law open freshwater wetlands of ten acres or more require shoreland zoning. There are 16 wetland areas in Rangeley that require zoning under the Shoreland Zoning Law.

Wetlands have different functions and some have more than one. The functions of wetlands in Rangeley have been identified and mapped. These functions include: runoff/floodflow alteration/erosion control/sediment retention; plant/animal habitat; finfish habitat; and cultural value. These wetlands are important natural features in Rangeley. Thirteen wetland systems have three functions, 14 have two functions 25 one function.



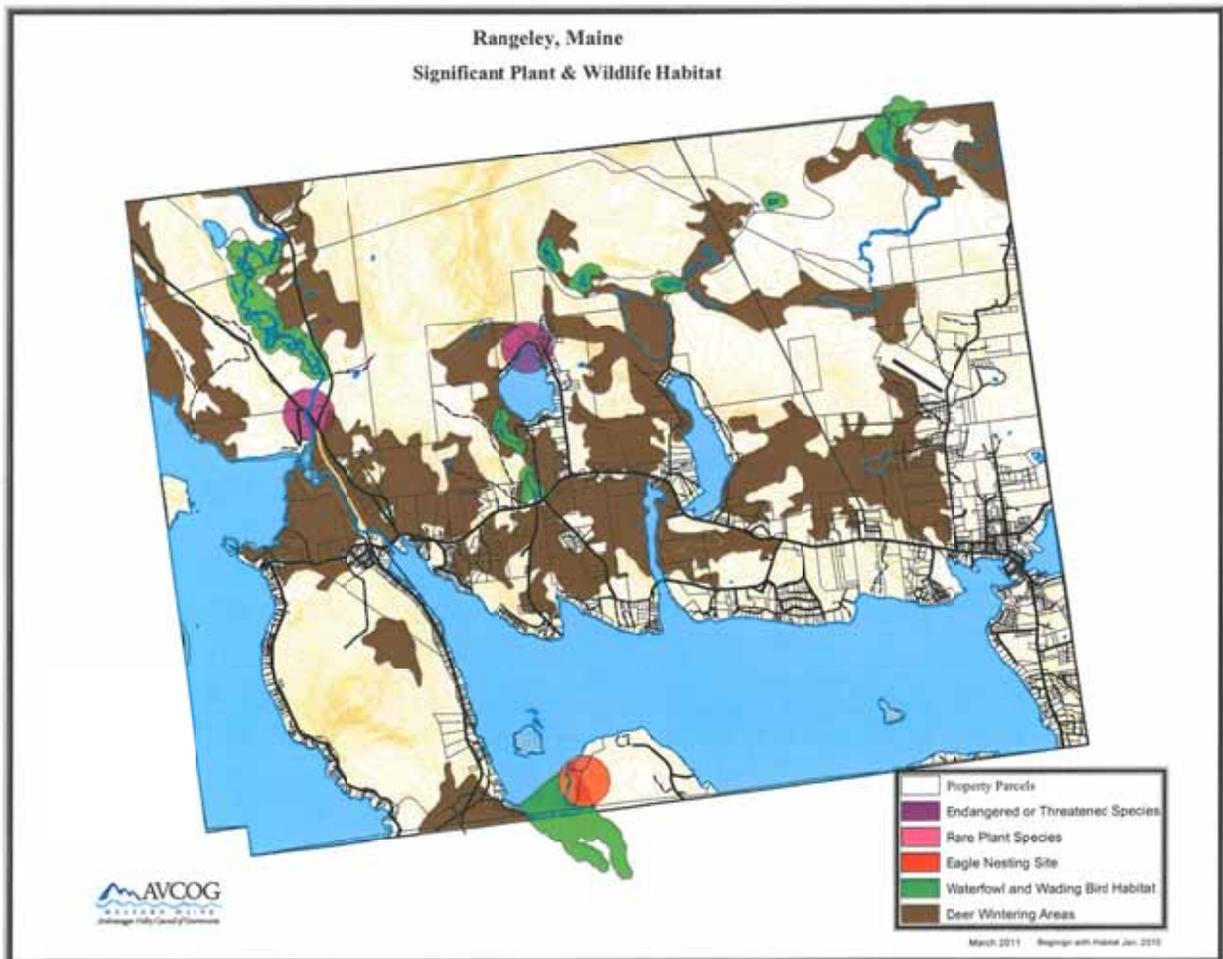
Wildlife

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land, and thus are directly dependent on the land base for habitat. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, moose and deer. Each wetland type consists of plant, fish and wildlife associations specific to it. Eleven wetland areas in Rangeley have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate waterfowl and wading habitat value.

Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival. Much riparian habitat exists in Rangeley.

While deer range freely over most of their habitat during spring, summer and fall, deep snow cover (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas commonly known as deer yards or deer wintering areas can vary from year to year or within a given year but most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped deer wintering areas in Rangeley. Based on that mapping there are 12 deer wintering areas in Rangeley covering significant portions of the Town. Except for those areas that fall under shoreland zoning, there are currently no local regulations or programs to maintain their value.



Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. There are two types of undeveloped habitat blocks in Rangeley. The first are forested blocks that are less than 300 feet from other non-forested habitat or less than 500 acres. These blocks contain a greater edge to interior habitat ratio. The second type is forested blocks greater than 300 feet from other non-forested habitat and greater than 500 acres. Both types of these undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.



The undeveloped area north of Route 4 is part of a very large, more than 32,000 acres, undeveloped wildlife habitat block that extends into Davis, Lang and Lower Cupsuptic. A second large undeveloped block of more than 1,900 acres is found in the Bald Mountain area.

While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of deer and other wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements of home ranges, loss of

habitat will affect each in different ways ranging from loss of individual nesting, feeding, and nesting sites to disruption of existing travel patterns.

Generally, loss of this habitat will not have an immediate negative impact on wildlife populations; however, the cumulative loss will reduce the capacity of an area to maintain and sustain viable wildlife population.

Fisheries

The cold, clean waters in the Region support a world class brook trout and landlocked salmon fishery. Anglers and fly-casters from around the world travel to Rangeley to catch the Region's legendary brookies and salmon.

It was the fisheries resource, specifically the blue trout and land locked salmon fishing, that began the tourism and recreation industry in the mid-1800s. The Oquossoc Angling Association was formed to bring "sports" to the area. The Association and other clubs were responsible for stocking both landlocked salmon and brook trout. A state hatchery was established at Rangeley around 1900. While current day anglers may dream of the fishing in the late 1800s and 1900s, the region continues to provide an outstanding sport fishery for wild brook trout and landlocked salmon.



The two major lakes, Rangeley and Mooselookmeguntic, are cold, deep water lakes managed for brook trout and landlocked salmon. Summer water temperatures, dissolved oxygen concentration, and other habitat characteristics are ideal for cold water fisheries. These two lakes are managed by the Department of Inland Fisheries and Wildlife (IF&W) and monitored by season- long creel surveys and aerial angler counts. In Mooselookmeguntic recent more liberal salmon rules and educational efforts have resulted in improved growth rates.

The Kennebago River which originates from a cluster of ponds in Seven Ponds Township flows into Cupsuptic Lake which joins Mooselookmeguntic. The Kennebago is well known as a significant riverine fishery and is an important spawning and nursery tributary to Cupsuptic and Mooselookmeguntic Lakes.

The Rangeley River, flowing northward from the northwest corner of Rangeley Lake, drains an area of 100 square miles and is also known for its quality salmon and trout fishing. Although only 1.1 miles in length, summer and fall usage of this waterway by fishermen is particularly high.

The smaller waters in Rangeley include Quimby Pond, Dodge Pond, Gull Pond, Kamankeag Pond, Loon Lake, Nutting Pond, and Ross Pond and are also important brook trout fisheries as are most brooks and streams including Hatchery Brook and Quimby Brook.

High Value Plant & Animal Habitats

The Beginning with Habitat Program has compiled data and mapped Maine's high value plant and animal species and their habitats. The species and habitats have been identified as having a State status of endangered, threatened or of special concern. In Rangeley the Northern Wild Comfrey has been identified. This endangered plant is a perennial herb with a hairy stem and large clasping leaves. It has been documented in only 11 towns in Maine. Bald Eagle and Canada Whiteface are considered a species of special concern. They are documented in Rangeley.

Local and Regional Significant Natural Areas

Several areas of unique natural areas exist in Rangeley. These areas contribute to the characteristic of the town. The following provides an overview of these areas.

Bugle Cove Boulder Field: A strip approximately 200 feet wide that once was the outlet of Rangeley Lake and connected Rangeley and Mooselookmeguntic Lakes.

Lost Logan: This freshwater, marshy type pond located in northeast Rangeley contains rich flora of wild orchids, pitcher plants and water mosses.

Fishery: The cold water sport fishery is a significant natural resource.

Scenic Resources

Rangeley's and the Greater Rangeley Region's topography, surface waters and other natural features provide some of the most striking views in Maine. Residents and visitors to Rangeley cite the natural beauty of Rangeley including scenic road sides and scenic views as one of its greatest assets.

The Comprehensive Planning Committee identified scenic areas and views in Rangeley. While there are many scenic areas in Rangeley, the Committee identified what it believes to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view. The system considered three variables and a scoring system described below:

1. Distance of Vista or View Shed: This variable considers how long a distance a vista can be viewed. It assumes that a view or vista which is blocked only a few feet from the observer has relatively lesser value than a view that can be seen for miles.
2. Uniqueness: Although not always impressive, the features in the landscape which are rare contribute "something special" to that landscape.

3. Accessibility: A given scenery has lesser importance if there is no public access to it or access is difficult.

A scale of one to three was used to score each variable with one being the lowest and three the highest.

The criteria were as follows:

Distance of Vista: 1 Point - immediate foreground

2 Points - up to one mile

3 Points - more than one mile

Uniqueness: 1 Point - contains no unique qualities

2 Points - contains some characteristic

3 Points - contains impressive/unique qualities such as mountains, views of water, etc.

Accessibility: 1 Point - access difficult such as along "path" or trail

2 Points - access via public road

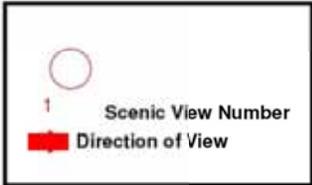
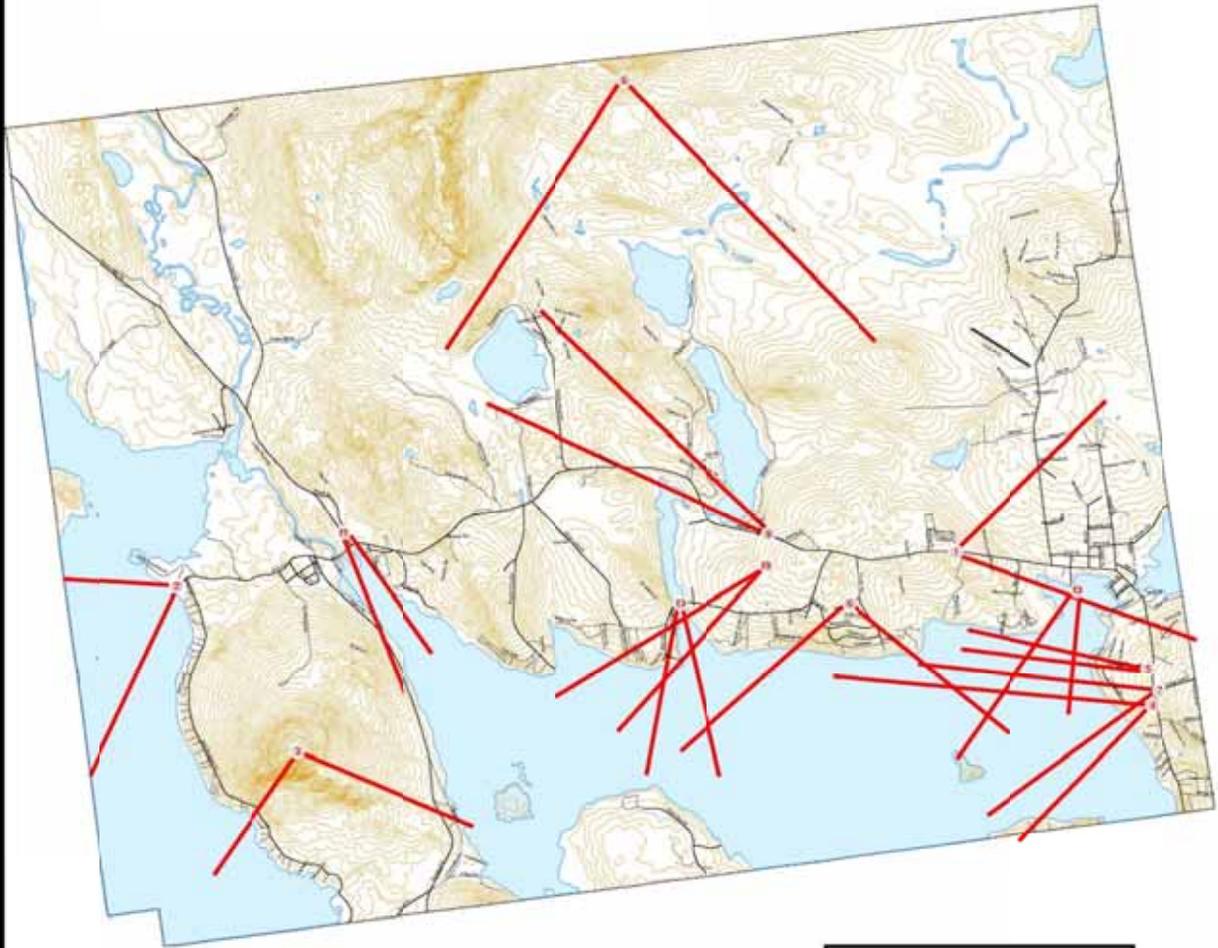
3 Points - access via scenic turnout or similar area

| Map # | Location | Distance | Unique Features | Accessibility | Total Score |
|--|--|----------|-----------------|---------------|-------------|
| 1. | Routes 4 & 16. Top of Cemetery Hill | 3 | 3 | 2 | 8 |
| 2. | Haines Landing. End of Route 4 | 3 | 3 | 3 | 9 |
| 3. | Top of Bald Mountain | 3 | 3 | 1 | 7 |
| 4. | Scenic Turnout Route 4 before Dallas Hill Road | 3 | 3 | 3 | 9 |
| 5. | Route 4. Approaching Rangeley after Dallas Hill Road | 2 | 2 | 2 | 6 |
| 6. | Country Club Inn | 3 | 3 | 3 | 9 |
| 7. | Dallas Hill Road towards Rangeley Lake | 3 | 3 | 3 | 9 |
| 8. | Top of Spotted Mountain | 3 | 3 | 1 | 7 |
| 9. | Route 4. West. Dodge Pond Hill | 3 | 2.5 | 2 | 7.5 |
| 10. | 11th Tee Mingo Springs Golf Course | 3 | 2.5 | 2.5 | 8 |
| 11. | Route 16. From West before Route 4 Junction | 2.5 | 2 | 2 | 7.5 |
| 12. | Lakeside Park | 3 | 2 | 3 | 8 |
| 13. | Bridge across Hunter Cove. Mingo Loop Road | 3 | 2 | 2 | 7 |
| NOTE: Numbers correspond to numbers on Scenic Area and View Map. | | | | | |

Source: Town of Rangeley Comprehensive Plan Committee, 1996 & 2011

Rangely, Maine

Scenic Areas & Views



November 2011

Protection of Natural Resources

The natural resources of Rangeley and surrounding area are what make Rangeley what it is. They attract both year round residents and the many visitors that drive the local economy. Their degradation would have lasting impacts on the character and economy of Rangeley.

