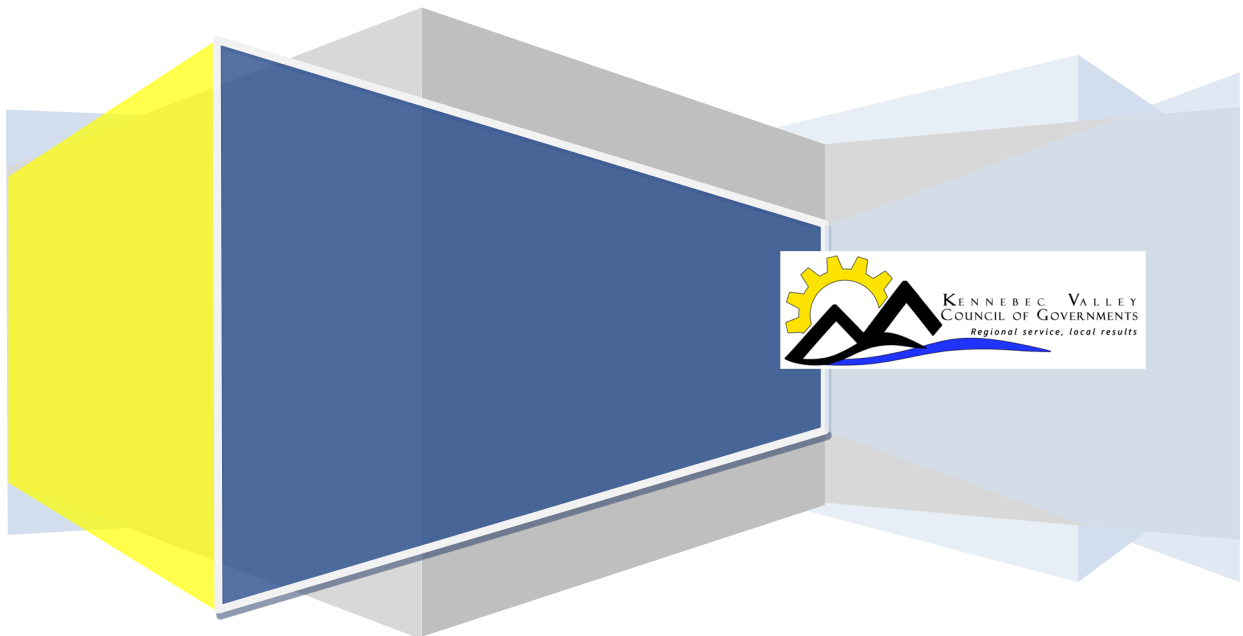


Town of Readfield

2023 Comprehensive Plan

Prepared by Kennebec Valley Council of Governments



This Comprehensive Plan was developed by the Readfield Comprehensive Plan Committee, made up of the following members:

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The committee was assisted by Kennebec Valley Council of Governments (KVCOG) in compiling and creating the document.

Why create a Comprehensive Plan?

Communities' complete comprehensive plans for a variety of reasons. At their most basic level, communities' complete comprehensive plans to prepare for the future. A comprehensive review of community issues and policies promotes discussion among neighbors and can help communities avoid problems that sometimes occurs when community decisions are made in a piecemeal fashion.

A comprehensive plan is a guide to the future for the town. It is not an ordinance or a set of rules; it is instead a guide for the town government to move in the direction desired by the town's residents and municipal officials. It provides a map with a direction the town wants to take over the next 10 years, and it also provides a "snapshot in time" of the town.

Good planning makes good communities. A good comprehensive plan should enable a community to:

- Sustain rural living and a vibrant village center.
- Preserve a healthy landscape and a walkable community.
- Balance economic prosperity with quality of life.
- Protect working waterfronts and/or community farms.
- Develop a discussion among neighbors.
- Develop a basis for sound decisions in town management.

In summary, a comprehensive plan is there to encourage orderly growth and development in appropriate areas of the community, while protecting the town's rural character, making efficient use of public services, and preventing any development sprawl.

How important it is to have broad-based participation?

Any good comprehensive plan requires a bold planning process that engages the public in a meaningful way. Without a strong public participation component, there is a risk of developing a plan that lacks broad community support, or a timid plan that elicits little debate, resulting in a plan which is so cautious it is essentially ineffective.

Communities should always work for a significant level of public participation and outreach. Many communities, however, can struggle with sustaining public interest. Despite efforts to be inclusionary, comprehensive plan committees often encounter poorly attended meetings and attrition of committee members. Often, it is not until the vote on the plan at Town Meeting that a large segment of the town's residents voices their views in support – or in opposition.

No simple formula exists for increasing the level of citizen participation in plan updates. If anything, promoting involvement gets harder as time goes by and the pace of everyday life quickens; the end result is many municipal governments struggle to fill volunteer boards. Through creativity, persistence, and strategic focus, however, the community can look to design a more effective public participation process.

Strong public participation is a must to create “buy-in” to the plan. People will rarely embrace change unless they think that a problem exists in the first place. Committees may be stymied in their efforts to address important local and state goals unless a strong case is made for why these goals are pertinent to the community – and important for the town to pursue. Such early “buy in” by the general public is necessary before the community can focus squarely on any problems with a sense of common purpose.

A sense of public ownership for goals and planning concepts must be fostered to refute the notion that the plan is only a response to state requirements. Lack of real support for the plan can lead to poor implementation, blunting its effectiveness. Ideally, there should be a long-term process of building awareness of planning, in general and how it addresses specific goals, which ultimately benefit the community.

Creating public ownership of the plan and its approaches is essential if it is to be effective and worthwhile. A community should avoid the plan simply becoming a response to state requirements rather than to the community’s own needs.

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Note about Data:

Even at the time of completion there is still very limited data available from the full 2020 Census; therefore, this plan uses the most up to date information at the time of writing.

THE PLANNING PROCESS

History of the Comprehensive Plan:

A comprehensive plan is a mechanism for managing the future of a community. Much like a business plan for a private business, the town's plan evaluates assets, residents' satisfaction levels, determines strategies to improve performance and profitability, and allocates resources. When it is a town doing the planning, the resources are the taxpayers' money, so even greater thought and effort must be put into spending wisely.

The Town of Readfield recognized the need for a new comprehensive plan, as the last plan was adopted in 2009 and is now obsolete both in real terms and in by the standards of the State. This 2009 comprehensive plan was Readfield's first known plan. The Select Board and Town Manager took great strides to ensure proper implementation and review to proactively address known issues outlined in the plan. Although it served the Town well, it was created long enough ago that most of the information, goals and policies were out of date or have already been implemented.

Maine enacted the Growth Management Act in 1988, specifying the format and goals for local comprehensive planning and was subsequently amended to require local comprehensive plans to undergo a new State review for consistency every 12 years, incorporating new data and findings into the planning process.

Since the current plan still technically guides the town in its everyday activities, its age makes it of little use, aside from containing historical data. Therefore, the Town of Readfield began the process of updating their plan under the new State guidelines. The work on the plan update began in 2019 and was delayed for some time due to the global pandemic, resulting in delayed completion of the comprehensive plan. Responsibility for the update was assigned to the Comprehensive Plan Committee, created specifically for this task, with the instruction to involve all community members to the extent possible.

Community Involvement:

Readfield's Comprehensive Plan Committee has taken the lead in drafting this new plan, assisted by Town officials and other local volunteers. For developing and drafting this plan, input was solicited throughout the planning process from Readfield's local committees, commissions, boards, other organizations, various town staff, and individuals in constituencies such as real estate, businesses, and individuals with unique knowledge of the community. The committee's monthly meetings were always open to community members for participation in the discussions.

Community involvement culminated in two public visioning sessions, one in January of 2023 and another in February of 2023. Both public participation events were held at the Town Office.



The poster features the Town of Readfield seal in the top left corner. To its right is the address: "Town of Readfield, 8 Old Kents Hill Rd., Readfield, ME 04355". In the top right, there are two postage boxes: "LOCAL POSTAL CUSTOMER" and "PSNRY STD ECRWSS U.S. POSTAGE PAID EDOM Retail". The central graphic consists of several overlapping speech bubbles in various colors (blue, green, orange, red, purple). Below this is the main title "Town of Readfield Comprehensive Plan" in a large, bold, blue font. The text below the title describes the plan as a "blueprint" for growth and development, mentioning the last update in 2009 and the current 2022 update process. A bulleted list follows, detailing the goals of the update process. At the bottom, a call to action reads "We Need Your Help" in a large, bold, blue font, with instructions to take a survey, attend public hearings, talk to the manager, and vote. A small green speech bubble icon is at the bottom right of the call to action.

Town of Readfield
8 Old Kents Hill Rd.
Readfield, ME
04355

LOCAL POSTAL
CUSTOMER

PSNRY STD
ECRWSS
U.S. POSTAGE
PAID
EDOM Retail

Town of Readfield Comprehensive Plan

Readfield's Comprehensive Plan is our "blueprint" to encourage orderly growth and development in appropriate areas, preserve the Town's rural character, protect natural resources, make efficient use of public services, and build a community in which we love to live. Readfield last updated our Plan in 2009. The 2022 update process currently underway will help us:

- Find out how our town has changed in the last decade
- Assess the effectiveness of the current plan and goals
- Set new goals for where the town's residents want to be in the future
- Develop strategies to get us there

The comprehensive planning process is critical to a thoughtful future for the Town of Readfield.

We Need Your Help


Take the Survey - Attend the Public Hearings - Talk to the Manager - Vote!
(See reverse side for details)

At the January meeting, the topics of discussion included fostering local economic development, promoting active lifestyles, preparing for future readiness, and encouraging civic engagement. There were approximately 20 attendees at the meeting, both virtually and in person. The discussion included topics such as promoting agriculture, amenities residents would like to see, maintaining existing public facilities, conserving open space, and ways to encourage young people to get more involved in town.

During the February meeting, the discussion covered the community's vision, land use and growth areas, village area investment and development, and open space. There were approximately 30 attendees counting those participating virtual and in-person. Discussion ranged from the community's vision, creating an environment where the elderly can age in place, revitalizing the village areas, the town's population, clarification on the definition of growth areas and rural areas, possible areas to direct affordable housing, the amount of conserved/preserved land the town owns, property taxes, and future development.

Take The Survey

Tell us about **your priorities** for our town, what makes Readfield so special, and what we can do to make it a better place in the future! Scan the QR code, visit www.readfieldmaine.org, or call the Town Office at 685-4939 and we'll mail you a survey and return envelope!



Attend The Hearings

Attend any of the upcoming **Public Hearings** at the Town Office:

- January 28, 10:00am (Saturday)
- February 25, 2:00pm (Saturday)
- March 22, 6:30pm (Wednesday)
- May 31, 6:30pm (Wednesday)

We will have remote participation options - check the website for details!

Talk To The Manager

Every Thursday morning in January from 7:30am to 9:30am stop by the Town Office for a **cup of coffee with the Town Manager** and talk about the Comprehensive Plan or other issues. You can also call 685-4939 or email manager@readfieldmaine.org any time.

Vote!

The Comprehensive Plan will be on the **Town Meeting Secret Ballot** for voter approval on June 13th. Please Vote!

For More Information Visit:
<https://www.readfieldmaine.org/comprehensive-plan-committee>

The Comprehensive Plan Committee chose a vision statement that is straightforward and succinct. The text of the vision statement is as follows:

The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.

In addition to the public participation events, the Town of Readfield distributed two surveys: a short survey and a lengthier survey. The short survey was only available on paper, while the longer survey was available online. These surveys garnered nearly 300 responses, which is an excellent response rate for a town the size of Readfield.

Many of the comments and suggestions provided by the public participation events and the surveys have been incorporated into the recommendations in this plan. The survey responses are included in the appendix.

The following summarizes actions taken to garner as much public participation and public outreach as possible.

SUMMARY:

The last update of the Town of Readfield Comprehensive Plan was completed in 2009. In the fall of 2020, the Town began the update process again. Major events and activities are summarized below:

Quick Reference Key	
	Administrative Functions
	Public Hearings
	Comp Plan Committee Meetings (open to the public)
	Public Outreach / Engagement Actions

2020 ACTIVITY:

Date	Action / Activity
August 17, 2020	Select Board approves Comp Plan Update process
August 24, 2020	Town and KVCOG sign Comp Plan Update Service Agreement
September 14, 2020	Select Board establishes guidance for Comp Plan Committee
September 18, 2020	Comp Plan Process Memo prepared by Town Manager
September 22, 2020	Comp Plan Committee webpage created on Town website
October 19, 2020	Comp Plan Update Introduction / Informational Meeting
November 16, 2020	Most Comp Plan Committee appointments made
December 15, 2020	Comp Plan Committee Meeting

2021 ACTIVITY:

Date	Action / Activity
January 20, 2021	Comp Plan Committee Meeting
March 17, 2021	Comp Plan Committee Meeting
April 21, 2021	Comp Plan Committee Meeting
May 19, 2021	Comp Plan Committee Meeting
June 16, 2021	Comp Plan Committee Meeting
July 21, 2021	Comp Plan Committee Meeting
September 22, 2021	Comp Plan Committee Meeting
October 20, 2021	Comp Plan Committee Meeting
November 17, 2021	Comp Plan Committee Meeting
December 15, 2021	Comp Plan Committee Meeting

2022 ACTIVITY:

Date	Action / Activity
January 19, 2022	Comp Plan Committee Meeting
May 18, 2022	Comp Plan Committee Meeting
June 15, 2022	Comp Plan Committee Meeting
July 20, 2022	Comp Plan Committee Meeting
August 12, 2022	Short-form (paper) Community Surveys become available
August 13, 2022	Comp Plan Awareness Event / Survey Collection at Heritage Days
August 17, 2022	Comp Plan Committee Meeting
November 7, 2022	Long-form (online) Community Survey became available
November 8, 2022	Survey Collection / Plan Update awareness event at the Election
November 16, 2022	Comp Plan Committee Meeting
December 21, 2022	Comp Plan Committee Meeting

2023 ACTIVITY:

Date	Action / Activity
January 4, 2023	Comp Plan Update Mailer sent out EDDM
January 18, 2023	Comp Plan Committee Meeting
January 28, 2023	Comp Plan Public Hearing (primarily soliciting vision & suggestions)
February 15, 2023	Comp Plan Committee Meeting
February 25, 2023	Comp Plan Public Hearing (primarily soliciting vision & suggestions)
March 15, 2023	Comp Plan Committee Meeting
March 22, 2023	Comp Plan Public Hearing (review of final draft plan)
March 29, 2023	Comp Plan Committee Meeting (final plan revisions and approval)
April 7, 2023	Final Comp Plan Update submitted to Select Board for TM Warrant
April 19, 2023	Comp Plan Committee Meeting
May 17, 2023	Comp Plan Committee Meeting
May 31, 2023	Comp Plan Public Hearing (review of completed plan)
June 13, 2023	Town Meeting Secret Ballot Vote
June 14, 2023	Updated and approved Comp Plan submitted to the State of Maine

ACTIVITY SUMMARY:

As of February 1, 2023:

Metric	Quantity
Committee Meetings	20 held, 4 planned (24 total)
Public Outreach Actions	6 conducted (6 total)
Public Hearings	3 held, 2 planned (5 total)
Surveys Collected	168 long-form, 67 short form, 8 business (target of 200+)
Households Receiving Mailings	939 by Every Door Direct Mail (939 total)
Administrative Actions	5 completed, 3 planned (8 total)

The key to a successful plan is not in the number of recommendations it can generate, but how well those recommendations can be put into action. This requires an implementation plan.

The responsibility for implementation almost always falls on the leadership of the town. Readfield’s Town Manager and Select Board met several times per year to discuss and implement the 2009 comprehensive plan, so they fully understand of the necessity of implementation and how best to ensure it is carried out.

Though assembled by the Comprehensive Plan Committee (CPC), this plan contains ideas and contributions from town staff, elected officials, committees, outside organizations, and individual residents. These constituents all have one thing in common: they are stakeholders in the future of Readfield. It is their duty to see that the recommendations of the plan are carried forward.

While the implementation of the plan is dispersed through several individuals, boards, committees and organizations, a mechanism to monitor progress and resolve impediments is necessary. This plan recommends an annual, two-stage process:

- 1) The Select Board will be tasked with review of progress on implementation of the plan. They will direct and delegate tasks to appropriate boards, committees, and key partners. Meetings to evaluate the progress of implementation may be timed to coordinate with the annual report by the Code Enforcement Officer on residential and commercial growth for the year. The Select Board will maintain a checklist of action steps that have been accomplished, those in progress, and those due to be addressed. The Board will note any obstacles to implementation and suggest new or revised action steps if necessary.

- 2) The checklist will be reviewed by the Town Manager and pertinent key partners. The review may be timed to correspond with the beginning of the annual budget process, so that any recommendations requiring a dedication of town funds or personnel may be integrated into the budget process. The chair of the Planning Board may attend this meeting to assist with interpretation of the recommendations or follow-up. The Select Board shall keep a record of the actions taken to implement the plan.

This process should provide adequate oversight and feedback to ensure that this plan is not ignored or forgotten. The process should also indicate when or if the plan needs revision, new timeline details or is nearing its completion and will require updating.

Town of Readfield's Vision Statement:

The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages.

This vision commits to preserving the rural character of our community with a plan for a sustainable future.

I. COMMUNITY ASSESSMENT

- One: Historic and Archaeological Resources
- Two: Community Profile
- Three: Local Economy
- Four: Housing Profile
- Five: Public Facilities, Services and Fiscal Capacity
- Six: Transportation
- Seven: Recreation
- Eight: Rural Economic Resources
- Nine: Water Resources
- Ten: Natural Resources
- Eleven: Existing Land Use

All statistical data presented in this plan must be viewed through the lens of the COVID-19 pandemic, which has changed many aspects of daily life. At this time, it is not possible to predict the long-term impacts and implications of the virus on the town, but by planning for a range of possibilities, the town can be well prepared. The statistics and data presented in this plan are based primarily on information from early in 2020, and as such will not reflect the sudden, and in some cases, drastic changes brought on by COVID-19; however, this data should be used as a baseline for Readfield.

Data presented in this plan is a reflection of data sources that only breakdown data using traditional pronouns. The pronouns associated with the data, specifically information gathered from the U.S. Census Bureau, are selected by those reporting the information. When describing or referencing information and data provided by the U.S. Census Bureau, this plan will use the gender terminology reported by the Bureau. The use of masculine or feminine pronouns in this plan shall not be construed as a reflection of the town.

COMMUNITY ASSESSMENT PART ONE: HISTORIC AND ARCHEOLOGICAL RESOURCES

Historic, Archaeological, and Cultural Inventory:

Author Michael Ende was famously quoted as saying “without a past you cannot have a future”. Historic, archaeological, and cultural resources contribute significantly to the character of Readfield’s community today and provide context for future growth and change. This chapter inventories and examines available information on historic and archaeological resources so they can be incorporated into planning for the future. Readfield is fortunate to have an active Historical Society which has done considerable work documenting the town’s history, identifying important resources, and working to educate residents about the town’s past.