Through ordinances, zoning and subdivision, the town regulates land use activities. The zoning ordinance divides the town into seven districts or zones and prescribes uses that are permitted, permitted with a condition use permit and prohibited. Lot sizes range from 10,000 square feet to 40,000 square feet. Various standards in the ordinance require consideration of the impacts of proposed development on natural resources. In 1991 the Town placed shoreland zoning districts of 1,000 feet around most lakes and ponds and the Kennebago River. This exceeds the 250 feet required under the Mandatory Shoreland Zoning Law. Areas within 250 feet of wetlands having high/moderate waterfowl and wading bird habitat values have been placed in resource protection under shoreland zoning. In general, these ordinances have provided needed protection to Rangeley's natural resources. Local enforcement of ordinances has at times been such that natural resources have been threatened.



Natural Resources

Goals, Policies & Action Strategies

Introduction

In addition to water resources other natural resources, including clean air, wildlife and fisheries, and scenery are critical to the town's way of life and economy.

State of Maine goal Plan that needs to be addressed:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas.

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Conserve critical natural resources in the community.

Coordinate with regional and state resource agencies and organizations to protect shared critical natural resources.

Action strategies necessary to address State of Maine Goal:

Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Ongoing

Designate critical natural resources (resource protection areas under shoreland zoning, wetlands of special significance, significant wildlife habitats, threatened, endangered and special concern animals species habitat, significant freshwater fisheries spawning habitat, rare or exemplary communities, areas containing plant species declared to be threatened or endangered and fragile mountain areas), Critical Resource Areas in the Future Land Use Plan.

Responsibility/Time Frame

Comprehensive Plan Committee/Short Term

Prepare amendments to land use ordinances that ask subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term & Ongoing

Prepare amendments to land use ordinances that, require the planning board to include as part of their review process, consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term & Ongoing

Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.

Responsibility/Time Frame

Planning Board & Town Planner/Ongoing

Pursue public/private partnerships to protect critical natural and important resources such as through purchase of land or easements from willing sellers.

Responsibility/Time Frame

Rangeley Lakes Heritage Trust & Town Planner/Ongoing

Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.

Responsibility/Time Frame

Rangeley Lakes Heritage Trust & Town Planner/Ongoing

Rangeley's own policies and action strategies:

Policy

Protect wetlands from filling or encroachment so that their benefits and values are maintained.

Action Strategy

Continue to designate freshwater wetlands that have a high value as waterfowl and wading bird habitat and the adjacent buffer areas as resource protection districts to protect them from degradation or destruction.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term & Ongoing

Policy

That development and other activities occurring on steep slopes are undertaken in such a manner as to minimize environmental degradation and municipal costs.

Action Strategies

Prepare amendments to land use ordinances that designate those areas with a slope of more than 25% for very low density uses.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinances that if development does occur in areas with steep slope (>25%), techniques are used to stabilize hillsides and reduce erosion, sedimentation, and nutrient runoff and that the projects are carefully monitored.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Policy

Conserve the scenic character of the community and protect scenic vistas and views from encroachment.

Action Strategies

Prepare amendments to land use ordinances that require development or other land use activities that occur within the view sheds of high value vistas or views identified in this plan are designed and located so that their impact on the view is minimized to the extent reasonable.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinances that encourage the preservation of scenic roadscapes, including the Rangeley Lakes Scenic Byway, by maintaining scenic views and vistas where they exist and requiring the retention of natural vegetated areas along the road, maintaining key scenic features such as tree lines and stone walls, and limiting the size of cleared accesses onto these roads where it is appropriate to maintain the character of the roadscape.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinances that regulate the construction or expansion of telecommunication towers and commercial wind towers including limiting towers to areas where the visual impact can be minimized.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Seek conservation easements or similar methods to maintain significant scenic areas.

Responsibility/Time Frame Selectmen & Rangeley Lakes Heritage Trust/
Ongoing

Policy

That development and other activities occur on soils that are suited for the use.

Action Strategy

Prepare amendments to land use ordinances that require that all construction activities, including new subdivisions, individual residential lots, and nonresidential activities are located on soils that are appropriate for the proposed use.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Policy

Maintain fishery and wildlife resources through habitat preservation or enhancement.

Action Strategies

Prepare amendments to land use ordinances that require that high value fisheries and wildlife habitat are recognized in the review of residential and nonresidential development proposals to provide for the protection of riparian and other significant wildlife habitat.

Responsibility/Time Frame Ordinance Committee & Planning Board/Short Term

Continue the designation of the areas adjacent to the Kennebago and Rangeley Rivers as resource protection areas and development, earth material extraction, and forestry activity strictly controlled.

Responsibility/Time Frame Ordinance Committee & Planning Board/Ongoing

Prepare amendments to street construction standards relating to culvert design, installation and maintenance so not to impede fish/wildlife passage.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Prepare and adopt standards relating to culvert design, installation and maintenance so not to impede fish/wildlife passage and require their implementation by the community's officials, employees, and contractors.

Responsibility/Time Frame

Selectmen & Road Commissioner/Short Term

Seek conservation easements or similar methods to maintain significant natural areas.

Responsibility/Time Frame

Selectmen & Rangeley Lakes Heritage Trust/Ongoing

Policy

Retain those nature resources and features (clean air, dark skies at night, quietness and natural landscapes) that help make Rangeley a special place.

Action Strategies

Prepare amendments to land use ordinances that regulate commercial wind power projects.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Access options to maintain dark night skies and minimize noise pollution.

Responsibility/Time Frame

Town Planner/Short Term

Assess need and options to develop ridgeline development standards.

Responsibility/Time Frame

Ordinance Committee & Planning Board /Mid Term



AGRICULTURAL AND FOREST RESOURCES

Background Information

Findings and Conclusions

- ❖ ***Some 10,000 acres of forested land is registered in the Tree Growth Tax Program.***
- ❖ ***The Maine Forest Service reports that between 1991 and 2008 there were 141 timber harvests on 6,000 acres of land in Rangeley.***

Introduction

Forest lands support the Region's economy and help create the rural nature of Rangeley.

Agricultural Resources

At the present time there are no commercial agricultural operations found in Rangeley. In 2010 there was one parcel of land of 15 acres registered under the Farm Land Tax Program.

There are both prime farmland soils and farmland soils of statewide importance in Rangeley. Most of these soils are located in Rangeley Village and on the floodplain of the Kennebago River.



Forest Resources

The majority of Rangeley's land area is forested. Of the approximately 25,000 acres of land in Rangeley, it is estimated that 20,000 acres is forested. Some 10,000 acres of forested land is registered in the Tree Growth Tax Program. This about 3,000 acres less than in 1988. The largest parcel in Tree Growth is 6,150 acres and is owned by an individual from Colorado. Other owners of significant acres in Tree Growth include the Oquossoc Angling Association (720 acres) and Rangeley Lakes Heritage Trust (550 acres).

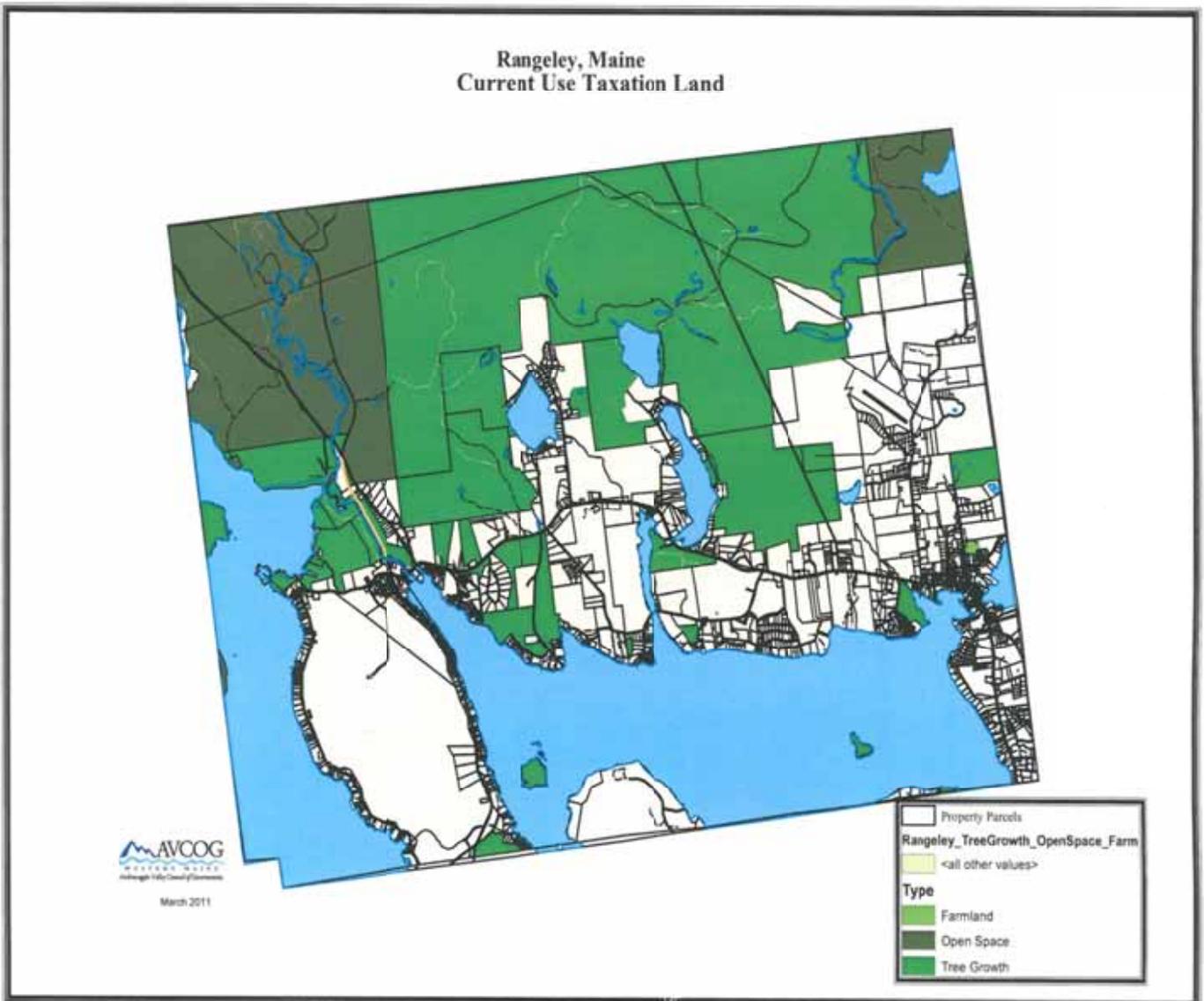
In addition to the 10,000 acres of land in the Tree Growth Program, there are 3,700 acres in the Open Space Tax Program which is also primarily forested. This is an increase of some 700 acres since 1997. Most of this land is owned by the Phillips Memorial Preserve Trust and is located in northwestern Rangeley and is traversed by the Kennebago River and adjacent to Loon Lake.

Another large parcel of forest land (1,850 acres) is the Bald Mountain Land Unit owned by the State of Maine. Forest resources are one of the management objectives of the Unit.

The Maine Forest Service reports that between 1991 and 2008 there were 141 timber harvests on 6,000 acres of land in Rangeley. Selective harvest accounted for 4,360 acres of all timber harvest and the average harvest area was approximately 42 acres.



Forest land in Rangeley is comprised primarily of mixed and soft wood types with smaller amounts of hard wood types. It provides raw materials for the region’s pulp and paper and lumber industries in Maine, New Hampshire and beyond. In addition, the forest land is an important factor of the Rangeley character, provides habitat for various species of game and non-game wildlife, and is important to maintaining clean cold surface water. Commercial forestry is stable in Rangeley and surrounding areas. The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices. There have been some complaints by homes owners about noise associated with harvesting activities. In recent years there has been a trend in sale and purchase of commercial forest land by Timber Investment Management Organizations (TIMOs) or Real Estate Investment Trusts (REITs) rather than the tradition of long term ownership by paper companies. This practice could lead to the creation of small parcels and/or



other management objectives.

Agricultural and Forest Resources

Goals, Policies & Action Strategies

Introduction

While agriculture is not a large user of land in Rangeley, forests are. They support wood related industries, protect air and water quality, provide wildlife habitat and are part of Rangeley's character.

State of Maine goal Plan that needs to be addressed:

To safeguard the State's agricultural and forest resources from development which threatens those resources.

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Safeguard lands identified as prime farmland or capable of supporting commercial forestry.

Support farming and forestry and encourage their economic viability.

Action strategies necessary to address State of Maine Goal:

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by Title 12 MRSA section 8869.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Ongoing

Consult with Soil and Water Conservation District staff if any land use regulations are considered pertaining to agricultural management practices as required by Title 7 MRSA section 155.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Ongoing

Prepare amendments to land use ordinances that would limit non-residential development in critical rural areas (significant farmland, forest land or mineral resources; high-value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural economy) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses and home occupations.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinances that permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, pick-your-own operations, firewood operations, sawmills and log buying yards.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Encourage owners of productive farm and forest land to enroll in the current use taxation programs.
Responsibility/Time Frame Tax Assessor/Ongoing

Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.
Responsibility/Time Frame AVCOG & Greater Franklin Development Corporation /Ongoing

Rangeley's own policies and action strategies:

Policy

Seek to protect working farmland within walkable distance in Rangeley Village.

Action Strategy

Seek conservation easements or similar methods that will maintain working farmland in/near Rangeley Village.

Responsibility/Time Frame

Selectmen & Rangeley Lakes Heritage Trust/Ongoing

Policy

Initiate a village street tree program.

Action Strategy

Seek assistance for the Maine Forest Service under the Project Canopy Program for street tree planting.

Responsibility/Time Frame

Selectmen & Town Planner/Mid Term

O ***UTDOOR RECREATION***

Background Information

F ***indings and Conclusions***

- ❖ ***Residents and visitors enjoy the outdoor recreational opportunities available in Rangeley.***
- ❖ ***Traditionally, most private land owners have allowed public access to their lands; however, changing large landownership patterns may result in changes to access in the future.***
- ❖ ***Each of the lakes and ponds has adequate public access for the intended level and nature of use.***

I ***ntroduction***

Outdoor recreation is the major component of Rangeley's and the Greater Rangeley Region's economy and way of life. It was the sport fishery that began the tourism and recreation industry in the mid-1800s. Today, outdoor recreational activities which include fishing, boating, sight-seeing, birding, snowmobiling, hiking skiing and big game and upland game hunting are all important recreational components of Rangeley and the Region.

M ***unicipal Outdoor Recreation Programs and Facilities***

The town employs a full-time Parks and Recreation Director who oversees recreational facilities and programs. These facilities include parks, boat launches and the field at Municipal Office. A major element of the Director's responsibilities is in conjunction with the Rangeley's Lakes Snowmobile Club to overseeing the maintenance and grooming of snowmobile trails. There is an elected Parks Commission that oversees the Lakeside Park at City Cove.

In addition to facility maintenance, the Department promotes and coordinates recreational activities such as golf, tennis, baseball, annual summer soccer camp, basketball, swimming lessons, kayaking and annual excursion trips.

Lakeside Park: This seven acre park located at City Cove in Rangeley Village is a hub of recreational activity in the summer. The park contains basketball, tennis and badminton courts, a shuffleboard court, a children's playground, picnic tables, swimming area, bath houses and a hard surface boat launching ramp.

A boat dock is available for use in the summer. Parking for vehicles and boat trailers is also available although during peak fishing times there is inadequate space for parking. Overflow parking is available on a town owned lot on Pleasant Street and a leased lot on Depot Street. In addition to the parking issue there are drainage concerns at the park. A year round comfort station is available at the entrance of the Park. Some feel that the full recreation and economic value of the park is not being reached due to restrictions by the trust instruments in the gift of the Park to the Town. The Parks Commission oversees the uses that are allowed at the park.



Lakeside Park in winter

Haley Pond Park: On Haley Pond in Rangeley Village this small park has a hand carried boat launch, a pavilion and a picnic area.

Town Office Fields: A baseball/softball field and soccer field is located adjacent to the town office on School Street and is in generally good condition.

Oquossoc Park: Located in Oquossoc Village, the park provides two tennis courts, a basketball court and a children's playground. The basketball and tennis court surfaces were reconditioned in 2011.

School Outdoor Recreation Facilities

At the Rangeley Lakes Regional School there are ball and soccer fields and a playground. They are maintained by the RSU.

Non-Profit Organization Outdoor Recreation Programs for Youth

Rangeley Lakes Heritage Trust partners with the Rangeley Region Health and Wellness Pavilion and RSU 78 to provide EcoVenture Camp for Kids!, an affordable, 7-week outdoor recreation program for resident and visiting youth. The goal of the program is to engage youth in the Region's outstanding natural resources, encourage their participation in a range of recreational activities (hiking, paddling, sailing, kayaking, swimming, tennis, golf, basketball, art, music), and cultivate a lifetime of healthy habits.

The long term goal is to provide a year round outdoor recreation and fitness program for youth that is supported through a network of public and private partners and funders.

The Rangeley Region Guides and Sportsmens' Assoc. provides the Junior Guides program to introduce youth to Rangeley's outdoor sporting heritage and traditions.

State Outdoor Recreation Facilities

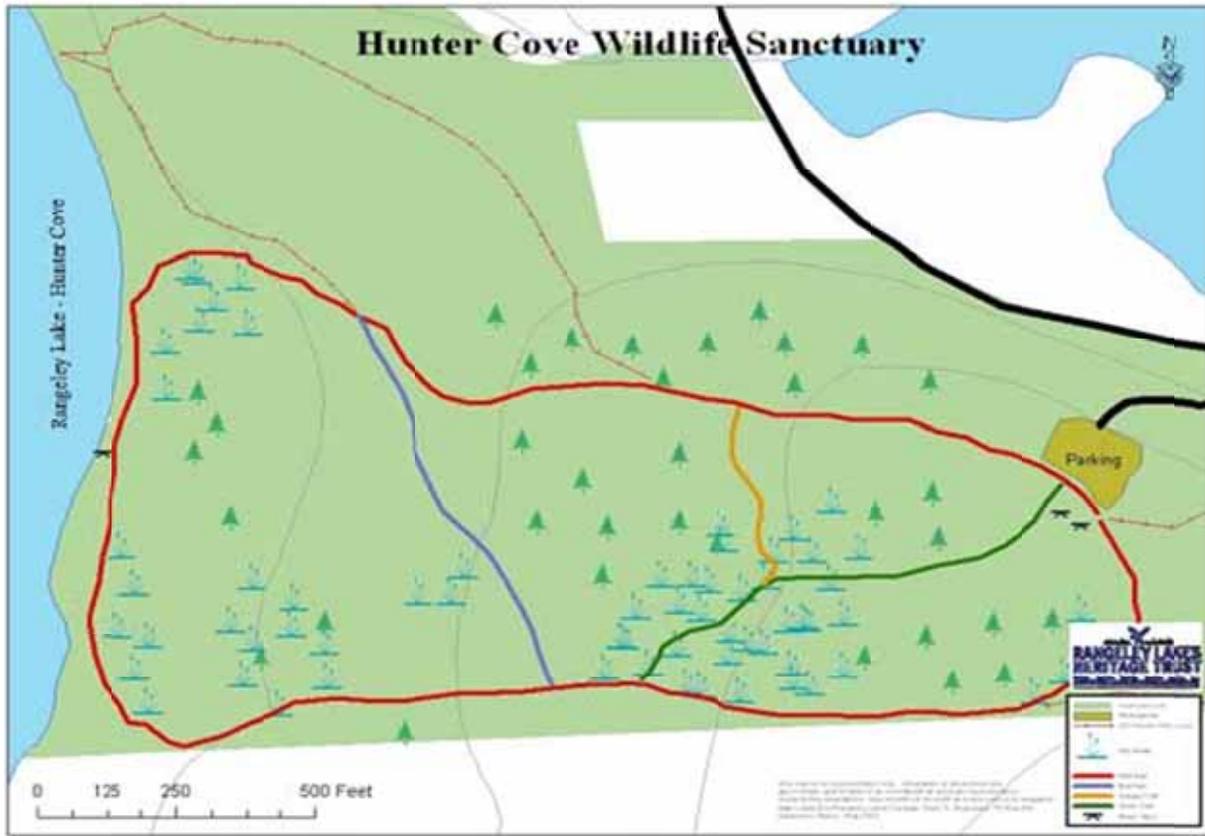
Rangeley Lake State Park: The park of almost 900 acres is located on the southern shore of Rangeley Lake and managed by the Maine Bureau of Parks and Land. The park contains approximately 9,000 feet of shore frontage and 250 feet of beach area. Fifty camp sites, a trailered boat ramp, docks with slips, and three miles of hiking trails are provided. The vision for the Park is that it be managed to develop opportunities that add value to its visitors' experiences, while consciously balancing this development with protecting the remote forested camping swimming, boating and fishing experience.

Bald Mountain Unit: This 1,850 acre parcel, located between Mooselookmeguntic and Rangeley Lakes is managed by the Bureau of Public Lands. It was purchased by the Rangeley Lakes Heritage Trust which then sold the parcel with protective covenants to the State of Maine through the Land for Maine's Future Program. The property contains the 2,043 foot Bald Mountain and provides outstanding views of surrounding lakes and mountains. Popular hiking and snowmobiling trails are found on the property and it is managed for timber production. The vision for the Unit is for multiple use management for wildlife, recreational and scenic values of the mountain while providing high value timber products.

Rangeley Lake Heritage Trust Trails

The Rangeley Lakes Heritage Trust works with willing parties to find ways to preserve the scenic, natural and historic resources of Rangeley and the greater Rangeley Region. At the same it supports sustainable economic development by enhancing and marketing the Region's recreational opportunities, working with MaineDOT and the town to construct scenic turnouts and visitor amenities, In Rangeley the Trust maintains walking trails on their proprieties known as Bonney Point, Hatchery Brook Preserve, Hunter Cove Wildlife Sanctuary, and the Rangeley River Corridor. These trails and conserved areas provide

opportunities to watch wildlife, hike, snowshoe, cross country ski or snowmobile. Each trail features multiple picnic sites with tables and they can be accessed by land or by water via a system of docks.



Looking to the future, the Club sees the need to maintain a budget that is adequate to maintain trails and equipment. They want to retain access to current trail corridors. Fragmentation and changes of land ownership, particularly near village service centers and at critical connectors and access points, within the trail system could threaten the connectivity of the trail system and the vital link to businesses that benefit from the snowmobile traffic.



Rangeley Lakes Snowmobile Club Grooming Tractor

ATV Trail System

The Camp 2 Trail Riders ATV Club, established in 1994, and the Rev-It-Up Sport Shop maintain two trails in Rangeley and the surrounding area. Trail access is from Rev-It-Up Sports in Rangeley

Private Outdoor Recreation Areas

Mingo Springs Golf Course/Rangeley: This 18-hole, par 70, golf course covers approximately 100 acres and is open to the public.

Evergreen Golf Club/Dallas Plantation: A nine-hole par 35 course open to the public.

Saddleback Ski Area: While the Saddleback Ski and Summer Lake Preserve is not located in Rangeley but rather in Sandy River Plantation, it is extremely important to the region's outdoor recreational resources and economy. Recent improvements have greatly improved the 50-year old ski area.

Rangeley Lakes Trails Center: Located on the Saddleback Mountain access road, this Nordic skiing area provides miles of groomed trails.



Mingo Springs Golf Course

Surface Water Access

Each of the lakes and ponds has some form of public access for recreational use. The type of boat access depends on the intended level and nature of use. Rangeley Lake has three hard surface trailered boat accesses. They are located at the Lakeside Park, in Rangeley Village, the fish screen in Oquossoc, and the Rangeley Lake State Park. Mooselookmeguntic Lake has a hard surface trailered boat accesses located at the Haines Landing in Oquossoc. Loon Lake and the smaller ponds, Dodge, Haley, Quimby, Ross and Round have hand carried boat accesses.

Access to the lower Kennebec River is via the old railroad bed off Route 16. While this is privately owned land, conservation easements provided by the Stephen Phillips Memorial Trust assures public access to the popular fishing spots at Steep Bank Pool, Devil's Elbow Pool and Green Island Pool.

The Rangeley Lakes Heritage Trust owns the land abutting the Rangeley River. Access to the river for fishing is possible at the dam. Parking is available a short distance from the dam.

Fishing and Hunting

It was the fisheries resources, blue trout and land locked salmon that began the tourism and recreation industry in the mid-1800s. The Oquossoc Angling Association was formed to bring "sports" to the area. The Association and other clubs were responsible for stocking both landlocked salmon and brook trout. A state hatchery was established at Rangeley around 1900. While current day anglers may dream of the fishing in the late 1800s and 1900s, the region continues to provide outstanding habitat for a sport fishery of wild brook trout and landlocked salmon.

The two major lakes, Rangeley and Mooselookmeguntic, are cold, deep water lakes managed for brook trout and landlocked salmon. Summer water temperatures, dissolved oxygen concentration, and other habitat characteristics are ideal for cold water fisheries. These lakes are favorites for the cold water fisheries sports.

The Kennebago River which originates from a cluster of ponds in Seven Ponds Township flows into Cupsuptic Lake which joins Mooselookmeguntic. The Kennebago is well known as a significant riverine fishery and is an important spawning and nursery tributary to Cupsuptic and Mooselookmeguntic Lakes.

The Rangeley River, flows northward from the northwest corner of Rangeley Lake. Although only 1.1 miles in length, summer and fall usage of this waterway by fishermen is particularly high.

The smaller waters in Rangeley including Quimby Pond, Dodge Pond, Gull Pond, Loon Lake, Nutting Pond, Round Pond and Ross Pond are also important brook trout fisheries.

Wildlife both of game and non-game species are plentiful. Hunting in the area follows the Maine hunting seasons. The game includes moose, bear, deer, rabbit and partridge. Most private land owners have traditionally allowed public access to their lands for hunting.



O *utdoor Recreation*

Goals, Policies & Action Strategies

Introduction

Outdoor recreational opportunities abound in Rangeley. They are a significant reason why some people live here and why many more come to visit. Accordingly, outdoor recreation underpins the local economy by supporting a wide range of local businesses and providing jobs for nearly 80% of the local workforce.

Participation in outdoor recreation also provides a range of social benefits. Regular physical activity is important to good health and helps to prevent heart disease, diabetes, obesity and other life-style related illness. And it helps prevent costly medical procedures and lost productivity. The socioeconomic future of the community depends upon a healthy workforce and so resident participation in outdoor recreation can help foster a bright future.

State of Maine goal Plan that needs to be addressed:

To promote and protect the availability of outdoor recreational opportunities for all Maine citizens including access to surface waters.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Provide recreational facilities and programs as necessary to meet current and future needs.

Preserve open space for recreational use as appropriate.

Seek to achieve or continue to maintain at least one major point of public access to major water bodies including the Kennebago and Rangeley Rivers, Rangeley, Mooselookmeguntic and Loon Lakes, Quimby, Dodge, Gull, Nutting, Round and Ross Ponds for recreation activities and work with nearby property owners to address concerns.

Action strategies necessary to address State of Maine Goal:

Develop a recreation master plan that includes the consideration of a Haley Pond Loop Trail, Rangeley-Oquossoc 4 seasonal carriage trail, village parks, land acquisition for outdoor recreation and Lakeside Park improvements that will meet current and future needs , explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Responsibility/Time Frame

Recreation Department, Park Commission, Rangeley Lakes Heritage Trust & Town Planner/Short Term

Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems, including the Fly Rod Crosby Trail, where possible.

*Responsibility/Time Frame Recreation Department, Town Planner, School,
Snowmobile Club, ATV Club & Rangeley Lakes
Heritage Trust /Ongoing*

Work with Rangeley Lakes Heritage Trust and other conservation organizations to pursue opportunities that will protect important parcels of open space or recreational land.

Responsibility/Time Frame Town Planner/Ongoing

Provide education materials about the benefits and protections for landowners who allow public recreational access on their property including information on Maine's landowner liability law.

*Responsibility/Time Frame Town Planner, Snowmobile Club, ATV Club, Guides &
Sportsmen Club & Rangeley Lakes Heritage
Trust /Ongoing*

Rangeley's own policies and action strategies:

Policy

Expand the four-season recreational environment for residents and to attract visitors to the community and region.

Action Strategies

Work with the Chamber of Commerce, Rangeley Lakes Heritage Trust, and other recreational clubs and organizations to promote and expand the range of recreational opportunities available in the region to broaden the area's tourist base.

Responsibility/Time Frame Selectmen & Recreation Department/Ongoing

Call an annual Rangeley Region Public/Private Outdoor Recreation Summit to discuss outdoor recreational opportunities and issues and the formation of public/private partnerships.

*Responsibility/Time Frame Rangeley Economic Growth Committee/Short
Term & Ongoing*

Policy

Maintain the quality of traditional outdoor recreational opportunities.

Action Strategies

Work with major land owners to maintain public access for traditional recreational use.

*Responsibility/Time Frame Town Planner, Snowmobile Club, ATV Club,
Guides & Sportsmen Club & Rangeley Lakes
Heritage Trust /Ongoing*

Assess the opportunities and legal considerations of property tax incentives for those land owners who allow traditional public outdoor recreation on their land.

*Responsibility/Time Frame Selectmen, Town Manager & Tax Assessor/
Mid Term*

Work with the Department of Inland Fisheries and Wildlife and local organizations to retain the quality of the sport fishery.

Responsibility/Time Frame

Town Manager, Lake Associations & Guides & Sportsmen Club, Rangeley Lakes Heritage Trust, other recreational clubs and organizations /Ongoing

Policy

Maintain the connectivity of the snowmobile trail system.

Action Strategies

Prepare amendments to land use ordinances as necessary to include provisions encouraging new development that will retain recreational opportunities including snowmobile trails.

Responsibility/Time Frame

Ordinance Committee & Planning Board/ Short Term

Acquire permanent use rights to important snowmobile trail access points.

Responsibility/Time Frame

Selectmen & Snowmobile Club/Short Term & Ongoing

Continue to financially support the Rangeley Lakes Snowmobile Club.