Readfield’s Historic Narrative:

Long before European settlers cleared the forest, established farms, factories, and built houses in the region now known as Readfield, Native Americans moved seasonally through the area. The many lakes and navigable streams allowed travel by canoe between the Cobbossee Lake, Belgrade Lakes, and Androscoggin River watersheds. However, the Native Americans and the European trappers who later followed, left little evidence of their migrations through the hills and valleys of Readfield.

By the mid-18th century white settlers were moving into the area from Massachusetts and New Hampshire. In recognition of the many local lakes and ponds, in 1771 a large community known as Pondtown (later called Winthrop) was created; Readfield was part of this larger community. Readfield became incorporated as a separate town on March 1, 1791. The origin of the name is uncertain; one theory is that it was named for Major John Reed, agent for one of the proprietors of the original Kennebec Purchase.

What began as a self-sufficient farming community in the 18th century transformed into a busy manufacturing center by the mid-19th century. Small industries including canneries, oilcloth factories, woolen mills, and tanneries were aided, at that time by improved roads and easier transportation of goods. With the arrival of the railroad and then later the automobile, these small industries succumbed to competition from larger urban areas and Readfield again became chiefly a farming community.

In Readfield’s formative years, there were five distinct villages or settlements: East Readfield, Readfield Depot, Readfield Corner, Factory Square, and Kents Hill. **East Readfield**, at the intersection of Route 135 and Route 17, consist of a cider and grist mill, and oilcloth factory, a tannery, an inn, a post office, a brick schoolhouse, and a sawmill. The oilcloth factory burned in 1877 and the business was moved to Winthrop. The remaining buildings were eventually moved or torn down as the town became obsolete.

To the casual observer, minimal visible evidence remains of the East Readfield village, aside from several cemeteries dating back to the late 1700s and the Jesse Lee Church. More recently, the Dr. Hubbard House was another significant East Readfield structure. Unfortunately, it burned down in 2000.

Readfield Depot, settled in the 1820s, flourished with the construction of the railroad in 1849. This small settlement was home to the first Town Farm and the first Town House and an animal pound. Other notable features included four blacksmith shops, a livery stable, several stores, and a grain elevator.

The railroad contributed to Readfield's development as an important community around the turn of the century when many people traveled by rail to spend their summers at resorts such as the Tallwood Inn, the Avalon, the Elmwood Hotel, and other inns. The Moses Whittier House, built about 1780 near the Depot, is one of the oldest houses still standing in Readfield. The Depot School is now home to the Readfield Historical Society, which was incorporated in December 1985.

With the passing of the era of destination resorts, Readfield Depot faded from prominence. The train station was torn down in the late 1950s and the post office closed in 1976. However, several new businesses have opened in recent years giving renewed vitality to the Depot as one of the three remaining active village centers in Readfield. The other two village centers are Readfield Corner and Kents Hill.

Readfield Corner was settled in the late 1780s. Readfield Corner sits at the crossroads of Sandy River Road towards Hallowell (now Route 17) and north to south from Mount Vernon to Chandler's (Winthrop) Mills (now Route 41). As a result of this ideal location, Readfield Corner became a busy commercial center. During the 19th century "The Corner" was a bustle of activity and the town's principal business district.

Early businesses in 1800 included Thomas Smith's store, Samuel Glidden's store, a law office, and Josiah Mitchell's inn. The Readfield House, a guest inn, was constructed in 1826, followed by the first Masonic Hall in 1827.

In 1876 the Readfield Grange was organized, and the present-day Hall was built in 1898. The Gile Hall building was used as a school from 1832 to 1955; it is now presently used for Readfield Town Offices. In 1989, the town purchased the community house, renovated it and now uses it as the Town Library.

Unfortunately, on June 11, 1921, a devastating fire destroyed most of the buildings at the Corner's intersection with Main Street and a private residence on Church Road. One of the most notable structures in Readfield Corner, Union Meeting House, remained standing, untouched by the fire. Thereafter, the popularity of the family automobile changed settlement patterns and Readfield Corner never regained its former stature though it remains the town center.

Readfield Corner was also the site of the Readfield Fairgrounds where the Kennebec County Agricultural Society held a fair from 1856 to 1932, promoted as the largest Agricultural Fair in the State of Maine. The local Grange also held an annual fair at the Fairgrounds from 1948 to 1963. Today, the Old Fairgrounds is owned by the Town and boasts trails, a baseball field and historical markers noting the history of that land. The creation of this trail system, ballfields, and monument markers is a respectful nod in acknowledgment to the important history and past that helped to form the culture and character of Readfield today.

Unlike the business district at Readfield Corner, the focal point of **Kents Hill**, Readfield's other village district, was a Methodist Community of church and school. Nathaniel, Charles, and Warren Kent were the pioneer settlers for whom Kents Hill village was named. This part of Readfield, like the Corner, was settled in the late 1780s. Around 1800 Luther Sampson helped to finish the first Methodist Meetinghouse, which was used until the Kents Hill Meetinghouse was built in 1835. That meetinghouse is now the Torsey Memorial Methodist Church. Under Sampson's endowment and direction, the Readfield Religious and Charitable Society was initiated in 1824. In 1825 its name was changed to the Maine Wesleyan Seminary. It continues to function today as a private college preparatory school called Kents Hill School.

Factory Square, located west of the Corner along Dead Stream, also prospered in the early 1800s. The business in this settlement included sawmills and gristmills owned by James Craig and Daniel Bean's, a carriage shop, scythe and sash factories, a tannery, a brickyard, a cheese factory, and two woolen mills.

Anson P. Morrill, Governor of Maine from 1856 to 1857 owned one of the woolen mills and provided "Readfield Cloth" for the Union Army. Readfield Cotton and Woolen Manufacturing Company produced cloth and yarn until 1885, then the buildings were used as a barrel factory from 1914 to 1920. They were subsequently torn down in the 1940s. Today none of the buildings in Factory Square remain.

Maine Historic Preservation Commission Data:

According to Maine Historic Preservation Commission (MHPC), there are three types of historic and archaeological resources that should be considered in comprehensive planning. They are:

- Prehistoric Archaeological (Native American, before European arrival)
- Historic Archaeological (mostly European-American, after written historic records)
- Historic Buildings/Structures/Objects (buildings and other above ground structures and objects)

Archaeological resources are those found underground and are locations where there have been prior signs for the existence of human beings including structures, artifacts, terrain features, graphics or remains of plants and animals associated with human habitation. Prehistoric archaeological resources are those associated with Native

Americans and generally date prior to 1600s. Historic archaeological resources are those associated with the earliest European settlers.

Prehistoric Archaeological Sites:

According to the Maine Historic Preservation Commission, no professional archaeological surveys have been done in Readfield. The non-professional-level surveys conducted identified only one site known as #36.65, which is described as a stone tool found on Lovejoy Pond on June 8, 2020.

According to the MHPC, most prehistoric archaeological resources, particularly habitation/workshop sites, are located adjacent to canoe-navigable water bodies. For this reason, MHPC has identified floodplain and other shoreland areas of the Carlton Pond, Maranacook Lake, and Torsey Pond as sensitive archaeological areas that should receive professional archaeological surveys.

Historic Archaeological Sites:

As of May 2020, one Historic Archeological Site has been identified. The site has been named "Know-Nothing Inscription". The site type is a petroglyph, and its location was given site number ME 367-001. It is speculated to date back to between 1840 and 1860 and its National Register status is currently undetermined.

To date, no professional historic archaeological surveys have been conducted in Readfield. The MHPC suggests that a future archaeological survey be conducted and focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Native American and Euro-American settlement of the town in the 18th and 19th centuries.

Readfield's Historic Buildings/Structures/Objects:

The traditional, recognized standard for what makes a historic or archaeological resource worthy of preservation is normally eligibility for, *or* listing on the National Register of Historic Places. The National Register, administered by the National Park Service, United States Department of Interior, is a listing of those buildings, districts, structures, objects, and sites deemed worthy of preservation for their historic, cultural, or archaeological significance. The National Register is intended to accommodate buildings and sites of national, state, and local significance.

The recognized standard for historic or archaeological resources is listing on the National Register of Historic Places. One benefit of National Register listing is that certain buildings may qualify for a 20% investment tax credit. To qualify the building must be income producing, depreciable, and a "certified" historic structure. To obtain this certification, the historic or archeological resource must meet criteria mandated by The National Register Criteria for Evaluation, by the National Parks Service. Additionally, the National Parks

Service developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.

Structures on the National Register are also provided a limited amount of protection from alterations or demolition where federal funding is utilized. Readfield has two stand-alone historic structures on the National Register of Historic Places: the Jesse Lee Church, at the corner of Plains Road (RT 135) and Main Street (RT 27) in East Readfield, and the Union Meetinghouse or the Brick Church.

The Jesse Lee Church, built and dedicated in 1795 through the missionary work of Jesse Lee, it was the first Methodist Meeting House in Maine. It is also the oldest surviving Methodist church in New England to have remained in continuous use as a Methodist house of worship. The church was added to the list of National Register of Historic Places in 1984.

In 1798 the first New England Methodist Conference was held at Jesse Lee Meetinghouse, attended by an estimated 1,800 people from throughout New England. Bishop Francis Asbury and Reverend Jesse Lee, a charismatic Methodist minister from Virginia, presided. Additionally, town meetings were held at the church alternately with a home or inn in Readfield Corner between 1796 and 1824 before the Town House was built in Readfield Depot.

The Jesse Lee Church building is a modest single-story wood frame structure, with a gabled roof and clapboard siding. A square tower with belfry and steeply rises from the roof ridge. The front façade has a pair of entrances, one on each side of a central sash window. The gable is fully pedimented. The building corners have paneled pilasters rising to an entablature, and the square elements of the tower are also pilastered. The building was originally located further up the hill, but it was moved in 1825 to its present location, at which time the Greek Revival style elements were added.

The Union Meetinghouse, built in 1828 and located in Readfield Corner Village, was open to any religious denomination. The bricks used for the Union Meetinghouse came from Hunt's brickyard in Readfield and the builders were Richard Mace, Jere Page, and Francis Hunt.

Forty-three owners and proprietors of the meeting house petitioned to incorporate as the "Readfield Union Meeting House Company" on June 12, 1828. Each owner of the Union Meeting House held a deed to one or more pews "with an undisputed right to occupy the same during all public and private meetings held in the same by any religious sect or denomination whatever."

In 1868 over \$8,000.00 was raised and expended for needed alterations and repairs. As part of the renovation, Portland artist Charles J. Schumacher painted Trompe l'oeil on the interior walls. This form of art was quite popular for about 20 years in the mid 1800's.

In 1917 the steeple blew off in a big storm creating water damage to the beautiful Trompe l'oeil in the choir loft. The rest remained untouched over the years though throughout Maine other examples of Trompe l'oeil was slowly destroyed through aging or remodeling.

In 1875, the Methodists built a chapel between the Grange Hall and the Captain John Smith House (built circa 1810). It is being revitalized (2021) for use as a community center.

Over 100 years passed before community members fully realized what a treasure the interior of the "Brick Church" held. On July 8, 1982, Readfield Union Meeting House was placed on the National Register of Historic Places in the State of Maine. Today, the Trompe l'oeil art found in this building may be the best example in this country. All but that in the choir loft is original, and \$85,000.00 has been raised over the past 15 years by the Union Meeting House Historical Society to make restoration and repairs possible.

Special open houses are held throughout the year, and each July a Strawberry Festival is held to raise public awareness and money towards maintenance of the Union Meeting House. Tours are given by appointment and during festivals. The Union Meeting House is not heated; however it is still used occasionally for special functions such as weddings, memorial services, or church services. The Society remains non-denominational.

Several structures within the Kents Hill School property make up Readfield's only Historic District designated as such on the National Register of Historic Places. This is not a district that is in any way regulated by Readfield or anyone else to maintain its historical features. The district designates a group of historically significant structures and limits the use of federal funds to alter the structures. However, there is no significant protection of any sort for these structures and the owner (currently the school) could alter them or tear them down.

There are more than thirty pre-1900 homes and buildings atop Kents Hill with no formal protection measure placed on them. Several homes that were built by the Kent and Packard families remain standing today on Main Street and P[ackard] Ridge Road. Kents Hill Cemetery is on land originally owned by the Packard family, as is Torsey Memorial Church and several houses on "the Hill". The Nathaniel Thomas house (circa 1790) and first Methodist parsonage on the opposite side of Main Street are other examples of historic structures in Kents Hill. On the west corner of P Ridge Road and Main Street, which for many years was called "Packard Corner", is the (now privately owned) one-room schoolhouse built in 1908 and in operation until 1955.

Threats to Local Historic/Archeological/Cultural Resources:

Nearly all the historic buildings in Readfield are now private homes. None of the town's historic buildings are concentrated in an identifiable "historic district" other than those in the Kents Hill School. Even in the Village Center, the old buildings have been sufficiently inter-built with newer architectural forms that the area does not qualify for protection under federal or state law.

The primary threat to most of these buildings is the desire of their owners, present and future, to alter them in ways that destroy their architectural integrity and character. The buildings' survival in their present form is likely to depend largely upon the willingness of the individual owners to conserve the historic heritage of which their homes are an irreplaceable part.

Protecting Significant Historic and Archaeological Resources:

Although some historic buildings and structures have been lost through fire or neglect, there remain many significant historic buildings in Readfield. In 1975, the American Revolution Bicentennial Commission of Readfield, Maine, published Reflections of Readfield (The Story of our Town) which offers detailed historically accurate information on early Readfield. Used in concert with Early Readfield Maine, a map printed in 1976, a dramatic picture can be pieced together, including geographical locations of the 42 historic structures throughout Readfield.

In 1976, a Historical Records Committee was created to organize Town records. This committee has sorted all known records to date. In 1991, Readfield celebrated its bicentennial as an incorporated town. The Readfield Historical Society, in cooperation with the History Department of Kents Hill School, prepared a social history of the town. The Readfield Historical Society continuously collects, catalogues, and preserves artifacts, photos, documents, scrapbooks, business ledgers, documents, and other historical items pertinent to Readfield history.

There are historical markers located on Mill Stream Road and Gile Road that keep the memory of Readfield's industrial history alive, thanks to the work of the members of the Readfield Bicentennial Committee in 1991 and more recently the Trails and Conservation Committees and Readfield Historical Society.

Existing Land Use Protections:

Due to the lack of traditional "Historic Districts", the existing regulatory protection for historic and archaeological resources is primarily provided through the state subdivision and shoreland zoning statutes. Maine's subdivision statute requires review of the impact on "historic sites", which includes both National Register and eligible buildings and archaeological sites. The State Shoreland Zoning statute includes, as one of its purposes, "to protect archaeological and historic resources". The town's Land Use Ordinance also

includes the following language in the design standards, stating that any activity occurring on or adjacent to sites listed or eligible to be listed in the National Register of Historic

There is currently no requirement for applicants proposing development to conduct a survey in areas that may contain historic or archaeological resources.

A number of old homes have been lost over the last decade. Some due to disrepair and decay, some were destroyed by misguided “restorations”, and others were claimed by fire. However, as a proportion of the overall number, those lost represent a small fraction of older homes in Readfield.

Readfield has an active Historical Society, which offers two programs for identifying and highlighting historic homes.

- History in the Streets Program- This program locates historic structures and sites then puts up signage identifying the structure and detailing information.
- Historic Home Sign Program- This program provides owners of historic home with ‘circa’ signs detailing establishment dates, and other relevant information. This serves to document the history of historic structures.

Both programs are voluntary. They promote Readfield’s historic structures by offering easy access to historical information that adds value to the buildings.

Important Partners for Historic/Archaeological/Cultural Preservation:

- Readfield Historical Society
- Readfield Union Meeting House
- Kent’s Hill School
- KHS Historic District
- Maine Historic Preservation Commission
- National Register of Historic Places
- Maine Preservation

Further Resources for Readfield History:

As of April 2021, there are seventeen publications and resources that provide detailed historical information about the Town of Readfield, including books, booklets, maps, and monographs. These documents were used extensively in the creation of this chapter and are considered incorporated in their entirety as part of this historical perspective.

1. Reflections of Readfield (The Story of Our Town) by American Revolution Bicentennial Commission of Readfield, Maine (1975)
2. The History of Winthrop by Everett Stackpole (1925)
3. History of Winthrop by Rev. David Thurston (1855)
4. History of Kennebec County (1892)
5. Kents Hill and its Makers by J.O. Newton and Oscar Young (1947)
6. Dry Beans in the Snow, reflections of Readfield Historian Evelyn Adell Potter (1992)

7. To Those Who Led The Way by Dale Potter-Clark (2009)
8. In Search of Mattie Hackett: A True Maine Unsolved Murder Mystery by Everett Spooner (2012)
9. To Those Who Followed the Lead by Dale Potter-Clark (2013)
10. Along the Lakeshore by Lisa Bondeson (2015)
11. Memories of a Small Town by Lisa Bondeson (2015)
12. The Founders and Evolution of Summer Resorts and Kids' Camps on Four Lakes in Central Maine by Dale Potter-Clark and Charles Day, Jr. (2016)
13. The Paupers and the Poor Farms: Support and Care of the Poor in Readfield, Maine 1971-2018 by Dale Potter-Clark (2018)
14. Brief Bios of Circa 1900 Readfield Residents by Readfield Historical Society (to be published in 2021)
15. The Escape from Bunker Hill: A Historical Novel about the Underground Railroad, ultimately leading to Readfield, Maine by Dale Potter-Clark (future release)
16. Old Houses and the People Who Lived in Them by Dale Potter-Clark and William Adams, Jr. (future release)
17. Early Readfield Maine Map (printed in 1976)

RELATED APPENDICES:

*GIS Map of Historical / Archaeological Resources

*Letters from RHS and Union Meetinghouse + Jesse Lee

Future Consideration:

- ❖ Consider introducing special policies and/or regulations to protect historic homes and buildings. Currently, Readfield opts for voluntary preservation of homes without government intervention or restrictive zoning and builds on existing programs offered through the historic society.
- ❖ Is a site survey in areas of proposed development something to consider adding to the subdivision/land use ordinance?
- ❖ Does the town feel it is important/necessary to add protection for potential archeological sites to goals?
- ❖ Recommendations by Maine Historic Preservation Commission- have historic archaeological surveys conducted.

COMMUNITY ASSESSMENT PART TWO: COMMUNITY PROFILE

This report holds a statistical profile of the town of Readfield and its people. It has a great deal of numerical information about the community. Data like this will often confirm our own intuitions about what is happening within the community. More importantly, it can show early signs of new patterns and trends before we can see the impacts.

Demographical statistical data of a particular place, like Readfield, are incredibly valuable and greatly affect future decisions. Demographic data can affect and impact nearly every decision made on the municipal level. For example, the amount of money from taxes the town needs to generate is affected by things like services the town offers for its senior citizens, the size of the school system, waste management services, and how many recreational amenities are provided. The level of services the town needs to have senior citizens can be assumed using demographic data, just as the total school system size will be affected by total family households in the area.

Readfield is evolving and in the last decade, there has been more Readfield residents than ever before. Innovative ideas and strategies will be needed to accommodate the increasing and changing population. The information supplied here will be used throughout the plan and will help inform us about how the community has changed. Future changes are also discussed. Growth projections will help in planning for the increased housing and public service demands that are expected over the next couple of decades. Similar, additional information will also be in the Housing Data Chapter of this plan.