Responsibility/Time Frame

Budget Committee & Selectmen/Ongoing



EXISTING LAND USE & FUTURE LAND USE PLAN

Background Information

Findings and Conclusions

- ❖ ***Of the approximately 25,000 acres of land in Rangeley, it is estimated that 20,000 acres are forested.***
- ❖ ***As of the end of 2010, there were 240 unbuilt lots in the subdivisions approved between 2002 and 2010.***
- ❖ ***From 2000-2010 there were approximately 40 building permits for new homes on shorefront lots compared with 200 for non-shorefront lots.***
- ❖ ***It has been estimated that over the ten-year planning period, there will be a demand for approximately 120 new second homes.***

Introduction

A major element of the comprehensive plan is an analysis of the use of land and development patterns. By analyzing past and present development patterns, we can gain insights into community functions, understand spatial relationships, examine past and current priorities, and set future direction. Current land use patterns and future development trends are cornerstones in the development of policies and strategies which will direct future development characteristics of the community.

Rangeley occupies approximately 33,000 acres of land and water with 25 percent of that area covered by surface waters. The importance of these surface waters including the two big lakes, Mooselookmeguntic and, Rangeley, and the smaller ponds, to current development patterns is significant. Rangeley's recreation and tourist based economy is reflected in its development patterns.

Woodland/Forest Land Use

The majority of Rangeley's land area is forested. Of the approximately 25,000 acres of land in Rangeley, it is estimated that 20,000 acres is forested. Some 10,000 acres of forested land is registered in the Tree Growth Tax Program. This is about 3,000 acres less than in 1988. The largest parcel in Tree Growth is 6,150 acres and is owned by an individual from Colorado. Other owners of significant acres in Tree Growth include the Oquossoc Angling Association (720 acres) and Rangeley Lakes Heritage Trust (550 acres).

In addition to the 10,000 acres of land in the Tree Growth Program, there are 3,700 acres in the Open Space Tax Program which is also primarily forested. This is an increase of some 700 acres since 1997.

Most of this land is owned by the Phillips Memorial Preserve Trust and is located in northwestern Rangeley and is traversed by the Kennebec River and adjacent to Loon Lake.

Another large parcel of forest land (1,850 acres) is the Bald Mountain Land Unit owned by the State of Maine. Forest resources are one of the management objectives of the Unit.

The Maine Forest Service reports that between 1991 and 2008 there were 141 timber harvests on 6,000 acres of land in Rangeley. Selective harvest accounted for 4,360 acres of all timber harvest and the average harvest area was approximately 42 acres.

Forest land in Rangeley is comprised primarily of mixed and soft wood types with smaller amounts of hard wood types. It provides raw materials for the region's pulp and paper and lumber industries in Maine, New Hampshire and beyond. In addition, the forest land is an important factor of the Rangeley character. It provides habitat for various species of game and non-game wildlife, and is important to maintaining clean cold surface water. Commercial forestry is stable in Rangeley and surrounding areas. The most significant threats to commercial forest land are lack of markets, poor management, and the creation of land parcels that are of such size as to be unsuited to commercial forestry practices. There have been some complaints by home owners about noise associated with harvesting activities. In recent years there has been a trend to sell and purchase commercial forest land by investment groups rather than the tradition of long term ownership by paper companies. This practice could lead to the creation of small parcels and/or other management objectives.

Forest land is the primary use of land in the northern half of Rangeley with a second major block found in the Bald Mountain area.

Agricultural Land Use

The use of land in Rangeley for agricultural purposes is limited. There are no full-time commercial agricultural operations found in Rangeley.

Institutional/Public Land Use

Institutional and public land use includes schools, municipal, state owned property, churches, and other public or semi-public uses. The largest number of such uses is found in Rangeley Village including the Rangeley Lakes Regional School, post office, municipal offices/safety building, highway garage, Lakeside Park, library, health center and several churches. These uses are important to Rangeley Village attracting year-round and seasonal residents.

Public land uses in Oquossoc Village include the fire station and Oquossoc Park. Public uses also include the Rangeley Lake State Park, 900 acres which includes a campground and 1,850 acres of land owned by the State of Maine at Bald Mountain.

Significant town-owned parcels include the airport property (130 acres) and the Chick Hill Waste Water Treatment site (400 acres).

Commercial Land Use

Rangeley has both historical commercial development patterns as well as indications of movement away from traditional patterns. The traditional Rangeley Village commercial area, defined as the area along Main Street from Depot Street westerly to the Loon Lake Road, is the center of the town's commercial land use activity. A secondary smaller center is found in Oquossoc between the intersection of Routes 4 and 16, and Route 4 and the Bald Mountain Road. These areas of commercial use have their roots from the early days of the town's development. Retail and service establishments were centrally located to serve year-round residents as well as the influx of seasonal residents and tourists attracted to Rangeley and Mooselookmeguntic Lakes. Today, these two areas continue to be the primary focal points for commercial activities. Uses include a mixture of retail and service establishments and public uses.

Both the Rangeley and Oquossoc village commercial areas have limited vacant land available for development. This has resulted in the conversion of some residential properties to commercial uses. This trend is expected to continue when permitted by zoning provisions.

New commercial development has occurred in the area south of the traditional Rangeley Village commercial area between Depot Street and the Dallas Hill Road. This development is service-oriented including the new IGA. The approximately six miles of Routes 4 and 16 between the two villages, with a few exceptions, do not contain commercial land uses.

Residential Land Use

Residential development patterns in Rangeley can be placed into one of four categories: traditional village compact residential, low density or scattered residential, subdivision residential and shoreline residential.

Traditional village compact, year-round residential land uses are found primarily in Rangeley Village. Rangeley Village is defined as the area including Main Street from Depot Street to Loon Lake Road, Richardson Street, Lake Street, Pond Street, High Street, Pleasant Street, Center Street, Allen Street, School Street, Oquossoc Avenue, Cross Street and Stratton Road. More than 250 year-round dwelling and seasonal dwelling units are located in Rangeley Village. The majority of these dwelling units are located in traditional single-family structures with a much smaller number in multi-family structures. Individual lots within Rangeley Village range from 9,000 square feet to over an acre. However, the majority of residential lots range from 10,000 to 15,000 square feet with approximately 100 feet of street frontage. Having been served by a centralized water system since the early 1900s, small lots were possible. Today, both sewer and water systems serve Rangeley village. Oquossoc Village, although much smaller than Rangeley village, has a small area of compact village residential development. The village of Oquossoc is not served by public sewer systems but some areas are served by a new water system.

Scattered residential development is defined as low density, less than one dwelling per acre and not part of a post 1970 subdivision. This type of residential land use is found mostly in the southern half of the town.

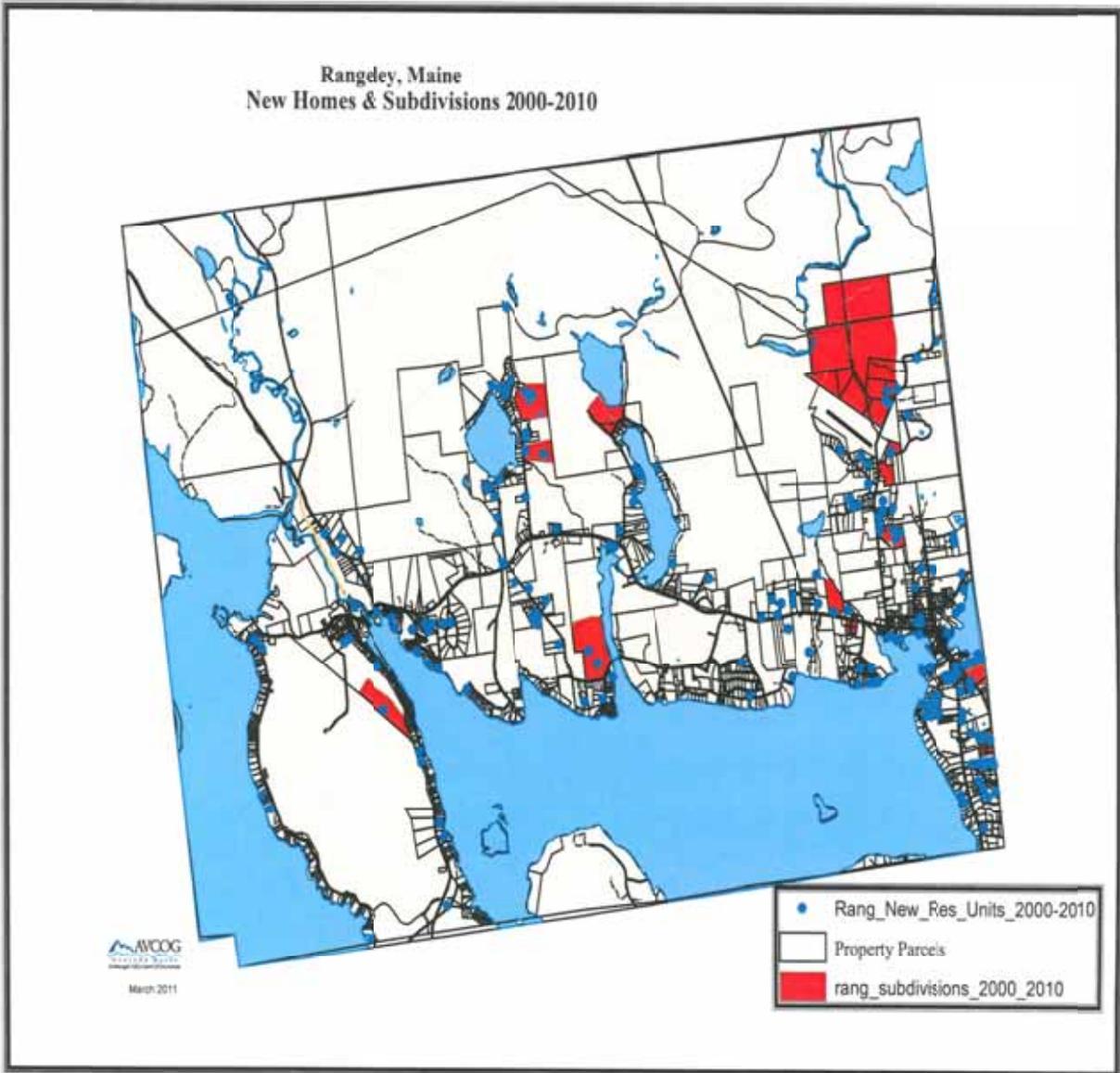
Subdivision residential includes those areas which are approved for subdivision development whether or not lots have been developed. Based on an analysis of subdivisions approved by the Rangeley Planning Board, there are 366 individual lots for residential development that were approved in 44 subdivisions between 1977 and 1991. From 2002 through 2011 there were 18 subdivisions approved totaling 304 lots.

As of the end of 2011 there were 260 unbuilt lots in the subdivisions approved between 2002 and 2011. The majority of new residential development has been located in subdivisions.

***Approved Subdivisions
2002-2011***

| Name | Location | # Lots |
|-----------------------|------------------|---------------|
| Pine Grove Heights | Dallas Hill Road | 10 |
| Sanctuary Farm | Mingo Loop Road | 14 |
| Cemetery Hill | Manor Road | 4 |
| Village Woods | Loon Lake Road | 11 |
| Marbles Station | Sunset Lane | 15 |
| Quimby Farms | Quimby Pond Road | 12 |
| Quimby Pond O'look | Quimby Pond Road | 14 |
| Mountain View Estates | Gile Road | 5 |
| Russell | Loon Lake Road | 9 |
| Rangeley Station | Depot Street | 11 |
| Old Lake House Spring | Grandview Ave. | 9 |
| Rangeley West | Rumford Road | 14 |
| Johnson Farm | Loon Lake Road | 12 |
| Rangeley North | Loon Lake Road | 123 |
| Round Pond | Dodge Pond Road | 12 |
| Field-Stream-Woods | Main Street | 7 |
| Davenport Farm | Dallas Hill Road | 7 |
| Whitetail Estates | Quimby Pond Road | 15 |
| TOTALS | | 304 |

Rangeley's most predominant residential land use type is shoreline residential. Shoreland areas of Mooselookmeguntic and Rangeley Lakes are developed as shoreline residential. Traditionally, while these structures were constructed as second homes for the summer months, they are being converted to year-round use. The majority of the dwellings adjacent to the "big lakes" were constructed before State minimum lot size laws and shoreland zoning requirements, and thus, lot sizes and setbacks from the water are less than required by current day standards.



In addition to the shoreline residential areas adjacent to Mooselookmeguntic and Rangeley Lakes, the smaller ponds, including Quimby, Dodge, and Haley, have shoreline residential uses.

From 2000-2010 there were approximately 40 building permits for new homes on shorefront lots compared with 200 for non-shorefront lots. It is expected that this trend will continue as land for new shorefront lots become more scarce and more expensive.

Rangeley Village Land Use

Rangeley Village serves as the business and service center for Rangeley and the Greater Rangeley Region. Land uses include retail, service, public, semi-public and residential. The traditional core of the Village from Depot to Center Street is characterized by non-residential uses adjacent to Main Street and residential uses on lots directly behind Main Street. City Cove of Rangeley Lake is the backdrop of the Village, and the Lakeside Park is a focal point.

Overall, the traditional Village extends from Depot Street to the south to the Loon Lake to the north. It is in this area that the vast majority of commercial, service and public land uses within the community are located. Some residential uses adjacent to Main Street have been converted to non-residential uses. More may take place in the future. Over the past 10-15 years commercial and residential uses have moved toward the Dallas Hill Road to the south of the traditional Village. This has been the result of the commercial zoning of the area and motor vehicle orientated rather than pedestrian orientated development.

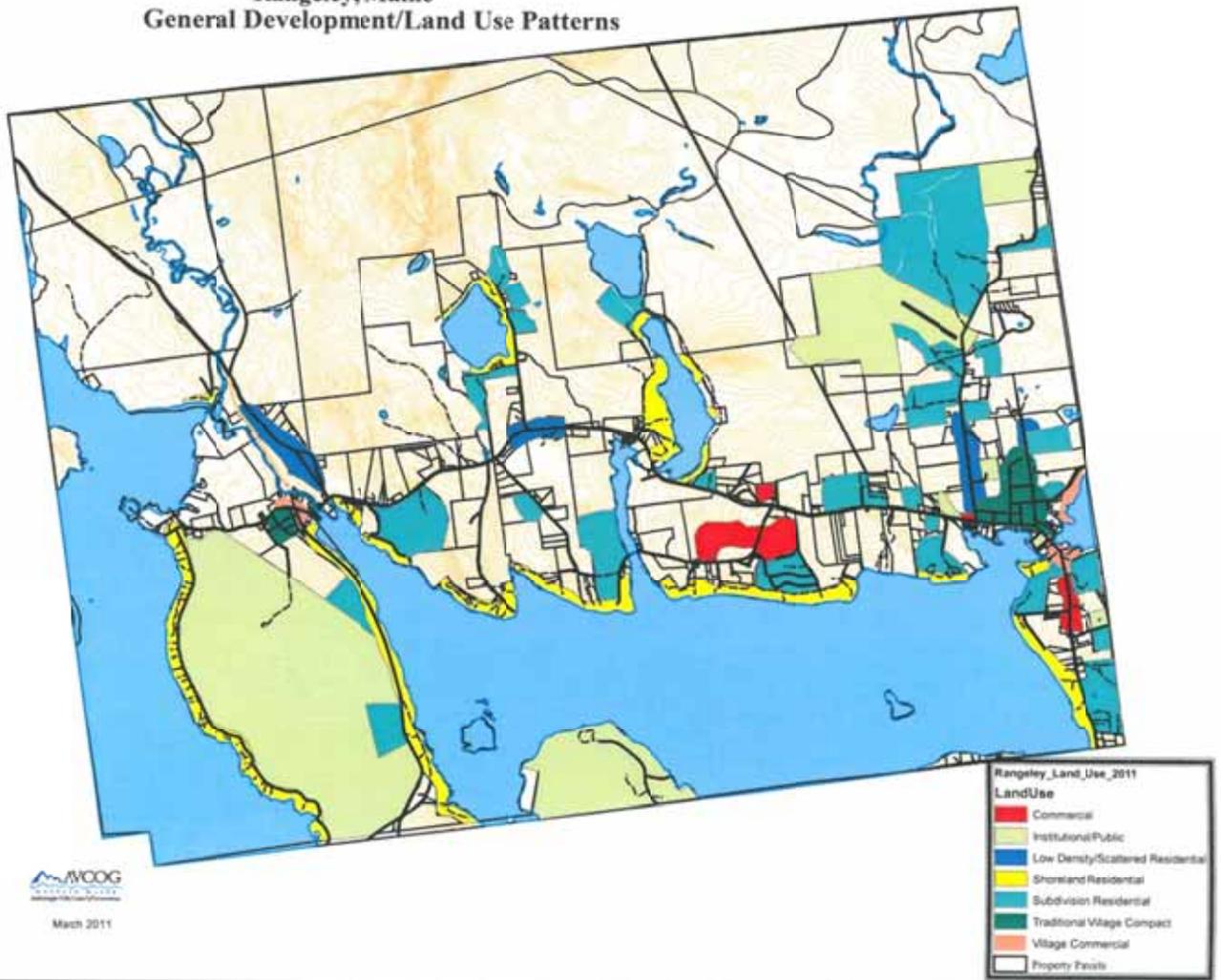
Oquossoc Village Land Use

Oquossoc Village, which is much smaller than Rangeley Village and provides goods and services for various recreational interests. In addition to public land use (Post Office and Fire Station) there are food services, a marina, a sports shop and the Outdoor Sporting Heritage Museum among other non-residential land uses.

Industrial /Manufacturing Land Use

Rangeley has minimal amounts of land devoted to what is generally thought of as industrial/manufacturing uses or development. There is a mill on the Mingo Loop Road but it has not operated form many years. There are several gravel pits in town. Land adjacent to the airport has been placed in an industrial zone to provide suitable locations for such development.

**Rangeley, Maine
General Development/Land Use Patterns**



Land Use Trends

The most significant land use trend over the past 10 years has been a continuation of second home development. Some 280 new residential dwellings, most for second home use, were constructed between 2000 and 2010. More than 60% of them were located within a two mile radius of the center of Rangeley Village resulting in accessibility to public services.

There have been 16 subdivisions of land for residential development resulting in 280 lots for residential construction. There are about 240 lots in those subdivisions that are yet unbuilt. Most in these subdivisions have been away from water. Nine of the subdivisions have been located within the same two mile radius of the center of Rangeley Village. The location of these subdivisions has been driven more by land ownership and availability than zoning controls. Public sewer availability has also been a factor for some of the subdivisions. Furthermore, the amount of conservation land and tree growth land has limited the location of subdivisions.

New commercial development has not been a significant factor in land use change over recent past. There has been a commercial use movement from Rangeley Village to the Dallas Hill Road including the IGA. Franklin Savings constructed a new bank in Rangeley Village.

Over the 10 year planning period national and regional economic factors will drive land use trends. Since 2008 there has been a major slow-down in residential construction in Rangeley. There are a large number of lots available in approved subdivisions. Their availability will be a consideration for those who would invest in new subdivision development. Second home development will be the major land use trend with service business development lagging behind. With the amount of land under conservation protection, state owned land, land in the tree growth tax program and, natural constraints land use change will take place close to Rangeley Village.

Ordinance modernization will be needed to manage the location and character of new development. These will include undated zoning provisions including form based design standards for new development in Rangeley and Oquossoc Villages.

Land Use Ordinances

Rangeley's current Comprehensive Plan was adopted in 1997. That plan was found to be inconsistent with the Growth Management Law due to the future land use plan deficiencies. The current zoning ordinance is primarily based on the 1987 Comprehensive Plan and has had minimal amendments since the major rewrite following the adoption of the 87 Plan. The Town of Rangeley has adopted the following land use related ordinances: town-wide zoning that includes shoreland zoning, subdivision, floodplain management, road construction, impact fees and Building Codes. The town has an appointed planning board, board of appeals, and a certified code enforcement officer/Town Planner. The capacities of those involved in planning and land use regulation has been adequate. However, it is believed that professional planning assistance would be beneficial to the future of Rangeley.

Zoning Ordinance

Rangeley has had a town-wide zoning ordinance since the mid-1960s. The current zoning ordinance was adopted in 1987 and has been amended as needed. The ordinance divides the town into eight districts and prescribes uses permitted by right, uses requiring a code enforcement officer permit, uses requiring a conditional use permit issued by the Planning Board or code officer and prohibited uses. The Zoning Ordinance includes shoreland zoning standards that were amended in 2009 and 2010. The following is an overview of the purposes of each district.

Resource Protection: The Resource Protection District includes land areas least suited for and least able to sustain development due to physical site conditions involving topography, soil types, drainage or proximity to surface waters. Development in these areas could adversely affect water quality, productive wildlife habitat, biological systems or scenic and natural values. Such areas include, but are not limited to, wetlands, swamps, marshes, bogs, floodplains, areas of steep slopes and significant wildlife habitat, natural sites, aesthetic features and 250 feet from most streams. Lots of 40,000 square feet are required.

Shoreland: The Shoreland District covers land areas adjacent to the lakes and ponds of Rangeley and provides for limited residential land uses. With the exception of the Haley Pond shoreland the district is 1,000 feet deep. The zone around Haley Pond is 250 feet. Lot standards are 40,000 square feet without sewer and 20,000 square feet with sewer. Shore frontage is required to be a minimum of 200 feet.

Woodland: The Woodland District includes land areas presently undeveloped or containing low density development. A variety of land uses are allowed. Lot standards are 40,000 square feet with 150 feet of road frontage.

Residential: The Residential District includes areas currently developed primarily as residential and extends to areas suited for such development due to physical site characteristics. Lot standards are 40,000 square feet without sewer and 20,000 square feet with sewer. Road frontage is required to be a minimum of 150 feet.

Village: The Village District includes the most highly developed areas in the Town including Rangeley and Oquossoc. Development is denser than in other areas and covers a broad mixture of land uses including commercial, recreational, public, and residential. Lot standards are 20,000 square feet without sewer and 10,000 square feet with sewer. Road frontage is required to be a minimum of 100 feet.

Downtown Commercial Overlay District: This district provides for greater flexibility in dimensional requirements, development review, and encourages business development and expansions in the Villages of Rangeley and Oquossoc. Lot standards are 20,000 square feet without sewer and 10,000 square feet with sewer. Road frontage is required to be a minimum of 100 feet.

Commercial: The Commercial District establishes an area in Rangeley intended for commercial enterprises which may not be compatible with other land uses. It is located so as to provide an area suited to such development due to various conditions and to discourage the proliferation of strip development. Lot standards are 20,000 square feet without sewer and 10,000 square feet with sewer. Road frontage is required to be a minimum of 100 feet.

Industrial: The Industrial District provides for areas suitable for manufacturing, processing, treatment, research, warehousing, distribution, mining of land and other industrial activities. Lot standards are 20,000 square feet. Road frontage is required to be a minimum of 100 feet.

Subdivision Ordinance

The current Subdivision Ordinance was adopted in 1987. In the winter of 1996, the ordinance was reviewed by the ordinance committee with a number of amendments approved in 1997 and again in 2003

Floodplain Management Ordinance

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance. The Ordinance is administered by the Code Enforcement Office.

Impact Fee Ordinance

In 1990 An Impact Fee Ordinance was adopted. The Ordinance allows the Planning Board to require a facilities impact analysis. If the analysis indicates that public facilities or services do not have the capacity to serve the development, the applicant can be required to upgrade the facilities or services.

Land Needed for Future Growth

To estimate land needed for future growth, considerations must be given to anticipate population growth, second home demand, the nature of potential types of commercial type development, the desired character of Rangeley and the natural land constraints to development. Some of this information is contained in sections of the plan that discuss population, housing, economy and critical natural resources.

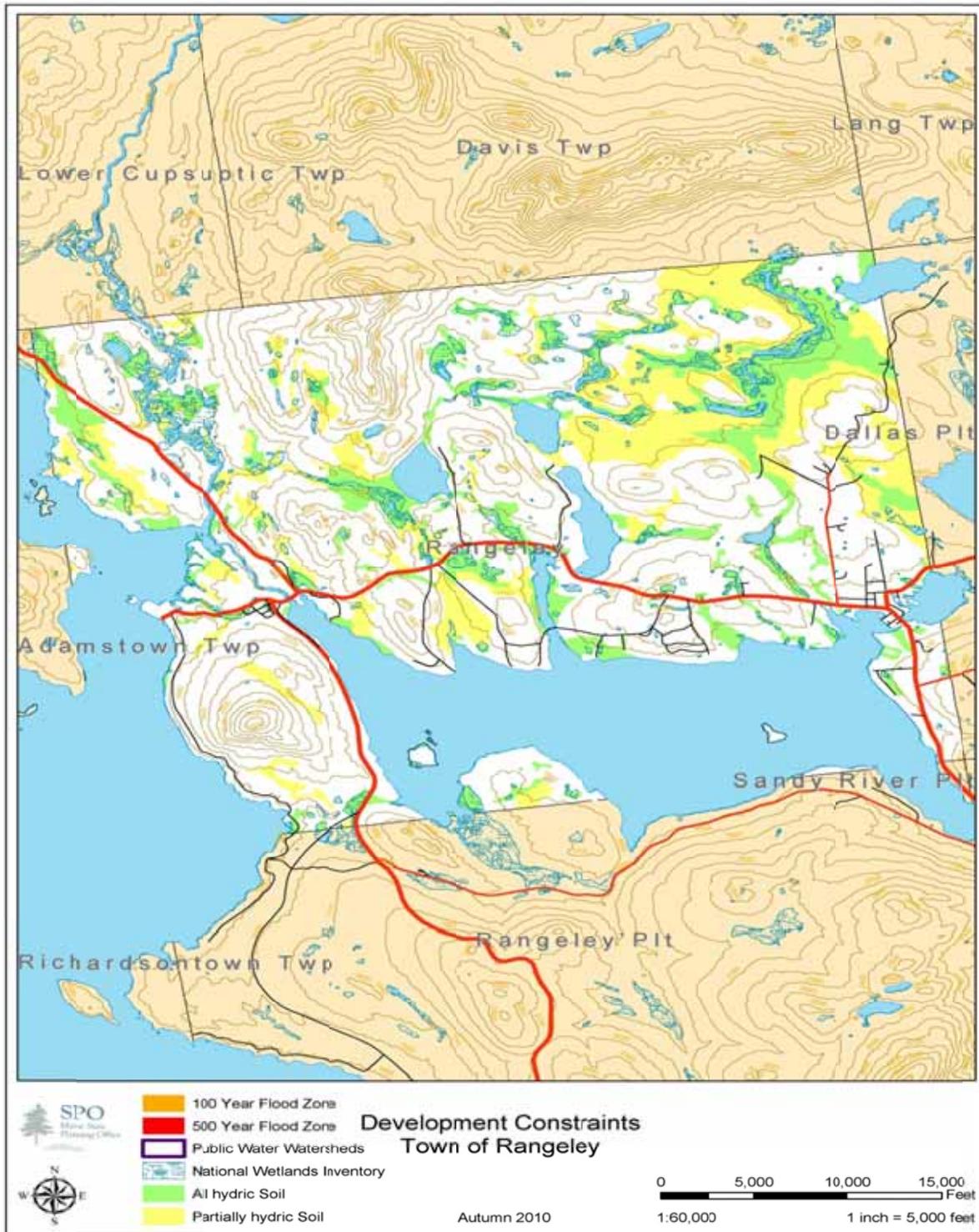
Major natural land constraints to development in Rangeley include wetlands, hydric soils, floodplains and slopes. Although these constraints exist, there is sufficient land base without these natural constraints to accommodate the growth anticipated during the 10-year planning period. Another somewhat unique characteristic of Rangeley is the significant amount of land under conservation easement.

Current population projections indicate a small increase in year round population through 2022 and a demand for approximately 50 new housing units for this population over the same period. This suggests that there will not be a significant demand for additional year round residential development. Some of this demand will be met by second homes. It is expected that some 50-100 acres of land will be needed for new residential development depending on densities or the size of lots over the 10-year planning period.

The demand for new second homes is difficult to forecast. Factors which will drive second home development include the regional (New England) economy, the aging of and disposable income of baby boom households, land availability, and prices. An additional factor relates to the primary reasons for second homes such as enjoying water resources, snowmobiling, skiing, fishing, hunting, or investment to a large degree direct its location and cost.

It has been estimated that over the ten-year planning period, there will be a demand for approximately 120 new second homes. However, major land sales, changes in the management philosophy of the large land owners, and expansions in the recreation industries could increase the rate of second home development. At the end of 2010 there were over 200 vacant lots in subdivisions approved between 2002 and 2010 in Rangeley. Depending on the desirability of these lots to prospective second home owners these lots could met much of the demand. However, depending on lot sizes, it is expected that 100 -200 additional acres could be in demand for second home development.

Commercial/business land uses take up a small amount of land in Rangeley. Over the planning period no large scale commercial developments are anticipated.



Land Use

Goals, Policies & Action Strategies

Introduction

The land use patterns in Rangeley help define its “brand” and support its economy. The Town’s Vision sees a Rangeley that will continue to be the “ideal town” with caring people that are safe and proud to live and visit here. Future land use patterns will aid in achieving that vision.

State of Maine goal Plan that needs to be addressed:

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Coordinate Rangeley's land use strategies with other local, regional, LUPC and/or its replacement land use planning efforts.

Support the locations, types, scales, and intensities of land uses that Rangeley desires as stated in its vision.

Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.

Establish/continue efficient permitting procedures, especially in growth areas.

Protect critical resource areas from the impacts of development.

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances to implement the Future Land Use Plan that include: clear definitions of desired scale, intensity, through site plan review standards, and location of future development; establish fair and efficient permitting procedures and explore streaming permitting procedures in growth areas; and clearly define protective measures for critical and important natural resource and rural areas.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term & Ongoing

Include anticipated municipal capital investments needed to implement the future land use plan in the Capital Investment Plan.

Responsibility/Time Frame

Town Manager & Selectmen/Ongoing

Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in this Future Land Use Plan.

Responsibility/Time Frame

Town Manager & Selectmen/Ongoing

Meet with neighboring Plantations, Counties and LUPC to coordinate land use designations and regulatory and non-regulatory strategies.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.

Responsibility/Time Frame

Selectmen/Ongoing

Track new development by type and location and prepare an annual report.

Responsibility/Time Frame

Town Planner/Short Term & Ongoing

Annually evaluate implementation of this Plan as outlined in the Plan Evaluation element.

Responsibility/Time Frame

*Town Planner & Plan Implementation
Committee/Ongoing*

Rangeley's own policies and action strategies:

Policy

Promote regional land use and development patterns that reflect the valued natural environment and the desires of the region's year-round and seasonal residents.