Historical Population Trends:

Over the course of its existence, Readfield's population has fluctuated with a steady rise since 1950. Both economic and cultural factors have contributed to the changes observed in Readfield's population changes displayed in the following table and graphed in the figure on the following page. The information used to populate this graph was obtained through the U.S. Census and American Community Survey.

****Note: You may notice that the population number varies between 2,597 and 2,571. This is because the 2,571 is from the American Community Survey. This data was used in certain tables and graphs because the data provided was based on this number and from the ACS itself. To change the population and recalculate the data would be inaccurate. This is important to understand as it can be construed as a mistake, and it is not. Where possible, this has been annotated.

TABLE 1: POPULATION CHANGE: 1830 TO 2020

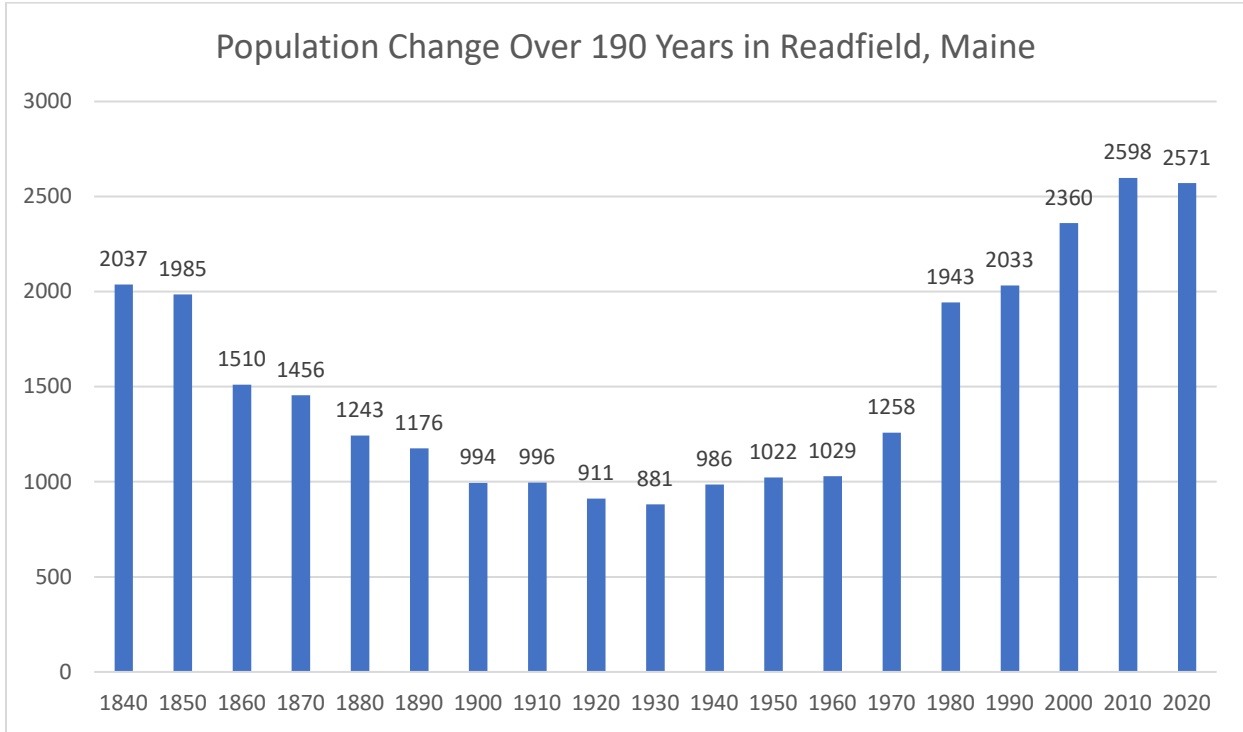
Year	Population		Year	Population
1830	1,884		1930	881
1840	2,037		1940	986
1850	1,985		1950	1,022
1860	1,510		1960	1,029
1870	1,456		1970	1,258
1880	1,243		1980	1,943
1890	1,176		1990	2,033
1900	994		2000	2,360
1910	996		2010	2,598
1920	911		2020	2,597

Source: U.S. Census

Readfield experienced a significant population increase in the early 1800s, but the population dropped 50 percent between 1840 and 1920, likely due to the Civil War and westward expansion. After reaching a low point in 1920, the population began to trend upward and steadily rose until today. The biggest population jump was seen between 1970 and 1980 where the total population increased by nearly 700.

Since the 1970s, Readfield’s population has steadily grown and since 1980 the population has averaged nearly 20 new residents per year. Between 2010 and 2018, the population has declined (based on a 2018 estimate) which reflects regional trends in population decline. However, the increasing population trend recovered two years later in 2020, reaching the second highest population since 2010. In the ten-year span between 2010 and 2020, Readfield only lost one resident, when looking at the overall picture.

FIGURE 1: 190 YEARS OF POPULATION CHANGE IN READFIELD



Source: U.S. Census

The data presented in Figure 1 reflects the increasing population trends which requires community planning to accommodate the growing and evolving population.

Additional census or American Community Survey information can paint a broader picture to help with long-term planning for Readfield. One such example is that the average age of Readfield residents is increasing and although the number of households are still increasing, the number of single person households is increasing faster. Except in college towns (like Waterville), single person households tend to be elderly households. Elderly households have unique needs, along with public service and planning requirements.

Just as significant is the overall decrease in household size. In just 20 years, Readfield went from nearly three persons per household to 2.58 in the 2020 American Community Survey (ACS). The ACS defines household size as the number of people living in one place, who may or may not be related. This contrasts with average family size, which was 2.98 in the ACS; average family size is defined as people living in one location who are related to one another.

Decreasing household size is a trend seen nationally, reflecting social changes like smaller families, lower birth rates, and elderly independent living. What this equates to is that fewer people per household necessitates more houses just to sustain the current population. For every 1,000 homes in 1980, there were 2,738 occupants. In 2000, that same number of homes only have 2,374 occupants. In fact, an additional 157 homes

were needed in 2000 to accommodate the same number of residents as in 1980. In 2010, Readfield’s total number of households reached almost 1000 – an increase of nearly 300 households over 20 years. The data from the United States Census Bureau (from here forward the United States Census Bureau will be called the Census) reflects that Readfield currently has 1,320 housing units for 977 households. This is an increase of 320 housing units in just a ten-year period.

This data is imperative when considering the population and housing demands for the future. If the number of people in each household continues to decrease as projected, the community will require not only more house, but a housing stock made up of smaller houses.

TABLE 2: POPULATION AND HOUSEHOLD CHARACTERISTICS: 1990-2020

General Population Characteristics	1990	2000	2010	2020*
Total Population	2,033	2,360	2,598	2,571
Male Population	1,010	1,197	1,240	1,418
Female Population	1,023	1,163	1,308	1,153
Median Age	35.7	38.4	43.4	44.7
Total Households	722	867	998	977
Family Households	577	674	738	699
Married Couple Family Households	512	576	618	581
Nonfamily Households	145	193	260	278
Nonfamily Households Living Alone	120	158	196	168
Households with children (under 18)	302	345	295	295
Single-Person Household 65 years +	40	49	67	56
Average Household Size	2.81	2.31	2.55	2.58

Source: 1990, 2000, 2010 Census- unless otherwise noted

**Data from American Community Survey*

Components of Population Change:

There are many factors that contribute to population changes besides birth rate, migration, and death rate. Some of these factors include economic development, education, quality of life, urbanism, changes in job availability, and many more. Some of these, although not relevant to Readfield may be factors for why people moved from their original locations to Readfield.

From 1990 to 2020, Readfield's population increased by 564 people. This change is never solely just a case of emigration, as mentioned above, there are various contributing factors for people to move to a new home. Population change in a community is a result of both natural change and migration. Natural change is the difference between deaths and births in the community over a period. Migration accounts for people moving in and moving out. Net migration is population change not explained by births and deaths.

Will the ratio of natural change and net migration continue? Considering the aging population, a trend toward smaller families and increasing housing values, it seems that deaths will continue to outpace births, resulting in a continuing decline in natural change.

However, population decline could be combated in several ways. Readfield has plenty of available land and is a short drive to Augusta for either employment or entertainment. Access to water and other outdoor recreational activities are abundant both in Readfield and in neighboring towns. While the rate of natural change cannot be impacted with town policy, the rate of migration can be affected by managing land use controls, promoting economic sectors that fit the character of the town, and offering public services that town residents want and need.

TABLE 3: AGE TRENDS 1990 THROUGH 2020

	1990 % Of Total	2000 % Of Total	2010 % Of Total	2020* % Of Total	20-year Change
Population	2,033	2,360	2,598	2,571	211 (8.9%)
Median Age	35.7	38.4	43.4	44.7	6.3 (16.4%)
Under 5 years old	142 (6.9%)	150 (6.3%)	117 (4.5%)	90 (3.5%)	-60 (-40%)
5 - 17 years old	362 (17.8%)	527 (22.3%)	496 (19.1%)	N/A	134 (37.0 %) ** from 1990-2010
18 - 24 years old	209 (10.2%)	135 (5.7%)	142 (5.4%)	N/A	-67 (-47.1 %) ** from 1990-2010
25 – 34 years old	271 (13.3%)	233 (9.8%)	250 (9.6%)	380 (14.8%)	147 (63.1%)
35 - 44 years old	426 (20.9%)	401 (16.9%)	368 (14.1%)	291 (11.3%)	-110 (-27.4%)
45 - 54 years old	255 (12.5%)	442 (18.7%)	475 (18.2%)	470 (18.3%)	28 (6.3%)
55 - 64 years old	186 (9.1%)	444 (18.8%)	217 (16.4%)	404 (15.7%)	-40 (-9.0%)
65 years and older	182 (8.9%)	255 (10.8%)	323 (12.4%)	392 (15.2%)	137 (53.7%)

Source: 1990, 2000 & 2010 Census unless otherwise specified.

**ACS Data- may differ from data obtained from 2020 census*

***More current data not available*

Some important population changes and trend takeaways from the data analysis in this chapter:

- The median age increase by 6.3 years in a 20-year period is dramatic. This aging trend is statewide, and Maine is one of the oldest states in the nation.
- The number of children (five and under) decreased from 150 in 2000 to 90 in 2020.
- The number of children between the ages of 5-17 and 18-24 was not available at time of writing for 2022.
- The number of children (under 18 years old) increased between 1990 and 2000 but decreased between 2000 and 2010. Based on the data trends, it can be assumed that the population in this age bracket decreased further in the 2020 census.

- Adults that fall roughly into “family-age” category were broken into two separate categories by the ACS:
 - Age category 25-34 increased by 63.1%
 - Age category 35-44 decreased by 27.4%
- This drastic difference in so close age categories is unusual. The 25-34 age bracket saw a significant increase from 233 in 2000 to 380 in 2020. This age category is more likely to be starting families than the 35-44 age category, so there is a possibility that school enrollment will increase based on this data. These young families are the primary market for the kind of suburban-style new housing that has been popular in Readfield.
- The age category 35-44 dropped by 110 individuals (decrease of 27.4%) since 2000.
- The “mature adult” age bracket (45 to 54 & 55 to 64) was split.
 - Age category 45-54 increased by 6.3%
 - Age category 55-64 decreased by 9.0%
- In 2010, the 65 and older age category was beginning to show the outliers in the baby boom generation (persons born generally between 1945 and 1965). This age category has been steadily increasing and the real impact will begin in this decade. Since 2000, this age category increased 53.7%, the second highest increase noted in the data, only slightly behind the 25-34 age category. The number of individuals in this category rose from 323 in 2010 to 392 in 2020, which is an increase of 137 individuals. These are the older individuals from the baby boom generation and as younger baby boomers continues to age, this number will rise. The increase of the 65+ age category population will have short-term implications for housing, health care, transportation, recreation, and other services. The children produced by the post-war glut are now in their 60’s.
- This was the group that put enormous strain on the school systems in the 1960’s and 1970’s, and on the housing market in the 1980’s and 1990’s; now they are about to put the same strain on senior housing and health care services.

Seasonal Population:

All population data cited above refers to year-round residents. Readfield also has a sizeable seasonal population that includes camp owners/renters, visitors, day-trippers, and people staying at the summer camps.

There are few good measures of seasonal population. To quantify the seasonal population, data from the 2020 Municipal Valuation Return Statistical Summary report was used. Based on this report there are currently 770 homestead exemptions. From this information, out of the 977 households reported in the 2020 ACS, it can be ascertained that 207 of the households are seasonal or don’t claim their property in Readfield as their primary residence.

At 2.07 percent of the total households, the fluctuation caused by the seasonal population should not have any significant negative effects nor should it be a major phenomenon,

unlike many other central Maine communities that are more “lake towns” and host many camps. But as the town grows and evolves, the impact of the seasonal population will weaken.

Possibly the biggest contribution of the seasonal population to Readfield is in the tax base collected from their properties or their purchases in town when they visit. Since they are only in Readfield seasonally, their children do not attend Readfield school, furthering their tax contribution to Readfield. However, aside from tax contributions, Readfield has minimal dependence on the seasonal population.

School Enrollment Data:

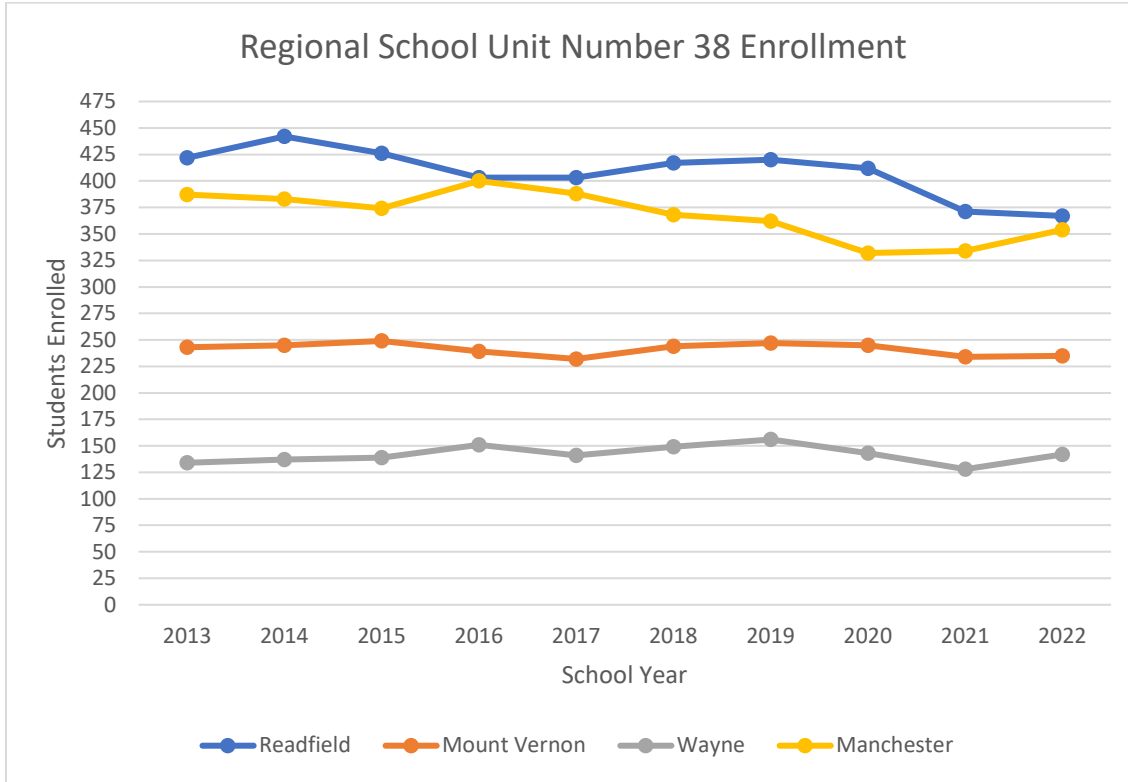
School enrollment is negatively correlated with the increasing population age and the reduced number of younger generations in Readfield: as the number of school-aged children drops, so does annual school enrollment.

In Figure 2, the towns of Readfield, Wayne, Mount Vernon and Manchester are included because they are all part of Regional School Unit (RSU) Number 38. Figure 2 shows that, historically, Readfield has a higher number of children enrolled annually than the other towns with which it shares a school district. However, like the other towns, Readfield is experiencing a drop in enrollment and has been since 2014, aside from a slight increase in 2019. This same approximate trend can be seen in the other towns’ school enrollment numbers.

Table 4 includes data from Figure 2; however, Augusta and Kennebec County are included as well. While their enrollment numbers are higher, of course, the trend in decreasing school enrollment is clear in their data as well. As stated previously, Maine’s overall median age is increasing, and the population of younger generations is decreasing. This trend has been progressing for nearly ten years, depending on datasets, and is not likely to change trajectory on its own accord. Each town will undoubtedly be affected by this trend; planning strategies should be discussed to prevent negative impacts.

The combination of increasing housing prices, the median age range in Maine, and the decreasing family sizes all contribute to the reduced school enrollment. As a state, Maine should consider the implications behind this trend. As a town, Readfield should prepare for future years of decreased school enrollment. Decreased school enrollment will affect everything from school bus routes, teaching jobs, school buildings, teaching styles, and the quality of education provided.

FIGURE 2- SCHOOL ENROLLMENT TRENDS FOR TOWNS IN RSU# 38



Source: Maine Department of Education, Student Enrollment Data

The data presented in Figure 2 and Table 4 reflect the reduced school enrollment over the past several years. The reduction in school enrollment effects many towns in the region and Kennebec County, as seen in Table 4.

TABLE 4: TEN-YEAR, SCHOOL ENROLLMENT DATA FOR RSU# 38, KENNEBEC COUNTY AND AUGUSTA

	School Year										10 yr Average
County/Town	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Readfield	422	442	426	403	403	417	420	412	371	367	408.30
Mount Vernon	243	245	249	239	232	244	247	245	234	235	241.30
Wayne	134	137	139	151	141	149	156	143	128	142	142.00
Manchester	387	383	374	400	388	368	362	332	334	354	368.20
Augusta	2224	2167	2160	2209	2202	2268	2232	2277	2196	2170	2210.50
Kennebec	17327	17221	16965	16957	16798	16891	16790	16621	15843	16140	

Source: Maine Department of Education, Student Enrollment Data

The New England School Development Council (NESDEC) puts together school population projections each year. In the Enrollment Summary for these projections, NESDEC acknowledges that the global pandemic continues to influence the nation in unpredictable ways and there are many factors that could impact school enrollment. NESDEC also notes that projections are generally more reliable when they are closest in time to the current year. Projections four to ten years out may serve as a guide to future enrollments; however, they're data is less reliable due to unforeseen circumstances.