Action Strategies

Maintain communications with the Land Use Planning Commission relating to planning in their jurisdictions around Rangeley.

Responsibility/Time Frame

Town Planner/Ongoing

Assess the interest and institutional options for a regional land use planning board.

Responsibility/Time Frame

Town Planner & Plantations/Ongoing

Future Land Use Plan

Introduction

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The Plan establishes the foundation for land use decisions and defines areas most suitable for development. It is important that the Plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Rangeley. The narrative of the Future Land Use Plan identifies areas where various land uses should occur. The location of these areas and use characteristics has been based upon the Vision for Rangeley and the policies and action strategies.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. Some critical resource areas as defined the Comprehensive Plan Review Criteria Rule are not identified on the map but will be conserved by recommendations contained in Comprehensive Plan. The map was developed based on the Vision for Rangeley and policies and action strategies contained in the Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the Town develop in the years ahead. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

Implementation

The Future Land Use Plan and Future Land Use Map will be implemented through amendments to the existing zoning and other land use related ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments in relation to the purposes and dimensional requirements of the various land use areas. The Future Land Use Map will also serve as a basis for changes to the zoning ordinance. During the development of ordinances and ordinance amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

Land Use Areas

Significant Resource Areas

Significant resource areas are those areas in Rangeley most vulnerable from development and other land use activities. They are also critical factors in defining Rangeley's "brand" as define in its Vision. These areas warrant special consideration due to their vulnerability of degradation. Land use activities within these areas require stricter regulation than in other areas. These areas that include critical resource areas as defined the Comprehensive Plan Review Criteria Rule, will, as stated in Rangeley's Vision, provide outstanding clean air and water, large remote areas, scenic views of lakes and mountains, wild brook

trout, and bountiful wildlife. These areas have been located based on the best information available in 2011-2012. Sources of information included the Maine Department Environmental Protection, the Maine Department of Inland Fisheries and Wildlife, the Maine Department of Conservation and the national Flood Insurance Program. As improved/new scientific information comes available this plan and applicable ordinances need to be amended to reflect that information.

Significant resource areas include the following.

Lake and Pond Watersheds

High quality surface water is critical to Rangeley's character and economy. Rangeley and the Region are endowed with some of the best surface water in the State. All of the town's land areas drain to a lake or pond. Activities within a watershed, including road building, structural development, and timber harvesting, can have a significant impact on water quality. Ordinance standards will include provisions to ensure that new development and other land use activities are undertaken to minimize negative effects on water quality. These standards will include erosion and sediment control measures, phosphorus export limitations and other recognized techniques, to protect water quality. When timber harvesting occurs, land owners and jobbers will be encouraged to employ best management practices.

Floodplains

The 100-year floodplain area along the Kennebago and Rangeley Rivers will be placed in a Shoreland Resource Protection District. The land area in all other 100-year floodplains would be regulated as required by the Floodplain Management Ordinance.

Wetlands

Open freshwater wetland of 10 acres and more as mapped by the United States Department of the Interior and areas within 250 feet, of the upland edge will be protected under shoreland zoning standards. Other wetlands, through standards contained in ordinances, will be conserved to maintain their resource values and functions.

Steep Slopes

Development, including new roads serving structures, should avoid areas of two or more contiguous acres when sustained slopes are 25% or greater. Standards in ordinances will be added that require such development to take place away from these steep slopes or undertake engineering techniques that stabilize hillsides and reduce erosion, sedimentation, and nutrient runoff and that the projects are carefully monitored.

Significant Wildlife Habitat

Wildlife, both game and non-game, is valued by both residents and visitors to Rangeley. Suitable habitats are critical to their health and survival. There are large amounts of deer wintering areas, significant waterfowl and wading bird habitat, riparian areas and large blocks of undeveloped land that are considered as critical habitats. These areas will be conserved through shoreland zoning standards and ordinances standards as identified in the Natural Resource section that will conserve their resource values. The area around wetlands with a high/moderate waterfowl and wading bird habitat value will continue to be placed in a resource protection district.

For the purposes of the Growth Management Law, these areas are considered Critical Resource Areas.

Shoreland Areas

Rangely's water resources are its most important natural resource. The Town's visions for the future states that there will be outstanding clean water. Shoreland zoning provisions are one avenue to achieve that vision. The purpose of designating shoreland areas is to protect the resource values and water quality of ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources. Since 1991, Rangely has exceeded the minimum shoreland zoning standard of 250 feet from lakes ponds and rivers and in most areas there has been a 1,000 foot shoreland zone for the past 20 years. A shoreland zone that exceeds the minimum 250 feet width will continue. In some locations it will be less than 1,000 due to property boundaries and other factors.

Land use activities in these areas require strict oversight to protect water quality and the other values of these resources. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act will be permitted as well as outdoor recreational associated ~~type~~ uses. Inns, motels/hotels, public buildings and nonprofit clubs and lodges will also be permitted. Lot area per dwelling will be a minimum of 40,000 square feet without public sewer and 20,000 square feet with. Minimum shore frontage will be 200 feet. Lot area, shore frontages for other than residential uses, timber harvesting and land clearing for allowed development would be conducted according to shoreland zoning standards.

This Area supports the vision that there will be outstanding clean water, wild brook trout, and bountiful wildlife.

For the purposes of the Growth Management Law, these areas are considered Critical Resource Areas.

Shoreland Resource Protection Areas

The purpose of designating the resource protection area is to protect the resource values and water quality of ponds, rivers, streams and wetlands. The resource protection area includes land areas least suited for and least able to sustain development due to physical site conditions involving topography, soil types, drainage, or proximity to surface waters. Development in these areas could adversely affect water quality, productive wildlife habitat, biological systems or scenic and natural values. Such areas include, but are not limited to, wetlands, swamps, marshes, bogs, floodplains, areas of steep slopes and significant wildlife habitat, natural sites, aesthetic features and stream as defined. These areas have been located based on the best information available in 2011-2012. Sources of information included the Maine Department Environmental Protection, the Maine Department of Inland Fisheries and Wildlife, the Maine Department of Conservation and the national Flood Insurance Program. As improved/new scientific information becomes available this plan and applicable ordinances need to be amended to reflect that information.

Small scale development activities that are part of a natural resource, conservation, or recreational use will be allowed subject to reasonable standards. Natural resource harvesting, including forestry activities, are appropriate in these areas, provided that the natural resource value is not adversely impacted. Because of its location and current and potential uses a Shoreland Resource Protection designation is not appropriate for Lakeside Park.

This Area supports the vision that there will be outstanding clean water, wild brook trout, and bountiful wildlife.

For the purposes of the Growth Management Law, these areas are considered Critical Resource Areas.

Woodland Areas

The Woodland Areas are for the most part forested, suitable for commercial forestry use, held in large ownerships, and not readily accessible from public roads. Commercial forest land contributes to local and regional economies, help define the character of Rangeley, help protect surface water quality, and provide areas for wildlife. These areas support the Town's Vision of outstanding clean air and water, large remote areas and bountiful wildlife. The purpose of the Woodland Areas is to maintain land used or that could be used for commercial forest land while allowing compatible land uses.

The Woodland Areas include large areas of undeveloped land that are expected to remain as such into the future. Some of these lands have development limitations including soils and slopes unsuited to development and limited accessibility. Others have development restriction placed on them by their owners.

Within areas designated as Woodland, the primary uses will be forestry and other natural resource based activities. In addition, uses involving conservation or recreational activities are appropriate. Commercial and industrial uses other than those involving forestry, forest products, natural resources, or outdoor recreation are not appropriate in this Area. Earth and rock materials removal will be allowed subject to standards for operation and restoration of the site.

While residential development is generally inappropriate in Woodland Areas very low density (1 unit per 10 acres) for subdivisions will be allowed. Residential subdivision will be developed to limit encroachment upon commercial forest lands and maintain large unfragmented wildlife habitats. Standards will require open space type development that allows for reduced lot sizes and frontages for the set aside of open space. For individual lot development a minimum density/lot size will be 80,000 square feet.

This Area supports the vision that there will be outstanding clean air and water, large remote areas, scenic views of lakes and mountains, a sky that is dark at night, peace and quiet, and bountiful wildlife.

For the purposes of the Growth Management Law the Woodland Area is considered as a Rural Area.

Residential Areas

The purpose of the Residential Areas is to accommodate moderate density residential development, including single-family, two-family, and multifamily housing. Mobile home parks would be allowed if they meet design standards that include but not limited to mobile home safety standards and appearance (pitched roofs and residential type siding), open space requirements, street design, sidewalks, street lighting and landscape buffers. Community facilities, public and semi-public uses and lodging facilities will be allowed in these Areas. Commercial and industrial uses, including new extraction of earth and rock materials, will not be located in these Areas. Home occupations, would be allowed subject to criteria that consider the potential impacts of the home occupation on the neighborhood in which it would be located.

Lot coverage or the area covered with structures and other non-vegetated surfaces for non-residential uses would not exceed 20 percent of the lot. The minimum lot area/density would be 40,000 square feet. If public sewerage/water is utilized, the minimum density would increase to approximately 2 units per acre.

This Area supports the vision that there will a diverse population, meaning that there will be young, old and families with children. There will be affordable/work force housing opportunities.

For the purposes of the Growth Management Law, the Residential Area is considered as a Growth Area.

Village Residential Areas

The purpose of the Village Areas is to provide locations for quality, higher density residential neighborhoods. A wide range of residential uses including single family, two family, and multifamily units are appropriate uses in this Area. Other desired uses include bed and breakfasts, community facilities, and institution/public buildings. Home occupations in conjunction with residential uses will be allowed but with limitations to minimize their impact on surrounding uses.

Single family residential uses will be allowed at a density of approximately 4 units per acre if serviced by public sewerage and 2 units per acre with on-site sewage disposal. Multifamily residential uses or residential units as part of a mixed use building will be allowed at a density of up to 8 dwelling units per acre if serviced by public sewerage or 2 units per acre with on-site sewage disposal.

This Area supports the vision that Rangeley and Oquossoc Villages will be focal points.

For the purposes of the Growth Management Law, the Village Residential Area is considered as a Growth Area.

Rangeley Village Area

The purposes of the Rangeley Village Area are to retain a vibrant village center where residents and visitors come to shop, eat and socialize and provide locations for expansion of the village environment. The Rangeley Village Area includes the traditional commercial core of Main Street (Sunset Lane to Allen Street), Pleasant Street (Main Street to School Street and Lakeside Park. There is a mixture of uses in the Area including public, retail, services, lodging and residential. This area is walkable and business and services can be reached by parking a vehicle only once. The Rangeley Village Area will also extend from Sunset Lane to the Dallas Hill Road and from Allen Street to Hatchery Brook. It is the intent of the Rangeley Village Extension Area to encourage a mixture of uses to create village character.

In both the core and extension lodging and restaurants (no chain fast food), small scale office and services uses, small scale retail uses (no big boxes) especially if they are accessory to a lodging or restaurant use, convention centers, community facilities, and residential uses are appropriate. Such uses will draw more people to the village that will support business.

Development and redevelopment in both the Village Core area and Rangeley Village Extension will be guided by a newly created form based code rather than traditional zoning standards. That code will achieve a prescriptive Rangeley Village based vision built on time-tested of traditional village centers. It will guide the design of new and redevelopment and provide for a walkable environment, not one associated with the automobile. Other town land use regulations will be amended to establish standards for development in the expanded Village Area to assure that the visual character is maintained by controlling the location of structures on the lot and location of parking to the side or rear of buildings and walkability.

Dimensional standards, lot size, setbacks and lot coverage, and parking standards will be flexible to allow for the desired village character.

This Area supports the vision that Rangeley and Oquossoc Villages will be focal points and the character of Rangeley Village be retained and in some cases improved.

For the purposes of the Growth Management Law, the Rangeley Village Area is considered as a Growth Area.

Oquossoc Village Area

The purpose of the Oquossoc Village Area is to retain those characteristics that help make Oquossoc unique. While smaller than the Rangeley Village Area it contains service type business and the new Rangeley Outdoor Sporting Heritage Museum. It is the intent of this Area to maintain that mixture of uses to retain the village character. Development and redevelopment will be guided by a newly created form based code rather than traditional zoning standards. That code will achieve a prescriptive Oquossoc Village based vision built on time-tested of traditional village centers. It will guide the design and of new and redevelopment and provide for a walkable environment.

Because there is no public sewer available lot size will need to be a minimum of 20,000 square feet with setbacks and lot coverage standards reflecting village character.

This Area supports the vision that Rangeley and Oquossoc Villages will be focal points

For the purposes of the Growth Management Law, the Oquossoc Village Area is considered as a Growth Area.

Commercial Area

The Commercial Area is intended to provide locations for a variety of commercial uses and office, service, research, or assembly operations that cannot be located in village areas due to their size or scale and/or good neighbor impacts. This Area is located so as to provide an area suited to such development due to various conditions and to discourage the proliferation of strip development adjacent to Route 4. Because of its location adjacent to the Scenic Byway and populated areas ordinance standards will not allow uses that have the potential to cause environmental harm and/or pose threats to human health and safety.

New site plan review standards will be used to assure such development will not be detrimental to adjacent land uses. The new site plan review provisions will consider standards relating to noise, odor, lighting, air emissions, waste disposal, and buffers.

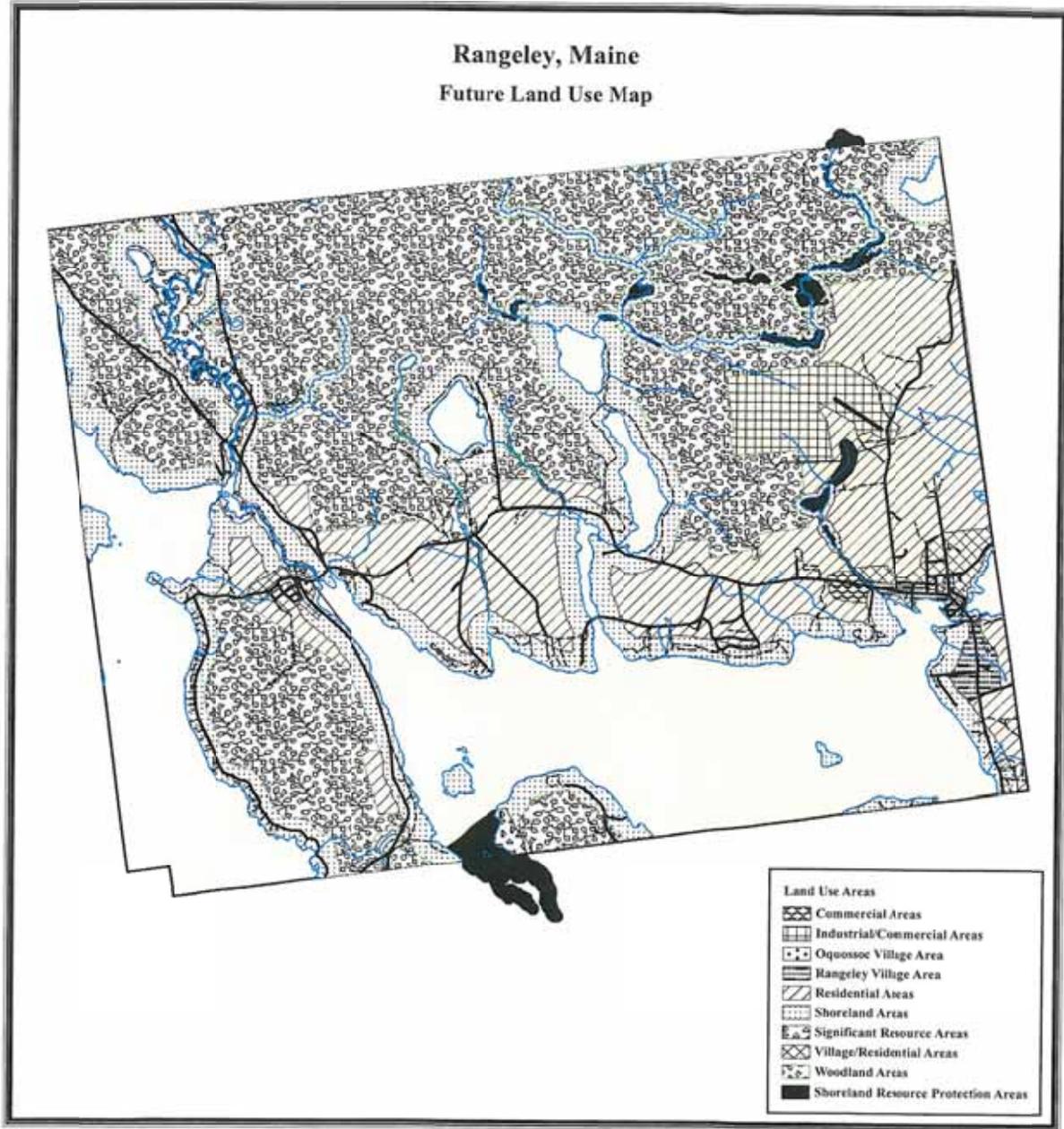
For the purposes of the Growth Management Law, the Commercial Area is considered as a Growth Area.