TABLE 5: RSU #38 ENROLLMENT PROJECTIONS

Enrollment Projections By Grade*																				
Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12	
2016	59	2021-22	39	65	76	84	77	92	79	101	103	98	91	91	88	94	0	1139	1178	
2017	72	2022-23	50	99	65	74	86	78	89	88	106	108	97	93	92	89	0	1164	1214	
2018	64	2023-24	51	88	99	64	76	87	76	99	92	111	107	99	94	93	0	1185	1236	
2019	67	2024-25	52	92	88	97	65	77	84	84	104	97	110	109	100	95	0	1202	1254	
2020	62	0	2025-26	53	86	92	86	99	66	75	93	88	109	96	112	110	102	0	1214	1267
2021	65	(est.)	2026-27	54	89	86	90	88	100	64	83	98	92	108	98	113	112	0	1221	1275
2022	66	(est.)	2027-28	55	91	89	84	92	89	97	71	87	103	91	110	99	115	0	1218	1273
2023	65	(est.)	2028-29	56	89	91	87	86	93	86	108	75	91	102	93	111	100	0	1212	1268
2024	65	(est.)	2029-30	57	90	89	89	89	87	90	95	113	79	90	104	94	113	0	1222	1279
2025	64	(est.)	2030-31	58	89	90	87	91	90	84	100	100	119	78	92	105	95	0	1220	1278
2026	65	(est.)	2031-32	59	90	89	88	89	92	87	93	105	105	118	79	93	107	0	1235	1294

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

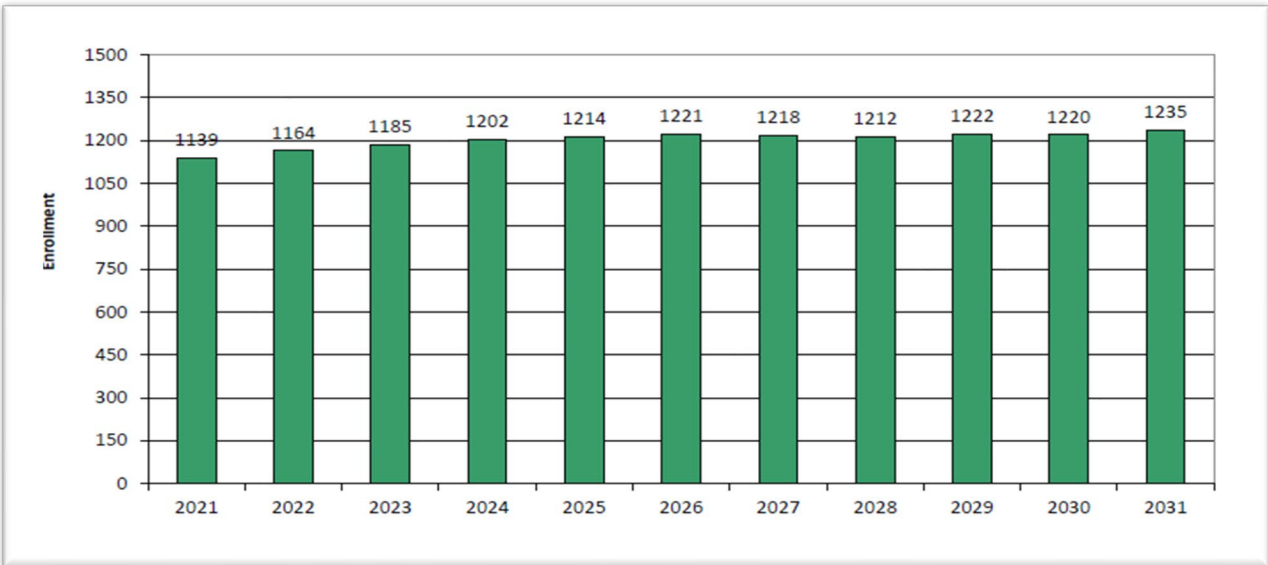
Based on an estimate of births
 Based on children already born
 Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

Source: New England School Development Council, 2021

The data presented in Table 5 above and Figure 3 below shows that over the next three years, K-5 enrollments are projected to increase by 30+ students, grades 6-8 are projected to decrease by 17 students, and grades 9-12 are projected to increase by 50 students, as students progress through the grades.

FIGURE 3: K-12 TO 2031 BASED ON DATA THROUGH SCHOOL YEAR 2021-22



Source: New England School Development Council, 2021

Figure 3 shows the slight increase in enrollment reflected in Table 5 above. Based on the bar graph in Figure 3, the projected increase in student enrollment in the K-5 and 9-12 range will outweigh the decline in student enrollment in the grades 6-8.

Overall, it is projected that school enrollment will become stable and maintain enrollment in the low 1200s range through the next few years.

Regional Perspective:

Readfield's development pattern is not unusual for Kennebec County. All the towns in this area prospered as farm towns during the 1800's, then went into decline after the Civil War and during westward expansion. This was followed by the urbanization period of the late 19th and early 20th centuries, when these towns began to grow again as suburbs and green spaces. The region's largest growth period was in the 1970's and 1980's but has slowed since.

Similarly, between 1960 to 1980, Fayette to the northwest, Mount Vernon and Vienna to the north, and Chesterville to the northwest, saw significant growth during this time period. No regional town saw population loss during this twenty-year period.

Likewise, Fayette also saw this population boom slow drastically in the time approximately between 1990 to 2010. Most towns in the region saw growth rates during this period in the 20 to 30 percent range. Unexpectedly, both Augusta and Livermore Falls experienced significant population loss during this time. Augusta’s population decreased by 10.3% and Livermore Falls decreased by 7.8%.

Contrary to historical population trends in the region, there has been a movement on the national level, of urban renewal as younger Americans move and settle in cities. It can be assumed that Readfield, as a suburb of Augusta, will not see the level of population increases that it has for the past 50-year period.

Overall, the population changes and other data presented here reflect not only Kennebec County, but also Maine in some ways. For example, the median age in Readfield, Kennebec County, and Maine are all 44 years old, while the median age for the United States is 38 years old. The same trend can be seen in the average family size of the town, state, and county versus the United States. The population change in the county and state were also not as significant as the United States, either.

TABLE 6: STATE, COUNTY, TOWN STATISTICS

Town/ County/ State/ Country	Population Change		% Change	Average Family Size*	Median Age
	2010	2020			
Readfield	2,598	2,597	-0.04%	2.89	44.7
Kennebec County	122,151	123,642	1.2%	2.9	44.1
Maine	1,328,361	1,362,359	2.6%	2.9	44.8
United States	234.6 million	331.4 million	7.4%	3.15	38.2

Source: 2010 U.S. Census & 2020 ACS

*This differs from the Average Household Size, which is 2.58 for Readfield. Household refers to those living together, related or not. Family refers to those who are living together and are related.

Population Projections and Impacts:

How much will Readfield change in the future? Population projections supply the short and easy answer. These are mathematical extrapolations of past population growth and factors such as age distribution and household size.

The Office of the State Economist publishes a projection to the year 2038 (they prepared it in 2018, based on Census data). They estimate Readfield’s population will be 2,611 (in 2038), a 0.5 percent increase from the current population of 2,597 in over 16 years. This is based partially on the advancing age of the residents and the overall observable trend,

not necessarily a reflection of the popularity of the town. The Kennebec Valley Council of Governments also does population projections. It estimates a 2030 population between 2,842 and 3,100. This estimate is based solely on the overall slowing trend of population growth. It should be noted that both sources estimated a 2020 population of around 8,200 – 8,600 as of the last Comprehensive Plan (2010) and the current population at 2,597 is quite short of that.

Notice that both projections call for a decline from the originally proposed 2020 population projections, but at significantly different levels. Then, what good are projections? Projections are not a crystal ball; they are based on assumptions of trends from the recent past. However, trends can be managed. For example, if the local economy or housing market changes, that in turn, affects how the community grows and changes as well.

What does the future hold for us if we follow the path of the projections described above? Or what may happen to create a new future?

Growth in population and households increases the demand for public services and commercial development. Unless specifically designed for senior citizens, each new household must have one or more jobs to support it. Younger, larger households will generate school children. Nearly all households require added waste management and road maintenance costs. All these factors must be considered when projecting population growth.

Local policies and ordinances can also influence the style of housing and with it, the character of the population. Neighborhoods with large lots tend to add to building costs and require expensive homes to be built. Many times, these homes are 3-, 4-, or 5-bedroom and suitable for large families with young children. At the other extreme, housing units can be designed exclusively for senior populations with 1- and 2-person households. This type of development would more closely match the demand for housing but would not add as much to the growth potential of the town.

Another emerging trend is multigenerational housing. This living situation was born out of necessity during the COVID-19 pandemic and became the new normal. Multigenerational homes are those that include parents living with their adult children and grandchildren, for example. This is beneficial for the parents of the young children, as the grandparents can supply childcare, and it is beneficial for the grandparents as they also have access to care. This situation has proven financially beneficial for all involved. As of the 2020 Census, there were 34 individuals living with their grandchildren who were under the age of 18.

COMMUNITY ASSESSMENT PART THREE: LOCAL ECONOMY

Introduction and Overview:

As with many central Maine communities in recent times, Readfield has had challenges with regard to economic development. The Historic Profile outlines the active role that community leaders and citizens in general have played in purposefully attracting employment and tax base to Readfield throughout the town's history. These efforts continue to this day, as the town must try to keep up with changes in economic activities as they have shifted from manufacturing and agriculture to a more service-oriented economy, as well as changes in commercial retail patterns.

This chapter seeks to describe current conditions, outline Readfield's role in the regional economy, identify economic development assets, examine visible trends and areas of need, incorporate public sentiment and lay out a direction and strategy to guide the town's economic development efforts for the foreseeable future.

Readfield's economy needs to be viewed through the lens of the COVID-19 pandemic, which has changed nearly every aspect of daily life. At this time, it is not possible to predict the long-term impacts of the virus, but by planning for a range of possibilities, Readfield should be well prepared. The statistics and data presented in this plan are based primarily on information from early 2020s, and as such will not reflect the sudden changes brought on by the coronavirus. The statistics and data should be used as a baseline for the essential components for Readfield's local economy. This chapter reports on the economy from two perspectives: statistical information and local business issues.

Per Capita Income Vs. Household Income:

The most conventional measure of a town's economic health is the income of its individuals and families. The Census reports two basic types of income measures: "per-capita income" which is simply the aggregate income of the town divided by its population, and "household income" which is the income (usually the median) of the households within the town. The latter is more helpful from a planning perspective.

One use of per capita income is for comparison with surrounding towns. According to the 2020 American Community Survey (ACS), Readfield had a per capita income (PCI) of \$40,608, on par with Manchester and Belgrade (Table 1 and Figure 1). For median household income, Readfield was significantly higher than the surrounding towns, with only Belgrade in a similar range (Table 1 and Figure 1).

TABLE 1: COMPARISON OF SURROUNDING TOWNS' PER CAPITA VS. MEDIAN HOUSEHOLD INCOMES*

Town	Per Capita	Median Household Income
READFIELD	40,608	86,156
BELGRADE	45,494	80,375
MANCHESTER	40,250	73,188
FAYETTE	28,529	48,409
MOUNT VERNON	30,969	59,844
WINTHROP	30,925	70,828
WAYNE	37,312	60,125
VIENNA	24,395	60,625

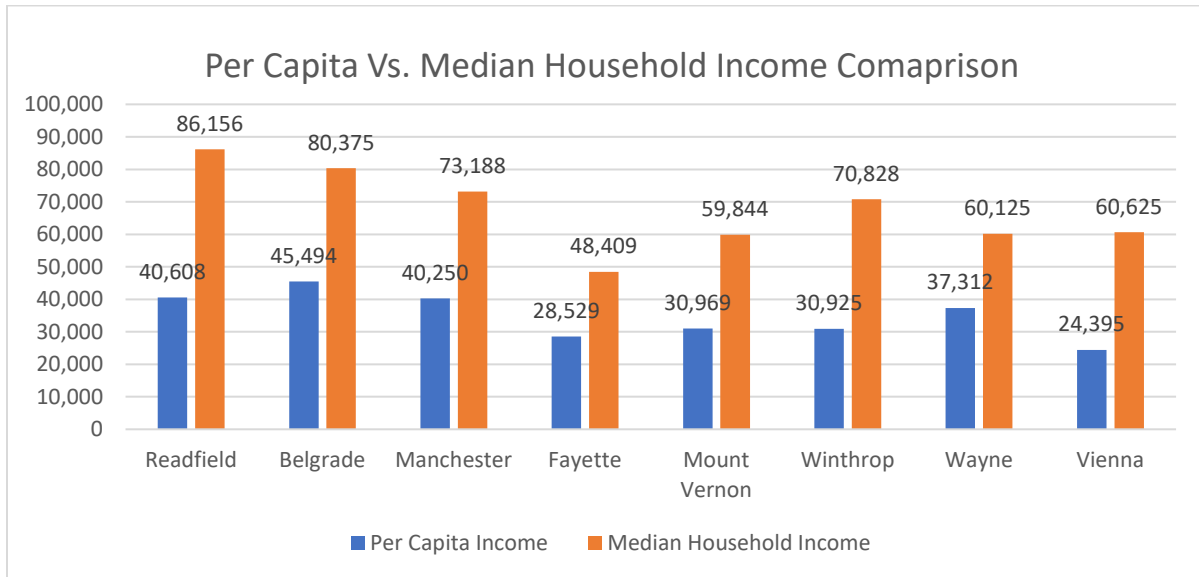
Source: 2020 American Community Survey (ACS)

*Adjusted for inflation

Median household income represents the total gross income received by all members of a household within a 12-month period. The median divides the income distribution into two equal parts: one half of the cases falling below the median income, and one half above the median income. Two factors distinguish it from per capita income:

- 1) decreasing household size over time,
- 2) changes in the number of members of the household with income.

FIGURE 1: PER CAPITA AND MEDIAN HOUSEHOLD INCOMES OF SURROUNDING TOWNS*

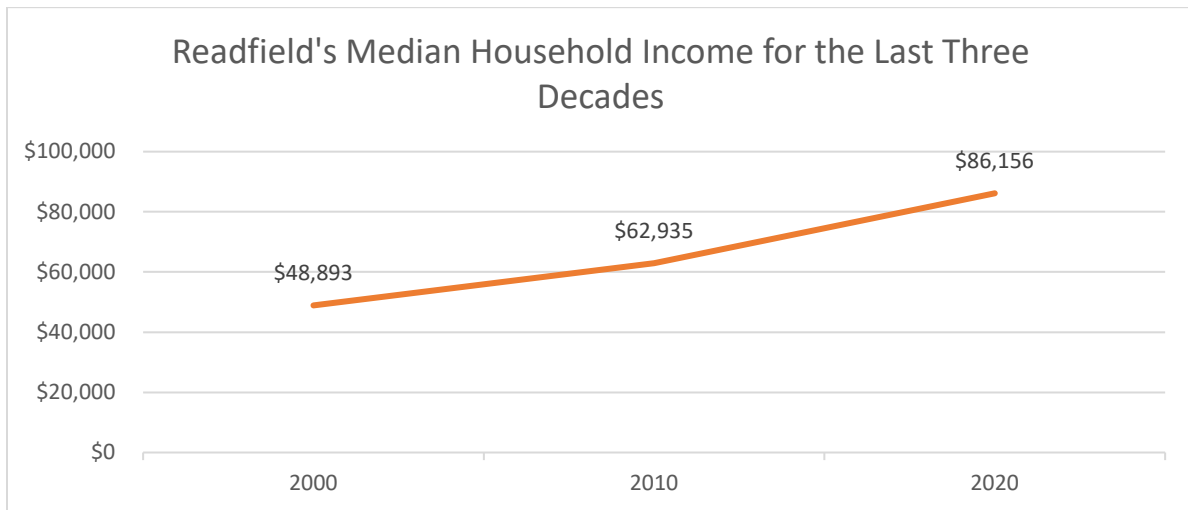


Source: 2020 ACS

*Adjusted for inflation

Readfield's income profile most closely resembles Belgrade's. For comparison, in 2020 the State of Maine had a PCI of \$87,756 and a median household income of \$ 64,767. Kennebec County had a PCI of \$ 74,079 and a median household income of \$60,528 in 2020. Readfield's PCI is comparable to that of the state, but higher than that of Kennebec County. Readfield's median household income was higher than both the state and Kennebec County.

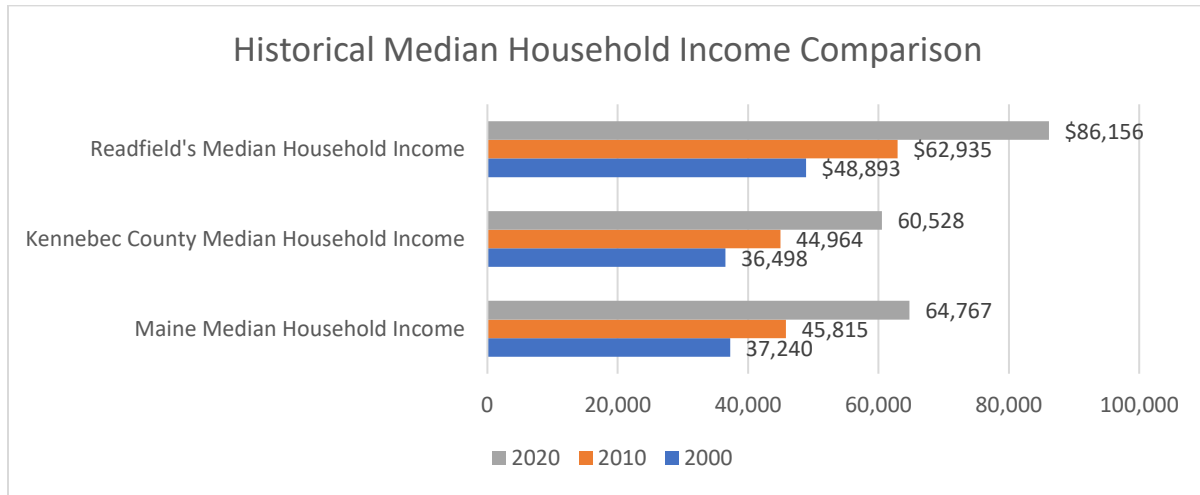
FIGURE 2: INCREASE IN MEDIAN HOUSEHOLD INCOME



Source: 2020 ACS

Changes in Readfield's household income are illustrated in Figure 2. From 2000 to 2010, Readfield's median household income increased by almost 28 percent and between 2010 and 2020 it increased by almost 37 percent. In light of the recent upswing in the economic conditions, these changes are not surprising; however, they are considerably larger than those of the state and Kennebec County (Figure 3).

FIGURE 3: 2000, 2010 & 2020 MEDIAN HOUSEHOLD INCOMES: READFIELD, KENNEBEC COUNTY AND MAINE*



Source: 2000 & 2010 Census, 2020 ACS

*The data for 2020 has been adjusted for inflation

These income levels are also a way to assess housing affordability. A house is considered affordable if a household whose income is at or below 80 percent of the Area Median Income (AMI) can live there without spending more than 28 percent of their income on housing costs (including heat, electricity, insurance, etc.). What this means in practice differs for rental and ownership units. For rentals to be considered affordable at 80 percent of the AMI, the household should be able to live there without spending 30 percent of their income on housing expenses.

As an example, in Kennebec County, 80 percent of the AMI by family size is as follows:

- | | |
|-----------------------|-----------------------|
| Family of 1: \$42,250 | Family of 2: \$48,250 |
| Family of 3: \$54,300 | Family of 4: \$60,300 |
| Family of 5: \$65,150 | Family of 6: \$69,950 |
| Family of 7: \$74,800 | Family of 8: \$79,600 |

This data is from 2021 and can be found on the Maine Housing website. In Readfield, 80 percent of the median household income comes to nearly \$69,000. Roughly 30 percent of Readfield’s 977 households fall below this income level.