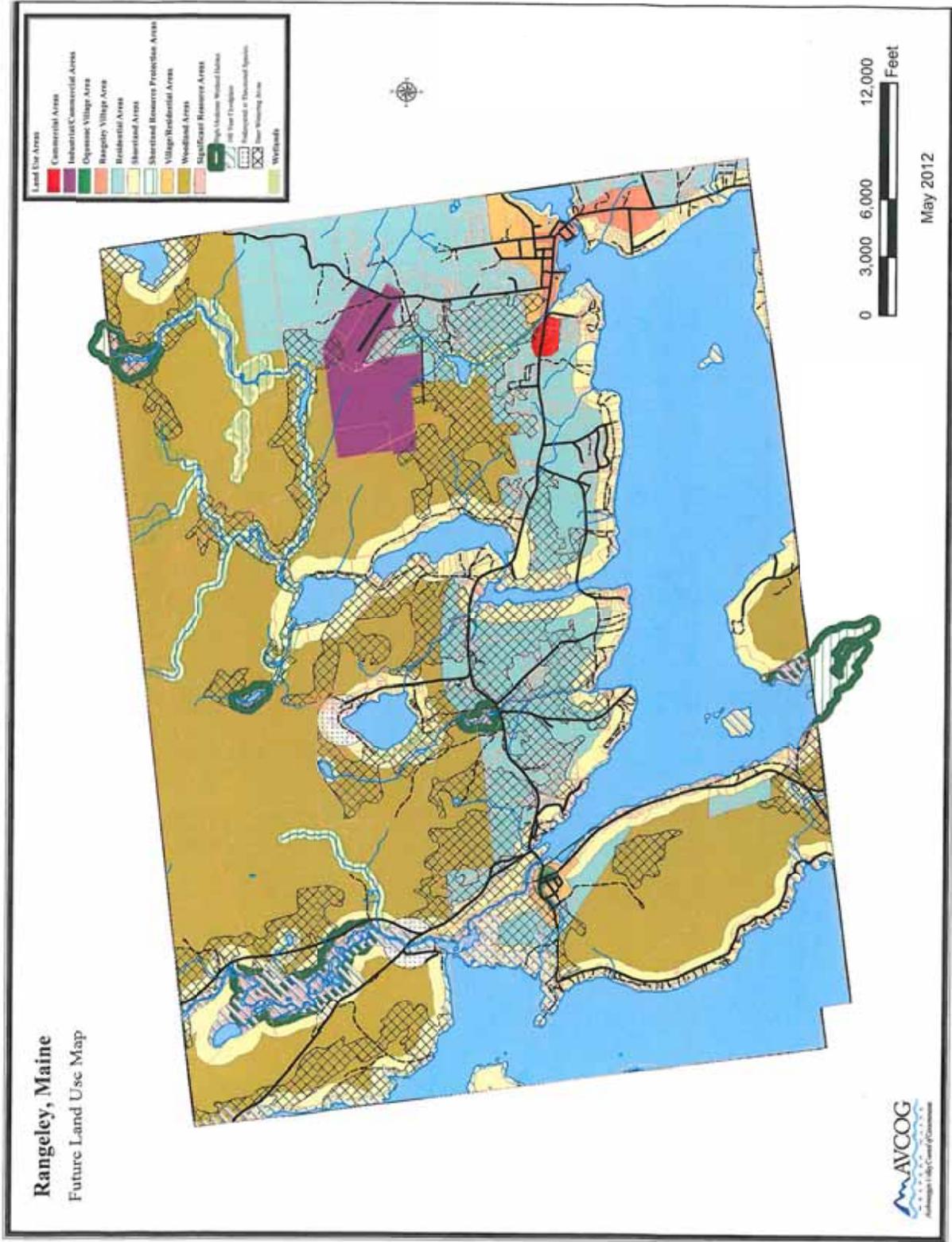
Industrial/Commercial Area

The Industrial area includes the municipal airport, land adjacent to the airport that is suitable for industrial and commercial uses and the Chick Hill Pollution Control Facility/spray fields. The town owned properties total some 630 acres (airport 130 acres and the Chick Hill Pollution Control Facility/spray fields 500 acres). The purpose of the Industrial/Commercial Area is to provide locations for industrial/business type uses that can co-exist with aviation activities and are not compatible with land uses in other areas due to size, intensity and potential impacts on more compact residential and woodland areas. New site plan review standards will be used to assure such development does not limit airport operations and expansions. In addition the new site plan review provisions will consider standards relating to noise, odor, lighting, air emissions, waste disposal and the like so as to be not or be detrimental to adjacent land uses.

For the purposes of the Growth Management Law, the Industrial/Commercial Area is considered as a Growth Area.

**Rangeley, Maine
Future Land Use Map**





FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

Background Information

Findings and Conclusions

- ❖ ***In 2009, land was assessed at \$282,706,300 and buildings at \$199,446,930 for a total value of \$482,153,230.***
- ❖ ***With a total land and building value of \$482,153,230, it is the greatest of all Franklin County towns.***
- ❖ ***The tax base over the next ten years will continue to be dependent on land and buildings with nonresidents paying a large portion of annual taxes.***

Introduction

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. Over the next ten years, demands will be placed upon Rangeley's fiscal capacity to provide various town services. In addition to today's public services, there may be needs for new or expanded public facilities and equipment, village infrastructure improvements, recreational facilities and land acquisition. The Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Rangeley's fiscal capacity.

Revenues

The largest source of revenue is real estate taxes. In 2009, land was assessed at \$282,706,300 and buildings at \$199,446,930 for a total value of \$482,153,230. The value of land was the highest in Franklin County and buildings the third highest. Carrabassett Valley and Farmington were the only towns with a value of buildings greater than Rangeley's. With a total land and building value of \$482,153,300, it is the greatest value of all Franklin County towns. Personal property value was \$3,924, 420. Other major consistent sources of revenues are intergovernmental revenues charges for services, and miscellaneous.

Rangeley's land and building values are driven by second homes and the market demand. Nonresidents pay approximately 65% of the property taxes. The tax base over the next ten years will continue to be dependent on land and buildings with nonresidents paying a large portion of annual taxes.

**Valuation and Mil Rate
Fiscal Years 2005-2010
[Numbers Rounded]**

| Fiscal Year | Town Valuation | Annual % Change | State Valuation | Mil Rate |
|-------------|----------------------------|------------------|-----------------|----------|
| 2005 | \$223,793,010 | | \$313,150,000 | 16.85 |
| 2006 | \$289,023,300 | 2.1% | \$367,000,000 | 14.05 |
| 2007 | \$293,473,130 | 2.4% | \$475,750,000 | 16.60 |
| 2008 | \$475,619,870 ¹ | [¹] | \$586,150,000 | 10.35 |
| 2009 | \$468,331,890 | (0.3%) | \$596,150,000 | 10.85 |
| 2010 | \$488,844,800 | | \$643,900,000 | 10.50 |
| 2011 | | | \$597,750,000 | |

¹Revaluation completed

**Municipal Revenue
Fiscal Years 2005-2010
[Amounts Rounded]**

| Fiscal Year | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Property taxes | \$3,759,710 | \$4,072,720 | \$4,842,150 | \$4,848,730 | \$5,128,180 | \$5,184,120 |
| Excise taxes | \$285,840 | \$286,540 | \$294,940 | \$296,410 | \$275,090 | \$263,060 |
| Intergovernmental | \$286,610 | \$430,230 | \$250,120 | \$426,100 | \$474,796 | \$1,104,310 |
| State of Maine on-behalf | \$252,530 | | \$268,390 | \$276,440 | \$273,740 | \$301,190 |
| Charges for services | \$286,000 | \$204,560 | 1,167,430 | \$1,455,840 | \$1,496,960 | \$1,617,420 |
| School revenues | | \$1,325,110 | | | | |
| Investment income | | | \$34,690 | \$42,268 | \$48,470 | \$63,220 |
| Miscellaneous revenues | \$673,490 | \$966,620 | \$868,080 | \$740,950 | \$86,970 | \$107,270 |
| TOTAL | \$5,544,180 | \$7,285,770 | \$7,725,750 | \$8,086,750 | \$7,794,190 | \$8,640,580 |

The Town has steadily maintained a sufficient unreserved fund balance (\$2,313,700 as of June 30, 2010) to sustain government operations, while also maintaining significant reserve accounts (\$1,250,350 as of June 30, 2011) for future capital and program needs.

Expenditures

Total municipal expenditures vary from year to year. Some increases are the result of capital projects while others reflect needed increases in operational cost. Expenditures for education, public works, general government and county tax comprise the greatest expenditure amount on an annual basis.

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD 1, was enacted. The goal of the law is to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulas that constrain year-to-year increases of municipal property tax levies, county assessments and state General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population change and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit, a vote to exceed that limit is required at town meeting. Since the inception of LD 1 Rangeley's budgets have not exceeded the commitment growth limit.

***Expenditures
Fiscal Years 2005 - 2010
[Amounts Rounded]***

| Category | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| General Government | \$469,390 | \$536,780 | \$521,191 | \$496,110 | \$524,290 | \$535,470 |
| Public Safety | \$550,270 | \$389,020 | \$407,780 | \$556,680 | \$581,140 | \$542,520 |
| Public Works | \$796,350 | \$661,180 | \$1,478,890 | \$1,514,027 | \$1,339,140 | \$1,485,800 |
| Building | \$54,210 | \$133,160 | \$157,820 | \$119,550 | \$129,600 | \$124,140 |
| Cemeteries | \$27,160 | \$26,410 | \$29,100 | \$29,720 | \$32,330 | \$31,500 |
| Recreation | \$215,090 | \$115,740 | \$128,200 | \$137,310 | \$153,420 | \$163,930 |
| General Assistance | \$150 | \$1,140 | \$1,200 | \$560 | \$540 | \$4,550 |
| Education | \$2,387,790 | \$2,882,980 | \$2,885,670 | \$2,927,450 | \$3,051,930 | \$2,852,060 |
| Culture | \$13,250 | \$2,510 | \$6,310 | \$7,470 | \$7,010 | \$12,840 |
| County Tax | \$310,750 | \$366,390 | \$404,065 | \$499,540 | \$556,840 | \$852,500 |
| Debt Service | \$54,950 | \$33,010 | \$28,960 | \$42,770 | \$26,460 | \$15,530 |
| Donation Requests | | \$156,690 | \$131,050 | \$128,200 | \$136,920 | \$137,280 |
| Other | \$42,615 | \$72,660 | \$186,760 | \$216,070 | \$84,750 | - |
| Capital Outlay | | | | | \$278,960 | - |
| State of Maine on-behalf | | \$252,530 | \$268,390 | \$276,440 | \$283,740 | \$301,190 |
| Program Expenditures | \$252,530 | \$818,030 | \$870,719 | \$1,060,540 | \$267,710 | \$907,120 |
| TOTAL | \$5,170,480 | \$6,448,250 | \$7,506,100 | \$8,012,860 | \$7,472,760 | \$7,966,430 |

Debt

As of June 30, 2011, the Town had an outstanding debt of approximately \$2.8 million. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debts for schools, sewer, water and special-district purposes are excluded. Based upon Rangeley's state valuation, the maximum debt under state law would be approximately \$89 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Rangeley has significant borrowing power.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures, as needed, compared with the ability of the property tax base and other revenue sources to support such expenditures. In considering Rangeley's capacity to fund normal municipal services and capital projects, two areas are important. First, is change in valuation. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Second, Rangeley has significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon taxpayers.

Fiscal Capacity

Goals, Policies & Action Strategies

Introduction

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the property tax base and other revenue sources to support such expenditures.

State of Maine goal Plan that needs to be addressed:

To plan for, finance and develop an efficient system of public facilities and services that will accommodate anticipated growth and economic development.

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Finance existing and future facilities and services in a cost effective manner.

Explore grants available to assist in the funding of capital investments within the community.

Reduce Maine's tax burden by staying within LD 1 spending limitations.

Action strategies necessary to address State of Maine Goal:

Explore opportunities to work with neighboring plantations and Counties to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility/Time Frame

*Town Manager, Selectmen & Department
Heads/Ongoing*

Rangeley's own policies and action strategies:

Policy

Plan for the adequate provision of public services.

Action Strategies

Develop, adopt and maintain a capital investment plan that annually identifies the Town's capital needs, assesses the Town's ability to pay for capital needs, establishes priorities for the identified needs, identifies funding sources and establishes a multi-year program for implementing the capital investment plan.

Responsibility/Time Frame

Town Manager, Department Heads & Selectmen/Short
Term & Ongoing

Regularly meet with the plantations and Counties to review shared services and the share of the costs paid by the plantations and Counties.

Responsibility/Time Frame Town Manager, Selectmen, Budget Committee & Department Heads/Ongoing

Capital Investment Plan

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Capital investments as contained in the Capital Investment Plan are expenditures greater than \$25,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness, and the acquisition of land for community benefit. Capital investments or improvements usually require the expenditure of public funds: town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

The capital needs and spending priorities are intended as general guides, not specific proposals. Funds for each need will require actions at future town meetings.