The American Community Survey identified 279 households with social security income, about 29 percent of all households. It also identified 203 households with retirement income, however there is probably significant overlap between the two. The 2020 ACS identified only 9 families with public assistance income.

Local Labor Force and Employment:

The labor force refers to the number of people either working or available to work within the working-age population. For the purpose of the Census, the working-age population is everyone over age 16 including those of retirement age.

In 2020 Readfield's labor force was 1,477 people, all of which were classified as being in the civilian labor force and consisted of 69 percent of the working-age population. This is an increase of 11.2 percent or 149 individuals since 2010. These 1,477 individuals are made up of 597 women and 880 men. That means there is an average of 1.51 workers per household, out of the 977 households in Readfield. Put more practically, every second household in Readfield was a two-worker family. This is higher than the Kennebec County average of 1.14 workers per household, which may help to explain Readfield's higher income levels.

Readfield has a significant number of working spouses. The percentage of women in the workforce is 40 percent, whereas comparatively, the percentage of men in the workforce is 60 percent. The 2008 Comprehensive Plan showed that the workforce consisted of 54 percent men and 46 percent women, so this balance has changed little in those 14 years.

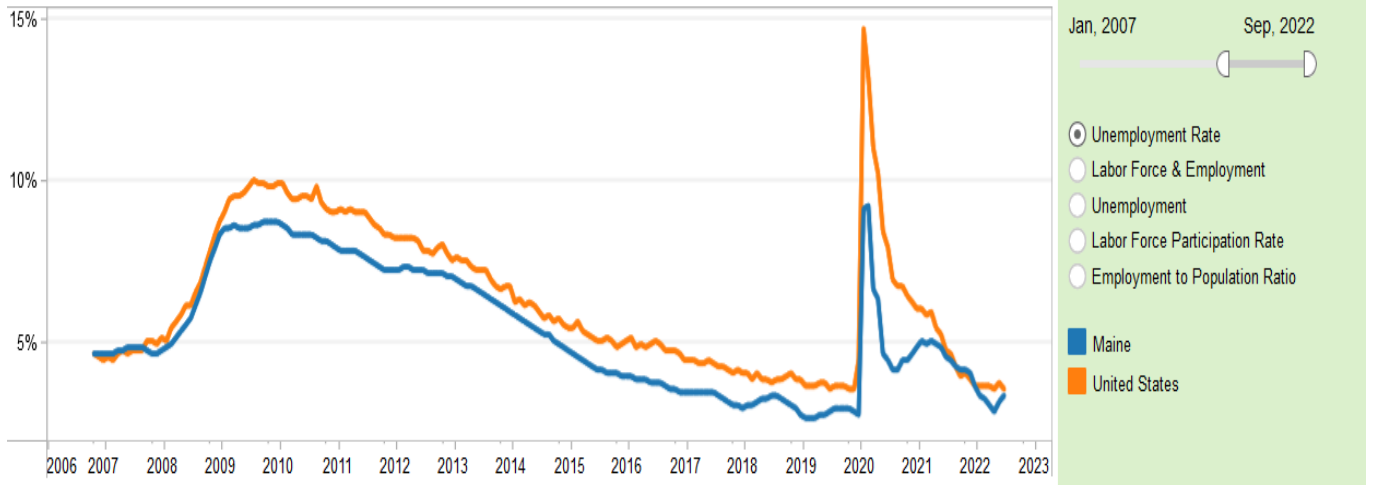
According to the 2020 ACS, of the 1,427 employed in Readfield's civilian labor force, 1,050 individuals or 73.6 percent were classified as private wage and salary workers, 264 people or 18.5 percent worked in government, and 113 individuals or 7.92 percent were self-employed in own not incorporated businesses. None of the civilian labor force were classified as unpaid family workers in Readfield.

Being in the labor force is not the same as being employed. The 1,477 is the number of people *available to work*, while the actual number of those *employed* is 1427. The labor force is the sum of the employed plus the unemployed. According to the 2020 ACS, 50 people in Readfield were unemployed (2.7 percent women, 1.5 percent men) for an unemployment rate of 2.3 percent at time of survey. For comparison, in 2005, the unemployment rate was 4.5 percent. It should be noted that the Census defined "unemployment rate" only as representing the number of unemployed people as a percentage of the civilian labor force. It does not specify if those individuals counted toward the unemployment rate were only those collecting unemployment.

Unemployment is better reported by the Maine Department of Labor (MDOL), which conducts surveys. Figure 4 is a graph of unemployment in the United States and the State of Maine, of which Readfield is a reflection.

The MDOL defined unemployment as the number of people who are not employed but are actively seeking work. Included are those who are waiting to be called back from a lay off or are waiting to report to a new job within 30 days. The unemployment rate is measured on a monthly basis through a sample of surveyed households.

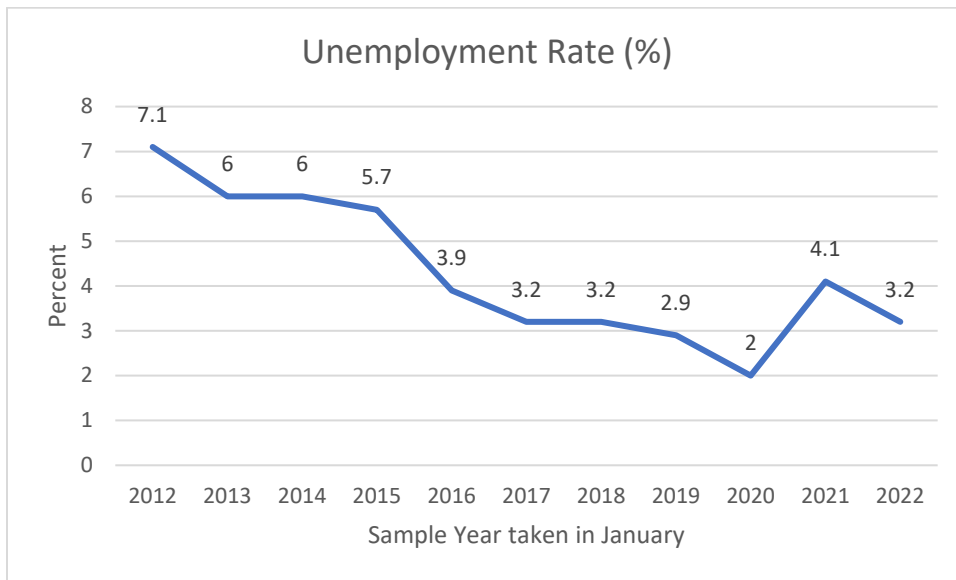
FIGURE 4- UNEMPLOYMENT RATE IN MAINE AND UNITED STATES



Source: Maine Department of Labor

The graph in Figure 4 shows the trend of dropping unemployment until 2020 when the global pandemic hit, then the unemployment rate skyrocketed until approximately mid-2021. Maine did not see the extremes in high rates of unemployment or length of time as the United States during the pandemic.

FIGURE 5: READFIELD'S UNEMPLOYMENT RATE



Source: Maine Department of Labor

Figure 5 shows Readfield's unemployment rate, taken from the first month of each year. Readfield did not see the high rates of unemployment as the state and country during the pandemic but has taken longer to rebound from those effects.

Labor Market:

In 2008, the MDOL estimated there were 1,400 persons in the Readfield’s labor force. By 2010, the MDOL estimated there were 1,455 persons in the labor force, an increase of nearly 4 percent in two years. In 2022 the MDOL reported that Readfield had 1,409 individuals currently in the labor force, a decrease of approximately 46 people. Table 2 shows that the number of those in Readfield’s labor force fluctuates depending on outside factors.

Readfield is a contributor to the regional Augusta Labor Market Area (LMA), which must be considered in any economic development analysis. Table 2 shows Readfield’s contribution to the LMA, and unemployment rates for both Readfield and LMA. Readfield’s unemployment rate is a reflection of the Augusta LMA, with a few variations and usually trending slightly lower.

TABLE 2: LABOR FORCE AND EMPLOYMENT IN READFIELD AND THE AUGUST LABOR MARKET AREA

Year	Geography	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
2021	Augusta Micro	40,274	38,615	1,659	4.1%
	Readfield	1,409	1,362	47	3.3%
2020	Augusta Micro	39,944	38,152	1,792	4.5%
	Readfield	1,396	1,345	51	3.7%
2015	Augusta Micro	40,684	39,064	1,620	4.0%
	Readfield	1,430	1,376	54	3.8%
2010	Augusta Micro	41,635	38,534	3,101	7.4%
	Readfield	1,455	1,364	91	6.3%
2008	Augusta Micro	41,779	39,703	2,076	5.0%
	Readfield	1,400	1,335	65	4.6%

Source: Maine Department of Labor

As of the 2019 ACS, 1,275 Readfield residents held jobs with only 121 employed in Readfield. Broken down further, 355 (27.8 percent) of Readfield’s residents worked in the Augusta Micropolitan Area. Lewiston was the second highest employment location with 56 individuals (Table 3).

TABLE 3: WORK DESTINATION FOR READFIELD RESIDENTS

Location	Count	Share
Augusta	355	27.8%
Lewiston	56	44.0%
Portland	50	39.0%
Waterville	43	34.0%
Winthrop	43	34.0%
Hallowell	37	29.0%
Auburn	36	28.0%
Bangor	23	18.0%
South Portland	23	18.0%
Bath	20	16.0%
Other Locations*	589	46.2%

Source: 2019 ACS
 *Includes Readfield

According to the 2019 ACS, there were 459 individuals working in the Town of Readfield, and 121 of them were Readfield residents, leaving 338 individuals employed in Readfield and living elsewhere. Most of the people who come to Readfield to work were from Augusta. Table 4 shows other locations that supply Readfield’s employees. When calculating the percentages, the ACS included the 121 workers who live in Readfield.

TABLE 4: WHERE WORKERS LIVE WHO ARE EMPLOYED IN READFIELD

Location	Count	Share
Augusta	21	4.6%
Winthrop	13	2.8%
Waterville	10	2.2%
Auburn	8	1.7%
Gardiner	6	1.3%
Hallowell	5	1.1%
Portland	5	1.1%
Chisholm	3	0.7%
Farmingdale	3	0.7%
Farmington	3	0.7%
Other Locations*	382	70%

Source: 2019 ACS
 *Includes 121 Readfield residents

Readfield participates in a regional economic development initiative as a member of the Kennebec Regional Development Authority (FirstPark). After losing money for close to the full 25 years of its existence KRDA broke even in 2020 and is finally delivering returns for the member communities. FirstPark is a business park located in Oakland, Maine

encompassing 285 acres of pre-permitted sites with protective covenants that incorporate innovative technology and infrastructure into its site plans. Its proximity to Interstate 95 provides ease of travel north to Canada or south to other New England states. This development site attracts skilled workers and new generations of talented business resources to the region. FirstPark works with both state and federal grant funding programs, while revitalizing economic development for the region. This initiative provides jobs for Maine residents including several in Readfield, while simultaneously providing services and supplies to the state and other areas.

Job Types:

Table 5 lists the occupational categories of Readfield’s workers for 2010 and 2020. Nearly half of Readfield’s workforce were in management, business, science and art in 2010 and more than half were as of 2020.

TABLE 5: OCCUPATIONAL PROFILE FOR READFIELD’S 1,427 WORKERS

Occupation	2010	% Of Total	2020	% Of Total
Management, business, science, and art	550	44.4%	816	57.2%
Service	181	14.6%	82	5.7%
Sales and Office	245	19.8%	219	15.3%
Natural resource, construction, and maintenance	152	12.3%	157	10.7%
Production, transportation, and material moving	111	9%	157	11%

Source: 2010 & 2020 ACS

The ACS breaks the category of Management, business, science, and art down to include management, business, and financial occupations, computer and mathematical occupations, architectural and engineering occupation, life, physical, and social science occupations, community and social service occupation, legal occupations, educational instruction and library occupations, art, design, entertainment, sports, and media occupations, health diagnosing and treating practitioners and other technical occupations, and finally health technologists and technicians. This broad occupational category is the reason for such high employment results that far surpass other categories.

Readfield’s workforce is broken down by industry of employment in Table 6 below. This is not as specific as describing a person’s actual job. For example, manufacturing may include secretaries, managers, sales staff and skilled workers all together. However, by looking at the statistical data of industry categories provides information to gauge which sectors of the economy are doing well. An additional advantage is that this is the classification that MDOL uses for annual updates.

TABLE 6: INDUSTRIAL CLASSIFICATION FOR READFIELD'S 1,427 EMPLOYED WORKERS

Industry	2010	% Of Total	2020	% Of Total
Agriculture, forestry, fishing, hunting, and mining	12	1%	32	2.2%
Construction	87	7%	115	8.1%
Manufacturing	71	5.7%	134	9.4%
Wholesale trade	36	2.9%	57	4%
Retail trade	107	8.6%	103	7.2%
Transportation and warehousing, and utilities	74	6%	32	2.2%
Information	21	1.7%	5	0.4%
Finance and insurance, and real estate and rental and leasing	46	3.7%	73	5.1%
Professional, scientific, and management, and administrative and waste management services	90	7.3%	73	5.1%
Educational services, health care and social assistance	441	35.6%	619	43.4%
Arts, entertainment, and recreation, and accommodation and food services	52	4.2%	52	3.6%
Other services, except public administration	43	3.5%	12	0.8%
Public administration	159	12.8%	120	8.4%

Source: 2010 & 2020 ACS

This data shows that the major industry for Readfield's workers in both 2010 and 2020 was the educational services, health care and social assistance by a significant percentage in both decades. For 2020, the industry with the next highest percentage was manufacturing, which had an 88 percent increase since 2010.

The town gained 178 jobs in the educational services, health care and social assistance industry, while losing a few percentage points for jobs in several industries such as public administration, other services, and transportation, warehousing, and utilities. So, while the workforce is growing, it is also changing.

These figures are fairly consistent with the Augusta Labor Market Area with a high percentage in educational services, except that LMA had a higher percentage in retail trade than Readfield.

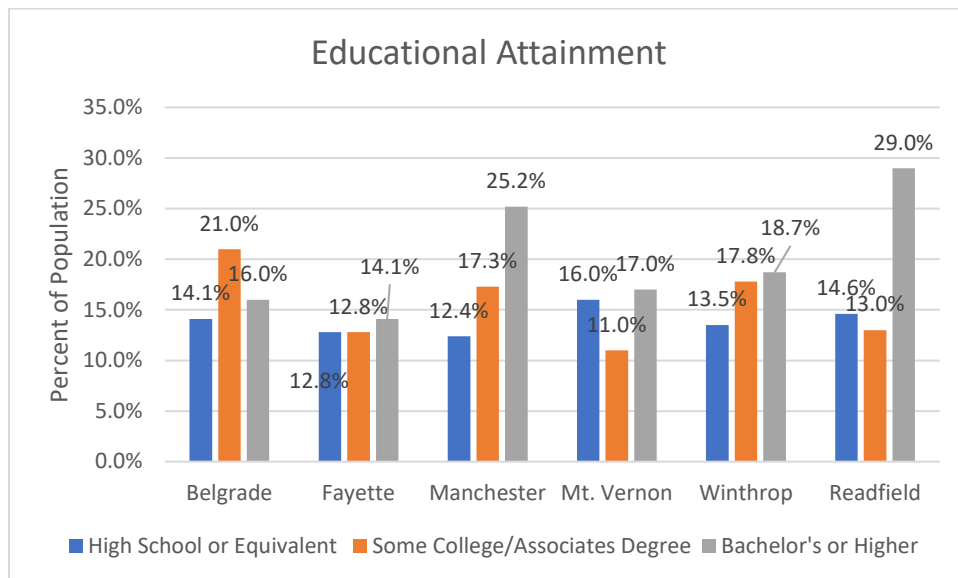
This data has implications for local and regional economic growth. Readfield's strength is in health and education jobs which, fortunately, are growing sectors both regionally and nationally. That means Readfield is in a good position to take advantage of foreseeable economic trends on a regional basis rather than locally.

Another growing trend not covered in the tables above, is that of working remotely. According to the Census, there were approximately 107 people working from home in 2000. In 2010, that number shrunk to around 32, but according to the American Community Survey, the number of people in Readfield working from home in 2020 was 278. And the 2020 data was collected before the height of the pandemic, which triggered a massive movement of transitioning to remote work. There are undoubtedly more people working remotely today than ever before. While it is hard to determine trends based on such small numbers, it would be expected that working from home will continue to increase given adequate infrastructure, particularly after this type of work has proven successful for many people. Unfortunately, Readfield is continuing to struggle with poor and costly broadband internet in many areas of the community, negatively affecting business development prospects.

Educational Attainment:

Another measure of how likely the town is to progress economically is the educational attainment of its residents. College graduation is a basic requirement for many professional, managerial and educational professions and wages are usually higher for jobs demanding higher educational attainment.

FIGURE 6: EDUCATIONAL ATTAINMENT* COMPARISON WITH SURROUNDING TOWNS



Source: 2020 ACS
 *For population between ages 25 to 64 years old.

Undergraduate and graduate degree educational attainment in Readfield is exceptional with 29 percent of the population at this level. The only town with comparable success in this achievement is Manchester with 25.2 percent of the population receiving a bachelor's degree or higher. For the category of some college or associates degree, Readfield had a higher percentage (13 percent) for achievement than Fayette and Mount Vernon, but lower than Belgrade, Manchester, and Winthrop. The only town with a higher percentage for achieving high school or equivalent was Mount Vernon.

Kennebec County's has a high school or equivalency achievement rate of 17.4 percent, associates or some college of 15 percent, and bachelor's degree or higher of 17 percent. The State of Maine has a high school or equivalency achievement rate of 15.1 percent, associates or some college of 15.5 percent, and bachelor's degree or higher of 14.5 percent. Comparatively, Readfield has a higher level of educational attainment of not just surrounding towns, but also for the county and state.

Readfield's Local Business Climate:

The retail/commercial economy in Readfield is comprised of small businesses primarily in the service and retail sectors that serve the needs of Readfield residents. The major retail/ commercial centers are in the three villages of Readfield Corner, Readfield Depot and Kents Hill. These areas have historically played the role of small villages serving the needs of those people living in the outlying areas of town and nearby. The Depot, as a railroad depot, also historically served as a transportation hub into and out of the community.

Taxable consumer retail sales in Readfield were \$4.38 million in 1990, dropped to \$3.68 million in 2000, further declined to \$2.87 million in 2010, and most recently increased to \$3.4 million in 2021 (post-pandemic number used here instead of the 2020 number, which was \$2.8 million). Increases in population generate local spending activity, which in turn may support more retail and service sector activity; however, enlarged retail and service sectors in Augusta, Winthrop, and Manchester have greatly impacted Readfield's economic position and growth potential.

In response to a perceived shortage of local commercial and employment opportunities, Readfield created an Economic Development Committee in 2005 and revised the name and charge of the group in 2017. The Readfield Enterprise Committee focuses on providing business support and no interest loans of up to \$10,000 to qualifying local businesses. A more broad "economic development" role is being considered but may be a challenge given the limited availability of local business resources - this role may best be filled by established business support organizations and regional groups.

In general, Readfield's economy is diverse. The potential challenges to local businesses are the following:

- Lack of access to major routes and vehicular traffic,
- Lack of reliable, affordable, and universally accessible broadband internet,

- Planning and CEO capacity being unevenly absorbed by applicants pushing incompatible uses and repeat applications,
- Proximity to several service centers providing a full range of goods and services.

Readfield has a lot of home-grown, small businesses offering a variety of services but minimal outside employment. The business locations are scattered throughout town, as seen in Table 7. The largest non-education employer – Saunders Manufacturing – is located on Nickerson Hill Road, a mile off Route 17 outside of the village.

Readfield's village areas are deteriorating due to loss of active businesses and declining infrastructure. The Depot area stood vacant for many years but has seen recent activity and reinvestment.

As Readfield is primarily a bedroom community, there is little in the way of economic goals aside from those determined in the Comprehensive Plan. While the town participates in the regional initiative, FirstPark and has the Readfield Enterprise Committee to support local businesses, overwhelmingly the town's residents do not want more commercial or industrial businesses in town but do have interest in some retail and service businesses.

TABLE 7: READFIELD BUSINESS DIRECTORY:

Type of Business	Name of Business	Location
ANIMALS		
	Meadowview Equestrian Center	247 Chimney Road
AUTO/SMALL ENGINE		
Mechanic	L & M Enterprise	1288 Main Street
Mechanic	Great Northern Motorworks LLC	1697 Main Street
Body & Painting	Misty Auto Body	32 Ledge Hill Terrance
Towing	Parks Towing	773 Main Street
Mechanic	Readfield Truck Repair	37 Terrace Road
Junkyard	Antique Auto Recycling	42 Whitcomb Drive
Junkyard	Ken's Drag-in	473 Gorden Road
Junkyard	Lucas Auto Parts and Salvage	113 Plains Road
Windshield Repairs	207 Windshield Repair	331 Winthrop Road
	Auto Adjustments	Old County Lane
BUSINESS & FINANCIAL SERVICES		
Grant Writer	William A. Bayreuther Grant Writing	138 South Road
Financial Advisor	Modern Woodman of America	45 Mooer Road
CARPENTRY & CONSTRUCTION		
	Audette Construction	135 South Road
	Clarks Custom Cabinetry	Main St., PO Box 384
	Cushing Construction	32 Roddy Lane
Carpentry/builders	T.A. Dunham & Sons	1710 Main Street
Drywall	True's Drywall	33 Sadie Dunn Road
Cabinets	Galouch Woodworking	646 Main Street
Carpentry/builders	Harriman Builders	67 Winthrop Road
Masonry	Maranaccok Masonry	459 Main Street
Carpentry	Plante Custom Carpentry	788 Main Street
Masonry	Shamrock Stoneworks	9 Kentwood Drive
Carpentry/builders	Zikowitz Construction	119 Church Road
COMPUTER/WEB & GRAPHIC DESIGN		
Software Services	Dirigo Software	499 Sturtevant Hill Road/ PO Box 53
Web	Dupont Web Design	1 Marden Road
Technology	E-Rate New England	7 Thundercastle Road
Consulting & Software Services	TC2 Consulting Services	118 Thundercastle Road
CRAFTING		
Embroidery	K's Custom Embroidery	17 Giles Road
Carving	Wildfowl Carvings	PO Box 157/90 Old stage Road
DAYCARES/CHILD SERVICES		

Type of Business	Name of Business	Location
Home Daycare	Kathleen Dupont Daycare	1 Marden Road
Center	Building Bridges Daycare	41 Kents Hill Loop
After School	RES After School Daycare	84 South Road
EDUCATION		
Private High School	Kents Hill School	1416 Main Street
RSU #38	Readfield Elementary School	45 Millard Harrison Drive
Bus Garage	RSU #38 Bus Transportation Service	73 North Road
ELECTRICAL		
	Dave's Electric	44 Church Road
ENTERTAINMENT/SPORTS		
	Hurry Down Sunshine	1083 Main Street
	Maine Entertainment	20 Beaver Dam Road
	43 Wasabi	313 Main Street
	Capital City Improv	29 P Ridge Road
	Earresistible Travel	70 Cove Road
EXCAVATING		
	Reay Excavating and Trucking	555 Main Street
FARMS & NURSERIES		
Herbs	Mother Jess Herbals	528 Plains Road
	Barter Farms	339 Luce Road
	Elvins Farm	38 Lane Road
	Plain to Bizarre Farms	855 Main Street
	Ledge Hill Farm	34 Plains Road
FOOD SERVICES		
Bakery	Apple Shed Bakery	1625 Main Street
Store	Readfield Family Market	1142 Main Street
Restaurant	Weathervane Restaurant	1030 Main Street
Food Bank	Mount Vernon Food Bank	321 Pond Rd., Mount Vernon
Butcher	Fike's Custom Cutting	374 Church Road
Fresh Meat	Knights Family Farm	97 Old Kents Hill Road
FORESTRY		
FURNITURE		
	Mathews Furniture	10 South Road
HANDYMAN/HOUSEHOLD		
Interior Design	Tallwood Interior Design	18 Tallwood Drive
HEALTH, FITNESS & MEDICAL		
Assisted Living & Residential Care	Balsam House	256 Gorden Road
Hypnosis	Willow Tree Hypnosis	169 South Road
Massage & Yoga	Grace Studio	14 Church Road

Type of Business	Name of Business	Location
	Mary's Affordable Hearing Aids	132 Luce Road
	Lifecycle Women's Health	169 South Road
INVESTIGATIONS & SECURITY		
	Merrill's Investigations & Security	13 Winthrop Road
	North Point Security Consulting	307 Church Road
LANDSCAPING		
	Shamrock Stoneworks	9 Kentwood Drive
LUMBER		
	By the Board Lumber Co.	7 Farnham Drive, RT 17
MANUFACTURING		
Clipboards	Saunders Mfg. Co., Inc.	65 Nickerson Hill Road
Whirley gigs	Little Bucket LLC	Main Street
PAINTING		
	Kevin Boucher Painting	208 Gorden Road
PHOTOGRAPHY		
	Matt Nazar Photography	62 Old Kent Hill Road
PLUMBING/HEATING		
Plumbing	Potter Plumbing	269 Old Kents Hill Road
	Joe's Heating	313 Plains Road
POST OFFICES		
	Kents Hill Post Office	1613 Main Street
	Readfield Post Office	1138 Main Street
REAL ESTATE/PROPERTY MANAGEMENT		
Property Management	Webb & Sons, Inc.	PO Box 401
	Creative Conservation, LLC	27 Giles Road
	Lakeside Property Management	36 Morrill Road
REDEMPTION CENTERS		
	Depot Bottle Redemption	773 Main Street
SALONS		
	Nicole's Hair Salon	264 Luce Road
TRASH PICK-UP/TRUCKING		
	Simmons Trucking	PO Box 462
	Galouch's Waste	976 Wings Mills Road, Belgrade
	Tim's Trucking	17 Lucasville Lane

Source: Town officials and Comprehensive Plan Committee

Regulation of Economic Development:

Readfield's current land use ordinances allow small-scale commercial or industrial development in two districts within the town: the *Village Districts* (Readfield Corner and Readfield Depot) and the *Rural District*, which is the town's largest district, and is

principally located in the northeast and southwest quadrants of the community. Any commercial or industrial building exceeding 5,000 square feet in either of these districts must be in a special “floating” zone described in the Land Use Ordinance. Provisions require that the zone be approved by Town Meeting. The floating zone is a regulatory tool that allows the town the utmost oversight of the application, including setting appropriate performance standards.

While home occupations were a growing trend in the 2008 Comprehensive Plan, very few permits of this type have been requested or issued in recent years. No permits were issued for home occupations in 2019, 2020 or 2021; only one was issued in 2018. This down-turn could be related to the pandemic or many other reasons. The Land Use Ordinance sets review and permitting criteria for all home occupation applications. These criteria are intended to ensure that home occupations do not disrupt the residential nature of the neighborhoods in which they are located.

Economic Growth Projections:

Historically, Readfield’s economic growth has happened in incremental changes. Readfield is not overly dependent upon tourism, which means minimal seasonal variations as seen with other areas of the state. Readfield’s abundant outdoor activities and recreational opportunities draw in-state visitors, a virtue the town would like to continue to promote.

Readfield, as is much of Maine, is home to a small but growing population of individuals who work from home and are increasingly dependent on internet access. This trend boosts the demand for improvements to that infrastructure, as stated earlier.

Population projections for Readfield forecast a growth rate of approximately 40 people a year until the next decade for a population increase of roughly 350 people. Population growth will affect many aspects from jobs to housing and these aspects will, in turn, be affected by population growth.

Because Readfield is a small part of a regional economy, it is likely few new jobs will be created within town. As most Readfield residents commute to work, this will cause an impact on public services, especially the transportation system. Route 17 is the major commuter route to the Augusta-Gardiner-Manchester area. As the population in Readfield grows, traffic and wear and tear on main corridors will increase.

The results of the 2022 Community Survey suggests that most residents do not want to see large scale economic development in town but do support the development of smaller retail and service facilities. The survey results indicate that residents do not favor the development of heavy industry or commercial centers. They do, however, favor encouraging or allowing light industry, retail shops like drug stores and hardware stores, legal/accounting services, coffee shops/restaurants and bed and breakfast establishments. In fact, the rural nature and natural resources are a contributing factor

that influences those who prefer the peaceful, small-town atmosphere to settle in Readfield: because it's quiet, rural, and not overly commercial.

Recently, there has been development of a 25-acre solar farm on Rt. 17 across from the Jesse Lee Church. This type of infrastructure development is more in keeping with the preferences of the town as it does not generate traffic and noise but also conflicts with their distaste for industrial growth.

Many of the businesses in Readfield are smaller businesses or home occupations, though few applications for new home occupations have been submitted recently. Home occupations are more in sync with the character of the town than large retail chains. They are essentially the backbone of the community and embody the types of businesses people want in town. Since preserving the town's rural and agricultural character are a priority, home occupations are most in line with that priority as they are unobtrusive and do not generate excessive traffic, garish development, or unnecessary noise. And since they are out of an existing residence, they typically do not require development of previously undeveloped areas. A few examples of home occupations include farming, home baked goods, health and beauty, automobile repair, professional services, daycare, and other low-intensity services.

Readfield's Unique Assets:

Readfield has cultural, geographical, natural, and historical assets that contribute to the economy of the town. Possibly the biggest asset is that Readfield has become a recreational hub, which attracts visitors for numerous outdoor and sporting activities. This asset could potentially be expanded to attract more economic activity.

The town has numerous hiking/walking trails managed by a variety of entities including Kennebec Land Trust, a Trails Committee, and a Conservation Commission. The town provides a walking trail through historic Readfield Corner, Macdonald Woods Conservation Area/Readfield Town Forest, and trails through several other preserves and conservation areas.

Readfield leverages its unique assets of recreational opportunities by providing residents with a great place to live. The abundant recreational resources are not utilized for the town's financial gain.

The town also has a rich historic past with well-preserved historic sites that can be taken in during the Heritage Day's Festival, held annually over the second weekend in August. This event, hosted by the Readfield Historical Society, includes games, food, prizes, agriculture, and, of course, historical information about Readfield. This event serves to promote the downtown area and celebrate the town's rich history.

Summary of Analysis:

Readfield's labor force grew by 149 individuals since 2010, and unemployment dropped from 6.3 percent to 3.3 percent between 2010 and 2021 (Maine Department of Labor statistics). This indicates a healthy local economy. The largest local employers are the public schools, the private Kents Hill School and Saunders Manufacturing Company. By far, however, most residents work in a community other than Readfield, typically in the Augusta area. Readfield has a small manufacturing base, independent workers and service providers, as well as more than 100 small commercial establishments. Home occupations are not currently as significant of a trend in Readfield as they have been in the past, but they are still a part of the essential character of the town.

For local and regional economic development plans, the town participates in the economic development initiative FirstPark, detailed previously, and has established the Readfield Enterprise Committee to support local, small businesses. The purpose of the Readfield Enterprise Committee is to manage the Enterprise Fund using uniform program-appropriate lending practices, as well as providing guidance to the Select Board on matters of economic development. The Committee is also charged with reviewing and revising current lending guidelines and programs, managing current and future lending programs, soliciting community input on economic development matters, involve relevant committees, organizations, institutions, and interested parties in developing economic development strategies, and making recommendations to pertinent committees regarding revenues and expenditures related to economic development activities as part of the regular budget process.

Readfield is also a member community to the Kennebec Valley Council of Governments (KVCOG). KVCOG is a non-profit organization, owned and operated for the benefit of its members. KVCOG provides a coordinated approach for planning and economic development at the local and regional level and has been a leader in economic development for the past 50 years.

Readfield does not participate in TIF districting and without any provisions such as public water and sewer connections, there is no non-regulatory mechanism to encourage commercial development in the growth areas. Readfield has been able to locate economic activities in certain areas of town due to their Land Use Ordinance. Having effective zoning tools in place, via the Land Use Ordinance, has helped to keep the negative impact of economic development to a minimal while still allowing them in appropriate locations.

Municipal water and sewer are not the only public service not available nor desired in Readfield; the town also has no plans or demonstrated need for three-phase power required for large-scale industrial or commercial buildings. The town is currently investigating expanding broadband coverage to accommodate its residents and those who work from home.

Most residents do not feel large-scale economic development is right for the town and do not want it. Nevertheless, the growth in demand for jobs, concern over increasing commuting pressures and the lack of opportunities and developable areas in town suggest the need for local measures including investment in economic development infrastructure for small business and clean, light industry. Other types of businesses whose services are needed and would fit with the character of the town include childcare facilities and a small restaurant or café.

Examples of clean, light industry are manufacturing, packaging, processing or assembly of finished products from previously processed materials. It can also include growing cannabis in greenhouses. It does not include the processing of raw materials, the generation or use of hazardous materials or salvaging operations. Any facility used for light industry, including storage of material and equipment, must be consistent with existing community character. Its activity should be conducted substantially within buildings and must limit the potential nuisances of noise, odor, air and water pollution beyond the property's boundaries.

The town's open space, outdoor recreational opportunities, and numerous trails make it an attractive place in which to live. The town's transportation infrastructure and proximity to larger service centers for employment make it an ideal bedroom community. This is in keeping with the ideals of the town's residents who do not want abundant or excessive economic growth.

Issues for Further Study and Discussion:

- ❖ What steps can be taken to help the local economy recover post-COVID 19?
- ❖ Is there an interest in promoting additional work from home as an economic strategy? If so, what infrastructure investments need to be made?
- ❖ How can the town ensure that its small businesses remain vibrant and continue to contribute to the quality of community in Readfield?
- ❖ Does the town need to take steps such as seeking grants to improve broadband to increase the ability of local businesses and residential access to the internet?

COMMUNITY ASSESSMENT PART FOUR: HOUSING

The Housing Stock:

The supply, quality, and availability of housing in Readfield is a factor in the overall growth and health of the town, as it is in every town. Although the town government has little control over the supply of housing, it is possible to address potential problems at the municipal level in multiple ways. If a large proportion of housing is substandard, for example, or not energy-efficient, there are grants that the town can use to help. If housing prices rise to the point where new houses are not affordable, that presents a whole new set of problems in encouraging people to move to town for the employment that is available.

The table below shows the development of housing by type since 1970 (there are some discrepancies since the census changed its definition of seasonal unit in 1980, and mobile homes did not exist in 1970). The total number of housing units more than doubled between 1970 and 2010, with the biggest increase in the 1980's when almost 50 new houses per year were built. This housing boom corresponds with the 685-person population increase from 1970 to 1980 and is a result of the baby boom generation (those individuals born generally between 1945 and 1965). The 1990's saw the biggest jump in mobile homes – in fact almost a third of new homes in the 1990's were mobile homes (since 1980, a little under 20 percent of all new homes have been mobile homes). The numbers do not actually add up, with 30 percent of the housing additions being seasonal. There could be some overlap, but the bottom line is that there were not many traditional stick-built homes constructed in the 1990's.

TABLE 1: READFIELD HOUSING: TYPE AND OCCUPANCY FROM 1970 TO 2020

	1970	1980	1990	2000	2010	2020*
Total Housing Units	554	870	1,003	1,148	1,293	1,320
Occupied Housing Units	381	646	722	867	998	977
Vacant Housing Units	173	224	277	281	295	343
Seasonal Housing Units	148	201	247	248	260	n/a
Mobile Homes	26	102	96	55	65	61
Owner Occupied Housing	309	555	649	764	897	785
Renter Occupied Housing	72	91	73	103	101	192
Single Family Housing Unit Including Mobile Homes (out of total housing stock)						1,230
Two or More Unit Housing						90

Source: 1970, 1980, 1990, 2000, & 2010 Census unless otherwise noted.

** Data source American Community Survey (ACS)*

Readfield has more seasonal units compared to like-towns due to its lakefront location and many lots available on the lake, ideal for camps and other types of seasonal homes. This may make the seasonal population fluctuation an issue in Readfield. According to the 2020 Municipal Valuation Return Statistical Summary report, there are currently 770 homestead exemptions. Out of 977 households, from this information, it can be ascertained that 207 of the households are seasonal or don't claim their property in Readfield as their primary residence. At 2.07 percent of the total households, the seasonal population should not have a significant negative impact on the community during peak season.

Conversion of seasonal housing into year-round housing can present a host of problems, from adequate wastewater disposal to accommodate year-round use, to building code requirements. In recent years, many towns have seen an increase in seasonal conversions. Recently, both Maranacook and Torsey Lakes have seen high density residential development. While there has not been a significant amount of known seasonal conversion, these conversions often go unreported and are challenging to track.

The number of vacant units may be a concern, even though the quantity has not increased drastically in numbers, it does contribute to approximately 25 percent of the housing stock and shows minimal fluctuation over the last several decades. Additionally, the percentage of vacant homes from decade to decade has decreased. The rental vacancy rate is not available in an accurate way via census information but appears to be very low.

There is no data directly addressing how many renters live in houses versus apartments, but there is data on how many housing units there are in a building, or multifamily housing home. According to data from the American Community Survey (ACS), as of 2020 there

were 1,230 single family homes (including mobile homes) in Readfield and 90 multifamily homes, classified as such because they contain two or more housing units.

Of the 90 multi-family homes, some may be owner-occupied, leaving only a small number of single-family homes rented. Current available data does not break down housing stock and rented units in this way.

Housing Conditions:

Very little statistical data exists on the *age and condition* of the town's housing stock. The census does ask questions such as how old a house is and whether it has modern plumbing and heating systems, but this is based on a statistical sample (formerly the "long form," now called the American Community Survey), and the samples are so small that in a town the size of Readfield, the figure is little more than a guess.

The 2020 ACS indicates that 100% of Readfield's occupied housing units met the standard criteria for complete plumbing facilities. Data shows that five occupied units do not have complete kitchen facilities though these may be more rustic style camps. In 2019, seven of the town's occupied housing units did not have full kitchens, but all had complete plumbing systems. This is a common identifier used to determine the condition and quality of homes in a given community, however the camp-style homes skew the numbers.