Capital Investment Needs 2012-2022

| Item | Year | Priority | Estimated Cost | Probable Funding Source |
|---|----------------------------|-----------------|-----------------------|--------------------------------|
| Capital Investments Identified by Town Manager | | | | |
| Highway | | | | |
| Dump truck & Plow(6 wheeler) | 2011-12 | | \$125,000 | RF |
| Dump truck & Plow(10 wheeler) | 2013-14 | | \$150,000 | RF |
| Bucket loader | 2014-15 | | \$150,000 | B |
| One ton truck | 2015-16 | | \$50,000 | RF |
| Two bays/highway garage | ? | ? | TBD | TBD |
| Parks & Recreation | | | | |
| ³ / ₄ ton truck | 2011-14 | | \$45,000 | CR |
| Mower/sweeper | 2017-18 | | \$35,000 | RF |
| Airport | | | | |
| Loader & attachments | 2019-20 | | \$200,000 | G |
| Installation of PAPI's & REIL's | ? | | ? | G |
| Police | | | | |
| Patrol Vehicles | 2012-13, 2015-16 & 2018-19 | | \$33,000 each | RF |
| Location for police department | ? | | ? | ? |
| Fire Department | | | | |
| Replace squad 1 | 2011-12 | | \$150,000 | RF |
| Replace Engine 3 | 2011-12 | | \$350,000 | B |
| Replace Engine 2 | 2012-13 | | \$325,000 | B |
| Replace Engine 5 | 2013-14 | | \$60,000 | RF |

| Item | Year | Priority | Estimated Cost | Probable Funding Source |
|--|-----------|----------|----------------|-------------------------|
| Replace Aerial Scope | 2014-15 | | \$300,000 | B |
| SCBA equipment & compressor | 2014-15 | | \$40,000 | CR |
| Replace Marine 1 | 2015-16 | | \$30,000 | CR/RF |
| Sewer | | | | |
| Tanker Truck | ? | | \$30,000 | ? |
| Tractor | 2014-15 | | \$50,000 | RF |
| | | | | |
| | | | | |
| Transfer Station | | | | |
| Backhoe/loader | 2012-13 | | \$40,000 | RF |
| Generator | 2011-12 | | \$27,000 | RF |
| Compactor | 2012-13 | | \$28,000 | RF |
| | | | | |
| Capital Investments Needed to Implement Action Strategies of Comprehensive Plan | | | | |
| Public Safety/Police Facility | 2014 | High | TBD | RF/B |
| Snowmobile Trail Access Point Acquisition | 2012-2016 | High | TBD | D/G/RF |
| Town Office Improvements | 2014 | Medium | TBD | RF |
| Sidewalk Improvements/Extensions | 2013-2019 | Medium | TBD | G/RF |
| Village Enhancement Improvements | 2014-2018 | Medium | TBD | D/G/RF |
| Lakeside Park Improvements | 2013-2015 | Medium | TBD | RF/G/CR |
| City Cove Boat Parking/Dockage | 2013 | Medium | TBD | CR/UF |
| Trail Development | 2012-2022 | Medium | TBD | D/G/RF |
| Recreational Land/Open Space/Village Farmland Acquisition | 2012-2022 | Medium | TBD | D/G/RF |
| Improvements to Public Access Points to Water Bodies | 2013-2020 | Medium | TBD | D/G/RF |
| Scenic View and Natural Area Conservation Easements | 2012-2022 | Medium | TBD | G/D/RF |
| Oquossoc Village Sewer System | 2022 | Low | TBD | G/B |
| Sewer/Additional Land for Spaying | 2018 | Low | TBD | RF |

NOTES:

- CR: Current Revenues
- G: Grants
- RF: Reserve Funds
- D: Donations
- B: Bonds
- UF: User Fees
- TBD: To Be Determined

REGIONAL COORDINATION PROGRAM

Introduction

The Town of Rangeley realizes that coordination and/or joint action is necessary to address a number of regional/interlocal planning issues. Based upon the results of the inventory and analysis and the review of the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.



Water Quality

Exceptional water quality is a significant regional asset. It serves as an attraction to tourist and seasonal residents. It is recognized that the value of shore front property is greater adjacent to lakes with good water quality than those properties adjacent to lakes with poor water quality.

Lake water quality depends on a number of factors. The management of activities which carry the potential to degrade water quality within the overall watershed is necessary when considering the long-term health of surface water bodies.

The watersheds of Cupsuptic, Mooselookmeguntic, Loon, and Rangeley Lakes and Haley Pond are shared with adjacent plantations and townships.

Regional Economic Growth

Rangeley is one of 63 Regional Service Centers in Maine and serves as the service and economic center for the Rangeley Region. Rangeley is the educational, recreational and cultural center of the Region. It also provides convenience goods and services to meet the day-to-day needs of year-round residents of the region and the large number of seasonal residents and tourists. Retail trade and services are the major components of Rangeley's economy.

Economic growth in the Rangeley Region will not only benefit Rangeley but the region as a whole.

Transportation Systems

The regional transportation system is extremely important to the future of the Rangeley Region. Routes 4, 16 and 17 are the primary highway corridors into and through the region. While portions of these corridors have been improved other portions are not well suited for modern day travel due to physical conditions. Additional improvements to these regional corridors will benefit the entire Rangeley Region.

The Stephen A. Bean Municipal Airport is the air connection into and out of the Region. Its continued operation and modernization will benefit the economy of the Region. [02.13.12]

There has been expressed interest in transit services between Rangeley and Saddleback Maine. Such service would allow people to get to the mountain and Rangeley Village without using their personal vehicles.

Public Services and Facilities

One or more adjacent plantations and/or townships rely on Rangeley for a number of public services including fire protection, and law enforcement when other agencies are not available, public water, septage disposal, and solid waste disposal.

These regional services need to be maintained and/or expanded to address current and future needs.

Land Use and Development Patterns

Regional land use and development patterns can have significant impacts on the delivery of public services, the character of the region, water quality and regional growth. Currently the Land Use Planning Commission plans, zones, and issues some of the development permits in the plantations and townships. There has been a Prospective Zoning Plan for the Rangeley Region adopted by the Land Use Planning Commission.

The Land Use Planning Commission has projected that the Rangeley Region will continue to experience a greater amount of development than other parts of their jurisdiction over the next 20 years.

Trail Systems

Regional trail systems both for motorized use and people powered use are import to the economies of Rangeley and the Rangeley Region. Existing trails need to be retained, improved and expanded as well as the development of new trails.

Affordable/workforce and Elderly Housing Opportunities

The Rangeley Affordable Housing Market Feasibility Study published in September 2009 examines affordable housing needs for Rangeley, based on a primary market area (Rangeley, Dallas Plantation, Rangeley Plantation and Sandy River Plantation) and a secondary market area (Coplin Plantation, Avon, Eustis, Madrid Township, Phillips and Strong). Based on the demand analysis in the Study there could be a demand for approximately 80 affordable single family homes and 40 affordable rental units.

Regional approached to affordable/workforce housing is needed.

Regional Participation

Regional issues and needs can best be addressed with active participation by those involved. Many current issues and future issues will be best addressed through regional approaches.

Policies & Action Strategies

Policy necessary to address State of Maine Goal:

Coordinate with regional economic development organizations and surrounding plantations and towns as necessary to support desired economic development.

Action strategies necessary to address State of Maine Goals:

Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.

Responsibility/Time Frame

AVCOG & Greater Franklin Development Corporation/Ongoing

Continue to participate in regional economic development efforts.

Responsibility/Time Frame

Selectmen, Town Manager & Rangeley Economic Growth Committee/Ongoing

Explore opportunities to work with neighboring plantations and counties to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility/Time Frame

Town Manager, Selectmen & Department Heads/Ongoing

Policies necessary to address State of Maine Goal:

Encourage and promote adequate workforce housing to support the community's and region's economic development.

Encourage and support the efforts of regional housing coalitions/organizations in addressing affordable and workforce housing needs.

Action strategies necessary to address State of Maine Goals:

Support regional affordable/workforce housing coalitions.

Responsibility/Time Frame

Selectmen/Ongoing

Policies necessary to address State of Maine Goal:

Coordinate Rangeley's land use strategies with other local, regional, LUPC and/or its replacement land use planning efforts.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources

Action strategies necessary to address State of Maine Goals:

Meet with neighboring Plantations, Counties and LUPC to coordinate land use designations and regulatory and non-regulatory strategies.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.

Responsibility/Time Frame

Planning Board & Town Planner/Ongoing

Policy necessary to address State of Maine Goal:

Cooperate with the Land Use Planning Commission, neighboring communities and regional/local advocacy groups to protect water resources.

Action strategy necessary to address State of Maine Goal:

Participate in local and regional efforts, including with LUPC and/or its replacement, to monitor, protect and, where warranted, improve water quality.

Responsibility/Time Frame

Town Planner/Ongoing

Policies necessary to address State of Maine Goal:

To efficiently meet identified public facility and service needs.

To provide public facilities and services in a manner that promotes and supports growth and development in growth areas.

Action strategy necessary to address State of Maine Goal:

Explore options for greater regional delivery of municipal services.

Responsibility/Time Frame

Town Manager, Department Heads, Plantations & Counties/Ongoing

Policy necessary to address State of Maine Goal:

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Action strategy necessary to address State of Maine Goal:

Participate in regional and state transportation and land use planning efforts.

Responsibility/Time Frame

Town Planner/Ongoing

Policy necessary to address State of Maine Goal:

Provide recreational facilities and programs as necessary to meet current and future needs.

Action strategy necessary to address State of Maine Goal:

Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems, including the Fly Rod Crosby Trail, where possible.

Responsibility/Time Frame

Recreation Department, Town Planner, School, Snowmobile Club, ATV Club & Rangeley Lakes Heritage Trust /Ongoing

Rangeley's own policies and action strategies:

Policy

Ensure that the public infrastructure is adequate to meet the needs of businesses.

Action Strategies

Support the improvement and expansion in the community of the electronic superhighway (internet, broadband and cellular telephone coverage).

Responsibility/Time Frame

Selectmen /Short Term & Ongoing

Work with regional groups and the Maine Department of Transportation to continue the upgrading of Routes 4, 16, and 17 and the Stephen A. Bean Municipal Airport.

Responsibility/Time Frame

Town Manager & Selectmen /Ongoing

Policy

Provide transit services between Saddleback Maine, Rangeley and the Rangeley Region.

Action Strategy

Assess the feasibility, cost, instructional options and funding opportunities for the development transit service.

Responsibility/Time Frame

Saddleback Maine & REOC/Short Term

Policy

Promote adequate affordable/workforce and elderly housing opportunities

Action Strategies

Create a Rangeley Area Affordable/workforce Housing Coalition including representatives from Rangeley Lakes Heritage Trust and business, real estate, development, financial and municipal interests.

Responsibility/Time Frame

Selectmen/Short Term

Provide municipal support to the Rangeley Area Affordable/workforce Housing Coalition

Responsibility/Time Frame

Town Planner/Ongoing

Policy

Promote regional land use and development patterns that reflect the valued natural environment and the desires of the region's year-round and seasonal residents.

Action Strategies

Maintain communications with the Land Use Planning Commission relating to planning in their jurisdictions around Rangeley.

Responsibility/Time Frame

Town Planner/Ongoing

Assess the interest and institutional options for a regional land use planning board.

Responsibility/Time Frame

Town Planner & Plantations/Ongoing

Policy

Plan for the adequate provision of public services.

Action Strategy

Regularly meet with the plantations and Counties to review shared services and the share of the costs paid by the plantations and Counties.

Responsibility/Time Frame

Town Manager, Selectmen, Budget Committee & Department Heads/Ongoing

Policy

Maintain and improve where needed Rangeley's water resources.

Action Strategies

Encourage the formation of lake associations on each water body and develop a pro-active watershed management program for the Region. As a part of the Program implement policies and effective BMP's to 1) prevent, or reduce to the greatest extent possible, the import of nutrients from new and existing sources, 2) prevent the introduction of Invasive Aquatic Species (IAPs), and 3) remove and/or manage IAPs using low impact, cost-effective strategies.

Responsibility/Time Frame

Town Planner, Rangeley Lakes Heritage Trust,
New and Existing Lake Associations &
New and Existing Road Associations

Coordinate with the Land Use Planning Commissions and/or its replacement to assure the compatibility of lake protection levels and allowable phosphorus export per acre calculations for shared watersheds.

Responsibility/Time Frame

Town Planner & Planning Board/Short Term &
Ongoing

P ***LAN IMPLEMENTATION & EVALUATION***

I ***ntroduction***

The real value of the comprehensive plan is its implementation. The plan contains many policies and action strategies which when considered together sets a direction for the future of Rangeley as identified in Rangeley's vision. It is recognized that that all the actions will not occur at once and some may never come to fruition. Over time the plan may need amendments as priorities change and new opportunity arise. The following action strategies will guide plan implementation and evaluation.

Action Strategies

Appoint a nine member Plan Implementation Committee (PIC) to oversee the implementation of the plan. The PIC will include a representative of the following: selectmen; planning board; comprehensive plan committee; ordinance committee; economic opportunity committee; and the public.

Responsibility/Time Frame

Selectmen/Upon Plan Adoption

The PIC will be charged with using this plan as the base for the community's long-range planning and with overseeing the implementation of the plan. The PIC will meet at a minimum on a quarterly basis. The committee will submit annual reports to Town Meeting on the status of the implementation activities that include the following.

The reports will assess the degree that the future land use plan strategies have been implemented by including statements if each of the strategies contained in the Planning Topic Future Land Use has been implemented and if not the reason.

The reports will assess the percent of municipal growth-related capital investments in growth areas by identifying the type, amount, location and year of all municipal growth-related capital investments.

The reports will state the location, type, amount (number of new homes and businesses) and size by year of new development in relation to growth areas, rural areas and significant resource areas as designated in the Plan.

The reports will document critical resource areas including information on type, area and location protected through acquisition, easements or other measures.

The reports will assess the degree that the strategies of the Plan have been implemented by including statements if each of the strategies has been implemented and if not the reason.

Responsibility/Time Frame

PIC/Annually

Allocate a sufficient portion of the Town Planner's annual time to assist in plan implementation. The Town Planner will assist/staff committees and groups identified in action strategies.

Responsibility/Time Frame

Town Manager/Ongoing

Acquire necessary planning services to develop recommended ordinance amendments.

Responsibility/Time Frame

Selectmen/Short Term

Acquire necessary planning services to develop formed based codes for Rangeley and Oquossoc Villages.

Responsibility/Time Frame

Selectmen/Short Term



PUBLIC PARTICIPATION SUMMARY

Comprehensive Plan Committee: The Selectmen appointed an eight member committee to oversee the development of the comprehensive plan. The committee began meeting with AVCOG on a twice monthly basis in July 2010 and continued meeting until the plan was ready for town meeting vote. Prior to engaging AVCOG, the Committee met for some two years to discuss planning issues.

Public Visioning Session: On March 30, 2011 the committee sponsored a visioning session.

Public Session # II: On June 20, 2011 the committee conducted a forum to prioritize planning needs and issues.

Public Session # III: On July 9, 2012 the committee conducted a forum to present the draft plan.

Public Hearing: On August 6, 2012 a public hearing on the proposed plan was conducted.

Stakeholders Meetings: During the development of the Plan the committee received presentations from the Rangeley Lakes Heritage Trust, Saddleback Mountain, Snowmobile Club, builders/contractors, and town departments. Leighton & Associates, Inc. conducted more the 12 meetings to here concern about downtown development.

Use of Media: Public meeting notices were sent to local newspapers. Local radio station covered public sessions.

Comprehensive Plan Committee Members: Jamie Eastlack, Carol Florkiewicz (resigned), David James, Dennis Marquis (vice chair), Terry McManus, Jackie Patnode, and Rob Welch (Chair).

Town Staff: Tim Kane, Town Manager and Amanda Lessard, CEO/Town Planner.

Advisors: John Maloney, Androscoggin Valley Council of Governments
Arek Galle, Gates, Leighton & Associates, Inc.

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