The age of housing structures can often be used as an indicator of housing conditions with varying degrees of accuracy. While some older homes are structurally very sound, they may have inadequate wiring, inefficient insulation, or contain hazardous materials like lead paint or asbestos. Homes built in the 1960's and 1970's tend to have inadequate insulation, whereas homes built more recently mostly conform to modern building code requirements. In Readfield, the 2020 ACS estimates 226 houses were built prior to the start of World War II in 1939 (23% of all occupied housing stock). In Kennebec County, 23.9% of all homes were built before WWII. In Readfield, 459 homes or 51% of the occupied housing units were built after 1980; in Kennebec County that figure is 41.1% (Source: Maine State Housing Authority).

Not only are there older homes in town that visibly need repair and renovations, there are older homes in town that appear to be in good condition but are lacking in some way. As stated, many older homes do not have sufficient insulation or do not meet modern building codes for plumbing or electrical. Further, many houses are not up to standards for energy efficiency.

TABLE 2: AGE OF HOUSING STOCK IN READFIELD, MAINE

Age of Housing Units in Readfield		
Year Structure was Built	# Of Homes	Percent of Total
1939 or earlier	226	23.1%
1940-1959	39	4.0%
1960-1979	217	22.2%
1980-1999	327	33.5%
2000-2009	146	14.9%
2010-2013	4	0.041%
2014 or later	18	1.84%

Source: 2020 ACS

Price and Affordability:

The price and affordability of housing is often a significant factor in the economic life of a town. Housing prices are generally set by the open market, but if supply and demand get out of whack it can result in insufficient housing availability, unaffordability for prospective workers, and it could result in residents relocating to another town because they cannot afford local housing.

The growth management goal for affordable housing states that ten percent of new housing should be affordable to households making less than 80 percent of the median household income. How this goal is attained is left up to the town to determine whether that ten percent should be as stick-built homes, or mobile homes, rental properties, or elderly apartments.

A house is considered affordable if a household whose income is at or below 80 percent of the Area Median Income (AMI) can live there without spending more than 28 percent of their income on housing costs (including heat, electricity, insurance, etc.). What this means in practice differs for rental and ownership units. For rentals to be considered affordable at 80 percent of the AMI, the household should be able to live there without spending 30 percent of their income on housing expenses.

As an example, in Kennebec County, 80 percent of the AMI by family size is as follows:

Family of 1: \$42,250

Family of 2: \$48,250

Family of 3: \$54,300

Family of 4: \$60,300

Family of 5: \$65,150

Family of 6: \$69,950

Family of 7: \$74,800

Family of 8: \$79,600

This data is from 2021 and can be found on the Maine Housing website.

The determination of whether housing is affordable begins with a discussion of cost. The census provides very good (though sample-sized) data regarding the price of housing in Readfield (see table below). This price is derived through owners' estimation of their homes value, meaning it does not necessarily match up with actual recorded sales prices, assessor evaluation, or real estate appraisals. As such, this information is a good starting point; however, the margin of error is significant and should be taken into consideration.

TABLE 3: VALUE OF OWNER-OCCUPIED HOUSING UNITS FROM 2000 TO 2010

	2000	2010	Change
Median Value* of Specified ² Housing Units	\$104,900	\$209,500	\$104,600 (99.7%)
Number of Units Valued at:			
Less Than \$50,000	22	24	2 (9.09%)
\$50,000 - \$99,999	204	80	-124 (-155%)
\$100,000 - \$149,999	141	172	31 (22%)
\$150,000 - \$199,999	102	150	48 (47%)
\$200,000 - \$299,999	8	342	334 (4,175%)
\$300,000 - \$499,999	0	101	101 (100%)
\$500,000 - \$999,999	5	0	-5 (-100%)

**/ "Value" is the census respondent's estimate of how much the property would sell for if it were for sale.*

^{2/} "Specified" units exclude one-family houses on ten or more acres and units with a commercial establishment on the premises. In 2000, mobile homes were excluded as well, but not in 2010, accounting for the significant rise in housing counts.

Source: 2010 U.S. Census & 2020 ACS

According to the census, the median value of owner-occupied housing in 2010 was \$209,500; the ACS data shows the 2020 median home price as \$219,000. At the time of the census, the increase in median home values increased 4.53 percent since 2010. Properties costing over \$200K have increased significantly in the last ten years, presumably due to more growth and higher property valuations of the shore front properties on Readfield Lake and Three Mile Pond.

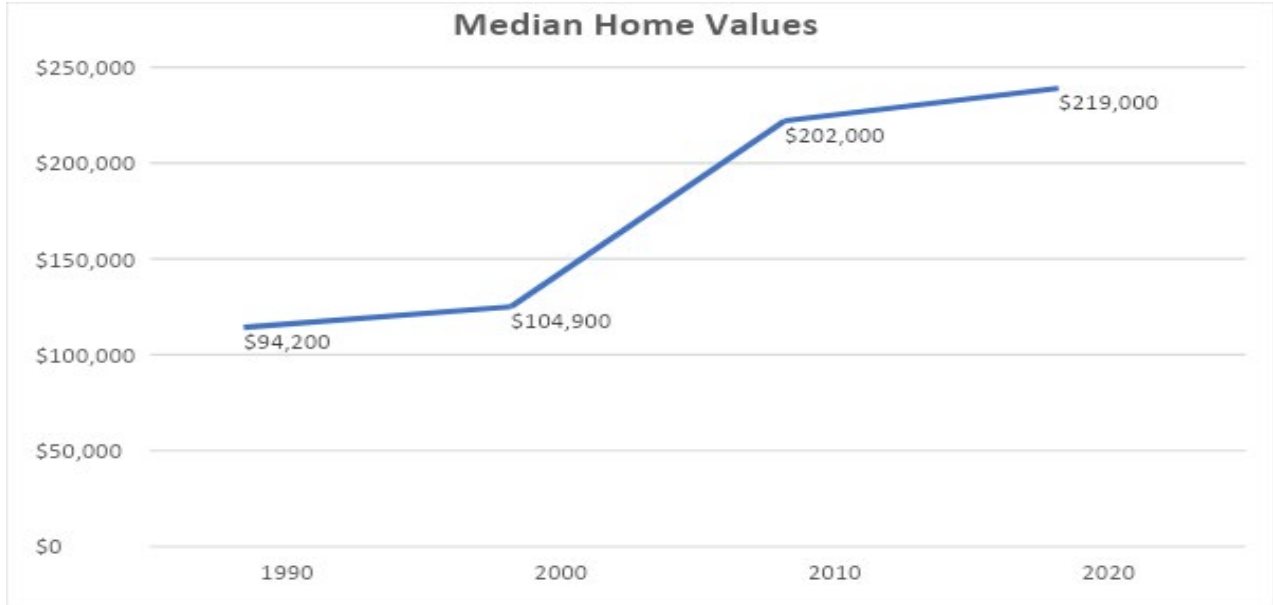
TABLE 4: VALUE OF OWNER-OCCUPIED HOUSING UNITS FROM 2010 TO 2020 WITH A MORTGAGE

	2010	2020	Change
Median Value* of Specified ² Housing Units	\$209,500	\$219,000	\$9,500 (4.53%)
Number of Units Valued at:			
Less Than \$50,000	24	0	-24 (-100%)
\$50,000 - \$99,999	80	19	-61 (-321%)
\$100,000 - \$299,999	664	384	-280 (-42.2%)
\$300,000 - \$499,999	101	84	-17 (-16.8%)
\$500,000 - \$999,999	0	3	3 (100%)
\$1,000,000 or more	n/a	0	n/a
<p><i>*/ "Value" is the census respondent's estimate of how much the property would sell for if it were for sale.</i></p> <p><i>2/ "Specified" units exclude one-family houses on ten or more acres and units with a commercial establishment on the premises. In 2000, mobile homes were excluded as well, but not in 2010, accounting for the significant rise in housing counts. <u>Important to note:</u> "Specified Housing Units" is not a term used in the ACS.</i></p>			

Source: 2010 U.S. Census & 2020 ACS

As mentioned in the previous paragraph, it is important to bear in mind that the estimated value of the home is supplied to the Census by the homeowners and does not represent what the home would actually sell for or even the appraised value. It's also important to understand that this data is from 2020 and since that time, home prices have increased exorbitantly. It's easier to fathom the above information presented in Table 4 when these circumstances are taken into consideration.

FIGURE 1: MEDIAN VALUE OF HOMES IN READFIELD FROM 1980 TO 2020



Source: 2020 ACS

Maine State Housing Authority (MSHA) tracks actual sales data, though it is sometimes out of date by the time it is published. According to MSHA, the median price (actual sales) of a home in 2021 in Readfield was \$330,000. This represents a robust recovery from the slump in house prices after the 2008 recession and recent trends due to the pandemic. For perspective, in 2008 the median price of a home in Readfield was \$135,000. In 2020 MSHA's data shows the median price of a home in Readfield was \$250,000. The data from MSHA may differ from that of the ACS because the ACS is an estimation.

According to MSHA, the percentage of homes sold in 2021 dropped by three percent and the median sales price increased by 13 percent for the state in 2020. Some counties saw a staggering increase of more than 20 percent in median home prices since 2020. In 2021, the median home price for the State of Maine was \$295,000 and \$243,000 for Kennebec County. Comparatively, in 2015 the median home price was \$176,000 for the state and \$134,250 for Kennebec County. And MSHA predicts this upward trend will continue.

Compared with surrounding communities and Kennebec County, Readfield's housing prices appear to be on the higher end. According to the MSHA's 2021 data, median home values in neighboring communities ranged from \$282,000 in Mount Vernon, to \$337,250 in Belgrade. The median house price in Readfield is 35 percent higher than the county average.

TABLE 5: COMPARISON OF MEDIAN HOME PRICES IN NEARBY TOWNS, COUNTY, AND STATE

Towns/County/State	2021 Median Home Price
Readfield	\$330,000
Mount Vernon	\$282,000
Belgrade	\$337,250
Kennebec County	\$243,000
Maine	\$295,000

Source: Maine State Housing Authority

Provision of affordable housing options are assisted by MSHA programs. MSHA provides some state and federal options for many types of buyers and renters. Maine State Legislature enacted Legislative Document Number 2003 (LD 2003) in 2022 that has provision to remediate the affordable housing problem state-wide. LD 2003 also requires the Department of Economic and Community Development to develop programs and grant funding to assist towns with the implementation of the new bill. The specifics of LD 2003 are provided at the end of this chapter.

Household Income:

According to data compiled by MSHA, the median home price in Readfield of \$330,000 is considered unaffordable based on the 80 percent of median income rule mentioned above. MSHA calculates an affordable home at various income levels, factoring in interest rates and other variables, and using the rule of thumb that a household should pay no more than 28 percent of its monthly income in housing costs.

MSHA data shows annual median income in Readfield as \$78,106 and the income needed to afford the median home price (\$330,000) is \$92,252 annually, which calculates to an hourly rate of \$44.35 (See Table 6). The median price of what is considered an affordable home is \$279,398 based on the current median income. With the actual median house price, approximately, 59.1% of households (608 households) cannot afford a median priced home in Readfield.

TABLE 6: MEDIAN VERSUS AFFORDABLE COMPARISONS

Median Annual Income	\$78,106
Income Needed to Afford Median Priced House	\$92,252
Difference (Median Vs. Actual)	\$14,146
Median Home Price	\$330,000
Affordable Home Price	\$279,398
Difference (Median Vs. Actual)	\$50,602

Source: Maine State Housing Authority

By this standard, out of the houses sold in Readfield, 60% (30 homes) are considered unattainable to Readfield residents based on their current annual wages, while only 20 homes that have been sold are considered affordable.

TABLE 7: READFIELD’S ESTIMATED HOUSEHOLD INCOMES

Total Households: 977	Approximate Number of Households
Less than \$10,000	11 (1.1%)
\$10,000 - \$14,000	25 (2.6%)
\$15,000 - \$24,999	58 (5.9%)
\$25,000 - \$34,999	55 (5.6%)
\$35,000 - \$49,999	114 (11.7%)
\$50,000 - \$74,999	149 (15.3%)
\$75,000 - \$99,999	187 (19.1%)
\$100,000 - \$149,999	212 (21.7%)
\$150,000 – 199,999	86 (8.8%)
\$200,000 or more	80 (8.2%)
Median income	\$78,106

Source: 2020 ACS

That means Readfield is not affordable for 608 households out of 977 total households currently living in town. Another way to look at it is, out of all the households in Readfield, 369 or 37.8% of them cannot afford to purchase a home that is median priced.

Rental Housing:

The table below shows changes over the last three decades in the cost and affordability of rental housing in Readfield (ACS data source). The median rent charged increased by 58 percent between 2010 and 2020. This rate likely matches inflation and reflects the increase in home values in the last few years. Also notable is the disappearance of available rentals between \$300 to \$500 a month, whereas these price point options were available in 2000. From 2010 to 2020, fewer rentals were available at lower costs, with more available at higher costs. The \$500 - \$999 range still has the most rental options, followed closely by the \$1000 - \$1499 range, whereas in the past two decades there was

nothing available in this higher price range. More important, however, are the figures on affordability in the rental market. Affordable rental housing has declined, while the number of renters paying more than 30 percent of their income for rent has increased greatly.

TABLE 8: COST OF RENTING IN READFIELD

	2000	2010	2020	% Change (2010-2020)
Median Monthly Rent Specified Renter-Occupied Units	\$604	\$633	\$1,000	58%
# Of Units with Cash Rent of:				
\$200 - \$299	9	7	0	-100%
\$300 - \$499	17	0	0	0%
\$500 - \$999	41	51	52	1.96%
\$1000 - \$1499	0	0	39	100%
\$1500 - \$1900	n/a	n/a	7	n/a
\$2000 - \$2400	n/a	n/a	6	n/a
\$2500 or more	n/a	n/a	0	n/a
Rent as a Percentage of Household income:				
Less than 20 percent	39	31	19	-38.7%
20 – 30 percent	18	0	36	100%
30 percent or more	6	27	49	81.5%
Not computed	n/a	n/a	88	n/a

Sources: US Census (2000 & 2010), 2020 ACS

According to MSHA statistics, in 2020 the median cost of the average two-bedroom rental in Readfield’s market area (Augusta Micropolitan Housing Area) was \$941 including utilities. The annual income needed to afford that rent was \$37,646. By their calculations the renter’s household median annual income was \$34,246 and able to afford \$856 for a month’s rent. Additionally, MSHA estimates that some 53.7% of renter households are unable to afford the median cost for an average 2-bedroom rental in the Readfield area. That means that the average two-bedroom unit in the Readfield area is unaffordable, though that data conflicts with the ACS data, which is an estimate and considers Augusta’s data.

This data and trend are in keeping with all of Kennebec County. Data from MSHA shows the median cost of a 2-bedroom apartment including utilities was \$985 in 2020 for Kennebec County. The average renter’s median annual income was \$32,358 in Kennebec County, however the income needed to afford this median cost apartment was calculated to be \$39,397. This leaves 57.7% of households unable to afford what is considered a median priced apartment in Kennebec County.

On the positive side, according to MSHA’s data the average rent from 2017 to 2020 in the Augusta micropolitan area increased by 3 percent, while the median income of renters in

this same area increased by 16.7 percent. Therefore, it could be concluded that overall, renting is becoming a little easier in recent years.

According to Maine State Housing Authority, datasets for quantities of housing vouchers issued in Readfield are too minimal to accurately track and could potentially lead to a breach in confidentiality.

Housing Location Trends:

Nationally and regionally, development over the past 40 years has been characterized by urban sprawl and lack of future planning. Small suburban towns explode with population increase and cities shrink in population. Large stores with sizable parking lots have been built on even larger lots, consuming valuable land and resources, while increasing impervious surfaces. What were once small towns on the urban periphery have blossomed into large centers of commerce.

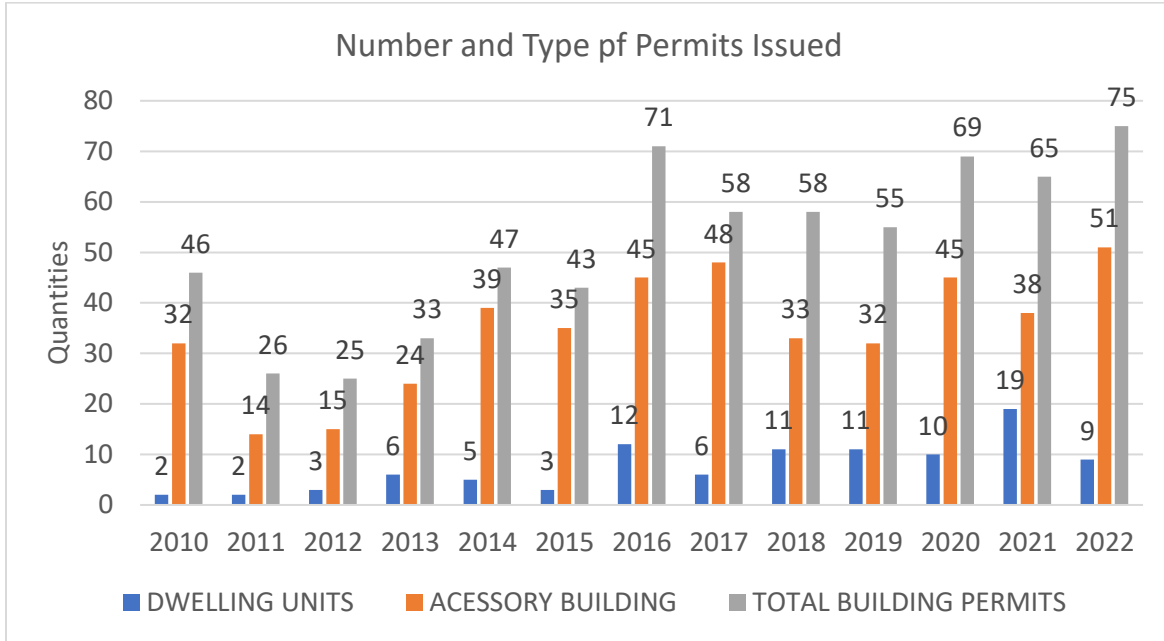
Readfield is somewhat untouched by this and does not appear threatened by large-scale development. The town's character and identity are largely defined by its well-preserved historic areas, rural agricultural countryside, and waterbodies that dot the landscape. The town has a more active town center, but plentiful rural land available for development if ownership patterns and town ordinance encourage it.

While Readfield has avoided commercial sprawl, housing sprawl could become a concern to be aware of. To prevent this type of development and preserve the rural feel, the town should review and update the Land Use Ordinance and Zoning Map on a regular basis to keep up with ever-changing patterns.

Currently, most of the development in Readfield has been spread throughout the town and on a lot-by-lot basis. Residential development far outweighs commercial or industrial development in the past decade. Few subdivisions have been created in the past 10 years. Since 2016, there has been a significant uptick in permits issued. While many were for renovations or reinvestment in existing buildings, there has been an increase in new home construction, too. There have been no permits issued this year for new houses in the Shoreland Zone, but many of these houses have been permitted for renovation. Figure 2 below shows the quantities and types of permits issued since 2010.

In Figure 2, Dwelling Units are defined as new houses, double wide houses, and mobile homes. Accessory Units are defined as garages, sheds, barns, major renovations; and Other is defined as minor renovations, driveways, demolitions, car junk yards, miscellaneous, and solar.

FIGURE 2: NUMBER AND TYPES OF PERMITS ISSUED 2010 – 2022*



Source: Readfield Town Officials

*Quantities through October 31, 2022

Projections:

How much, if at all, can Readfield be expected to grow in the future? Population projections provide the short and easy answer. These are mathematical extrapolations of past population growth and factors such as age distribution and household size.

Maine’s Office of the State Economist (the Office) frequently publishes population projections. The Office projects that Readfield’s population will be 2,611 in 2038. That’s a 0.5 percent increase from the current population of 2,597 in over 16 years. This information was published in 2018, based on Census data.

The Kennebec Valley Council of Governments (KVCOG) also does population projections. It estimates a 2030 population between 2,842 and 3,100. This estimate is based solely on the overall slowing trend of population growth. It should be noted that both sources estimated a population of around 8,200 – 8,600 as of the last Comprehensive Plan in 2010, and Readfield’s current population of 2,597 is far short of that. It is impossible to predict the future, of course. Both projections rely on past trends and other factors.

Based on the projection by the State Economist’s Office, there will be minimal need for the addition of new houses due to population growth. When considering KVCOG’s population projection, there will be a population increase between 245 and 503 people. This would require approximately between 100 to 200 houses in the next planning period. This equates to approximately 8 to 17 houses per year. It is important to keep in mind

these numbers are based on population estimates, and statistical data trends such as decreasing household size, and an increasing number of individuals living alone. These numbers are simply projections to stimulate thought about location for new homes and how to plan to accommodate growth.

The trends of an aging population, single person households, and decreasing family sizes reflect a need for specific housing types. In planning for the future, these trends should shape the type of new housing constructed in one of two ways, or even both: the town should encourage the construction of smaller, one-story low maintenance homes, or condos that blend with the character of the town to accommodate those living alone, and/or the town could encourage larger scale, cluster housing developments with large-sized homes that would, in theory, attract large families that value comfortable space with an easy commute to Augusta. These developments should be encouraged on smaller lot sizes for denser development, preventing urban sprawl into the rural areas of town. Denser development would mean less public road for the town to maintain and generate a more walkable neighborhood, if done properly.

It is worth noting that both population growth and new housing developments increase the demand and use of public services. Furthermore, unless specifically designed for senior citizens, each new household must have one or more regional jobs to support it. Younger, larger households will generate school children, creating demand for the school system. Nearly all households require added waste management and road maintenance costs.

It cannot be expected that the household size will continue to shrink indefinitely. Assuming this trend continued for the next fifteen years and resulted in a total decrease of five percent of the current 2.58 people per household, the average household size would be about 2.45 people per household. This is an important factor to consider when projecting future growth areas in town.

Affordability is another critical factor to consider. Elderly folks are usually on a fixed income. And with the ever-increasing housing costs, many of them may not be able to downsize as they age and afford to stay in town. Likewise, as the younger generations grow up and set out on their own, will they be able to afford to buy a house in the town they grew up in? Not likely, if the current housing price trends continue. Equally concerning, based on the information provided by MSHA, the majority of the population in town cannot afford a median priced house on their income should they have to move.

While some towns can use municipal policies to impact population change, it requires a need and consensus to take strong action, which Readfield may or may not have. It is important, however, that the community pay attention to annual changes in housing development and other local and regional indicators to assess and plan for their future. The town should continue to monitor the rate and type of new homes that are being built. There should be continued discussion on the implications of the demographics' changing needs as they correspond to housing and address these possible needs through policy changes.

Current Housing Regulations:

Readfield's Land Use Ordinance (LUO), updated and adopted in June of 2022, is well-written, current, and comprehensive. It covers all the major, likely application types for various land uses, and is written in a clear, concise manner that would be easily understandable to a seasoned developer, contractor, or inexperienced homeowner. Accompanying the Land Use Ordinance is a Zoning Map that reflects which areas of the town are zoned for different land use types.

Taken together, the Land Use Ordinance and the Zoning Map, allow minimal room for confusion around the wording and intent of the language. Additionally, the timelines for approvals are laid out clearly in the Ordinance. This transparent information should result in applicants submitting all of the required materials with applications and an expedited approval process, if the application requirements are followed properly.

The state regulatory requirements such as Shoreland Zoning and Subsurface Wastewater disposal are addressed in Readfield's LUO because local oversight is preferred; however, if a major violation occurs or technical review is required, the town relies heavily on the state's involvement.

There is nothing to note that would discourage construction of workforce or affordable housing. In fact, Readfield's Land Use Ordinance is not unnecessarily restrictive, nor does it include excessive land use regulatory controls that would prevent or discourage this type of housing.

Suggestions to consider that could result in an offset of housing cost while providing smaller housing units, is the minimum lot size requirements for multifamily housing. Lot size for a multifamily structure is calculated by multiplying the number of proposed housing units in the building by the minimum lot size required in that district for a single-family home. For example, if a four-family dwelling unit was proposed in the Village Residential District, which has a 40,000 square foot (0.92 acre) minimum lot size, the parcel necessary to construct this building would have to be, at minimum 160,000 square feet (3.67 acres), regardless of access to public water and sewer. This could be a deterrent to developers who may be interested in building in Readfield.

Another suggestion for potential change is the restriction in locations for mobile and modular homes outside of a mobile home park. Currently, these housing types are only permitted in the Rural District, Stream Protection District, Resource Protection District, and the Mobile Home Overlay District. This type of housing construction has seen significant improvements in recent years, where some of the modular units are nearly indistinguishable from stick-built homes. They are also considerably more affordable than stick-built construction.

Regardless of these two minor suggestions, the Land Use Ordinance should be reviewed for consistency with new legislation and the Comprehensive Plan update, upon completion of said update. In addition to other changes brought about by LD 2003, the

state has made grant funding available to municipalities for the purposes of contracting services and hiring staff to help administer municipal responsibilities resulting from the passing of this bill. The grant is intended to cover the review and update of land use ordinances to include requirements of this bill.

The most significant changes municipalities will see due to the approval of this bill are detailed below:

- Prohibits municipalities from adopting any ordinance that caps the number of building or development permits each year for any kind of residential dwellings.
- Mandates municipalities to allow higher housing densities.
- Requires municipalities allow multifamily homes with up to 4 dwelling units in any zone in which housing is permitted.
- Required municipalities to allow accessory dwelling units, with proper permitting, attached or detached to any existing housing.
- Mandates that municipalities designate a location within the municipality as a priority development zone in which multifamily housing is permitted at a greater density and requires the priority development zone to be located in an area that has significant potential for housing development and is located near community resources.

If this bill stands as written, it will be one of the most impactful pieces of new legislation seen by the State of Maine in decades. This signals a more active approach in involvement with local government by the state, with more similar activity expected in the future.

Current Housing Regulation Review:

The following Ordinances exert regulatory pressures on all land uses:

Readfield's Land Use Ordinance covers the following:

- Article 1- General Provisions
- Article 2- Administration, Enforcement and Penalties
- Article 3- Non-Conformance
- Article 4- Permit Requirements
- Article 5- Permit Review Requirements
- Article 6- Permit Review, Application Procedures and Standards
- Article 7- Land Use Districts and Regulations
- Article 8- Performance Requirements and Standards
- Article 9- Commercial and Industrial District Adoption Procedure
- Article 10- Road Standards
- Article 11- Definitions

Floodplain Management Ordinance
Public Ways, Traffic, and Parking Ordinance
ICC Building Codes

- International Residential
- International Building
- International Energy Conservation
- Uniform Plumbing Code

Analysis and Key Issues:

Readfield's housing supply and prices determine the future growth in the town, as well as diversity of opportunities. A mixture of housing types encourages a mixture of residents-old and young, singles and large families, as well as different economic classes.

While local government is not generally in the business of providing housing to its residents, many local policies influence the style, price, and location of housing. Towns have historically been responsible for ensuring that its citizens have safe, sanitary, and secure homes, and have done what they can to keep the price of housing down.

Housing affordability needs to be addressed at a regional level, since people are very likely to be willing to move in order to find more affordable housing. If people come to work in Readfield but cannot find a house in their price range, they may well either commute from out of town or quit their job to find better conditions elsewhere.

Seniors are almost always the class most in need of affordable housing. It is clear that Readfield's housing market is falling short of meeting certain needs, particularly for seniors and young, potential home buyers. Assistance is available on the state and federal level, through programs that help with housing affordability. MSHA also has programs for first time home buyers; however, this program is only a discounted down payment and interest rate. At a certain point, even those incentives are inadequate to compensate for high home prices.

Traditionally a function of private enterprise, the supply and location of housing within the community is a major determinant of its future. The many styles and forms of housing can influence the size, age, and income levels of a community, and the location of housing can impact the cost of providing town services and economic health of commercial areas.

The town can help by providing incentives or a regulatory structure that will favor a preferred form of development. Based on past growth, future housing should be encouraged to develop as follows:

- There should continue to be a diversity of housing size and styles, to reflect the diversity of the town's population;
- At least one of every ten new houses constructed will need to be affordable to a family making 80 percent of the median household income (\$78,106- MSHA data);
- Construction quality will be ensured through enforcement of the statewide building code.

There are two demographic trends which must be accommodated within the housing market: 1) populations nationwide and in Readfield are aging: older households have changing priorities in housing, 2) the overall family size is decreasing. This demographic too, has different housing priorities than that of the traditional four-family household. Single-person households and young couples tend to be of the working age, with wages that cannot afford the typical new home.

Since the historic trend in Readfield has been construction of mid-sized to large, single-family homes on large rural lots, it is clear the future demand will not be met if current patterns continue. Strategies to reduce the cost of housing, while not impacting quality are a must.

The cost of housing may be reduced primarily through reducing the development cost. Mechanisms for doing this include decreasing the required parcel size in predetermined areas, reducing the required parcel size for multifamily housing, extending the water and sewer services, or allowing mobile and manufactured homes in more districts. Other mechanisms include permitting more intensive use of existing buildings or forming an affordable housing committee to work with developers and ease the permitting process.

The size of housing lots, also known as “density”, is tied closely to the availability of public services and relation to the existing built-up areas. There are several areas inside the built-up areas of Readfield which could be developed at higher density without impacting the character of the town. This strategy would reduce the development pressure on rural land, increase the efficiency of public utilities, and improve the vitality of the village.

Affordable housing need not be large apartment buildings, nor are mobile homes the only type of affordable single-family homes. It is possible to design affordable single-family homes, thus reducing the stigma associated with affordable housing. It is also possible to design affordable housing neighborhoods within the larger community’s architectural style, again limiting the stigma. Essentially, it is important to keep in mind that affordable housing is not “low class” housing. Promoting housing affordability is for the seniors already living in Readfield who want to downsize, it’s for the young couple who are struggling to start their careers and a family, it’s for the younger generation who want to live in the town where they grew up, and for those who move to town after graduating college to start a local business.

COMMUNITY ASSESSMENT PART FIVE: PUBLIC FACILITIES, SERVICES & FISCAL CAPACITY

General Government:

Readfield has operated under general statutory authority with a Select Board/Town Manager/Town Meeting form of government since 1967.

The Town Manager is employed full-time. In addition to his duties as Manager, he is the appointed Road Commissioner, Treasurer, Tax Collector, General Assistance Administrator, and Public Access Officer. Five full-time staff work at the town office along with a part-time Assessor and part-time Code Enforcement Officer.

Readfield's Select Board consists of five members elected to rotating 3-year terms. The Select Board appoints a 7-member, 3-alternate member Planning Board. Planning Board members are appointed for 5-year terms with no limit on the number of terms. The town also benefits from the services of a variety of other elected and appointed committees.

The Town of Readfield owns three principal buildings:

- Town Hall (Gile Hall) located on Old Kents Hill Road,
- Readfield Community Library on Route 17, and
- Fire Station located adjacent to Readfield Corner on Route 17.

Since the 2009 Comprehensive Plan Update the Readfield Elementary School located on South Road, along with all of its associated property, was transferred to Regional School Unit #38 through school consolidation. This was a significant change for the Town of Readfield and impacts are still being felt in 2022.

Town Hall (Gile Hall):

Gile Hall was constructed in 1834 and is in good condition. The first floor underwent renovation in 1997 including addition of handicapped access to the second floor via elevator. The second floor of the Town Hall was renovated at a later date. The building continues to see periodic improvements to maintain its integrity and to respond to changing uses. Recent examples include the conversion of the stage area to an equipment room for Government TV broadcast and meeting recording and the installation of heat pumps on the second floor.

Community Library:

The Readfield Community Library was started in 1964 by volunteers from the Little Town Club and was incorporated in 1976 as a private nonprofit organization. The library was originally housed in a portion of the Alice Eaton Community House, which had been

conveyed to the Little Town Club, and was moved in 1968 to Gile Hall. In 1989 the library was returned to its present location in the Eaton Community House.

With the move out of Gile Hall came the need for a professional librarian, more volunteers and added hours of accessibility. The library presently has one librarian working 28 hours each week and approximately 30 active volunteers. It is open 22 hours every week. Library hours include 2 evenings:

Monday 3:00 P.M. to 7:00 P.M.

Tuesdays 10:00 A.M. to 4:00 P.M.

Wednesday 1:00 P.M. to 7:00 P.M.

Saturday 10:00 A.M. to 4:00 P.M.

With 9,700 volumes on its shelves (about 3/4 of what Public Library Standards recommend), the library currently circulates over 12,000 volumes per year. The library also offers many community-based activities such as public computer access, children's summer reading program, poetry readings and Christmas Tree Lighting. Space needs in the library are critical for the collection, display, seating and storage.

In 1990 the town voted to form a Readfield Library Board of Trustees. The present Library Board consists of 9 trustees who hold 3-year terms.

The 18th Century structure was renovated in 1989. In 2020 the entire roof of the library was replaced from the top sill up and metal roofing was installed. The second floor is in poor condition and is not handicapped accessible. Overall, extensive renovations are needed to the second floor. Parking is considered adequate, though partially on abutting property not under the town's control.

The library's main entrance was retrofitted to accommodate those with disabilities in compliance with Americans with Disabilities standards. Heat pumps were also recently installed in the library.

Town Lands:

Town-owned property includes:

- The lots on which the Town Hall, Community Library, and the fire stations are located
- The transfer station (former landfill site now closed out)
- A small lot by the state-owned boat landing on Route 41
- Two small lots on Main Street
- 7 cemeteries
- Numerous recreation and open space properties (*see Recreation chapter*)
- A fire pond on Route 41

The lot adjacent to the boat landing is small and in an environmentally sensitive area and is therefore most suitably left undisturbed as open space. The Town Farm/Forest is a parcel of approximately 100 acres and has been under a timber management plan since

1986 and initially involved extensive thinning. Because of the lot's remote location and difficult access, recreational uses of the parcel have not been emphasized. Two cross-county ski trails were cut on the property in 1991.

There are eight principal cemeteries in Readfield. Seven cemeteries are Town-owned and managed by the Cemetery Committee and Sexton. They include:

Case/Barber (Route 17)
Dudley Plain (Plains Road)
East Readfield (Plains Road)
Readfield Corner (Church Road)
Huntoons (South East Road)
Kent's Hill
Whittier (Tallwood Road)

In 2003 a two-acre parcel was added to Readfield Corner Cemetery to meet current needs. Other cemeteries are at or near capacity. The one private cemetery is the Armstrong Burying Ground on Route 41, on land originally part of the former Martha Washington Inn property.

Public Schools:

At one time, Readfield had 14 individual schools. The elementary grades were consolidated in 1955 when the Readfield Elementary School was built. In the fall of 1976 the Maranacook Community School, serving grades 7-12 for the towns of Manchester, Mt. Vernon, and Wayne, as well as Readfield, opened its doors. A new middle school was completed in 2001, taking grades 7 and 8 out of the Community School, and grade 6 from the Elementary School. At the same time, renovations and an addition were completed at the Community School.

With school consolidation, in 2010 the Town of Readfield transferred ownership and management of the last municipally owned school, Readfield Elementary School, to Regional School Unit #38 (RSU #38). While the Town no longer owns or operates any of the schools within their jurisdiction, they remain an integral part of Redfield's community.

School enrollments climbed substantially in the late 1990s, stabilized, and then began a gradual decline by 2005. Table 5-1 shows enrollments over the past decade. The pandemic likely played a role in the sharp drop in enrollments from 2020 to 2021. The existing school buildings are adequate for projected future student enrollment (see *Community Profile* chapter for further information).

As a fiscal consideration for Readfield residents, an interest in consolidating the elementary school from member towns of RSU #38 to the middle and high school campus.

TABLE 5-1: SCHOOL ENROLLMENTS

Academic Year	RSU #38 Enrollment
2011-2012	1,232
2012-2013	1,239
2013-2014	1,255
2014-2015	1,233
2015-2016	1,209
2019-2017	1,198
2017-2018	1,220
2018-2019	1,227
2019-2020	1,209
2020-2021	1,089
2021-2022	1,185

Source: CSD Superintendent's Office and Maine Department of Education

Fire, Rescue, and Police Protection:

Since 1897, when the Readfield Hook and Ladder Company was established, Readfield has relied on a volunteer Fire Department. Today the Fire Department is staffed by approximately 25 members on a pay-per-call basis; it has capacity for up to 30 active members.

Readfield has been part of a 5-town mutual aid team for over 30 years. Mutual aid communities include Mount Vernon, Wayne, Vienna, and Fayette. Response times vary by town and availability of volunteers.

Winthrop provides ambulance service on an annual contract basis. There is a need for additional trained personnel. Table 5-2 shows ambulance call and mutual aid call volume for the last five years.

TABLE 5-2: EMS AMBULANCE AND MUTUAL AID CALL VOLUME

Year	Number of Ambulance Calls	Number of Mutual Aid Calls
2018	178	4
2019	184	3
2020	163	6
2021	187	7
2022	198	8
2023 YTD		4

Source: Winthrop Ambulance

Fire operations are housed in a 1978 building in Readfield Corner. The building was renovated and expanded in 2020 to include a new meeting space, additional equipment bay, kitchen, day room, two bunk rooms, an equipment room, and two full bathrooms. The station houses several vehicles and pieces of accessory equipment including a boat, trailers, and ATV. The facility is in good condition and has surplus capacity for both personnel and equipment needs following the expansion. A new generation of vehicles may be larger than the current ones. If the town makes the decision to go to full-time personnel for fire or rescue services, they are prepared to do so.

The Fire Department's inventory includes several primary vehicles and several accessory vehicles and trailers:

- 1984 Chevy forestry truck;
- 1988 Chevy 4x4 PU utility;
- 1996 1,500-gallon tanker/pumper truck;
- 2005 mini-pumper;
- 2002 Rescue Truck;
- 2016 Freightliner Fire Truck;
- 2015 16-foot aluminum boat with motor and trailer;
- Side-by-side ATV;
- 2015 Command Trailer.

Other significant pieces of equipment include an ice sled, a “Jaws of Life” extrication tool and a cascade system for recharging breathing apparatus (owned jointly with other towns). The Department is also responsible for 113 dry hydrants. These hydrants provide adequate water supply for locations in the western part of town, but more supply points are needed in the east.

The town’s Insurance Safety Officer (ISO) rating is generally a “6,” which is a very good rating for a rural town. This rating is a score that encapsulates how well-equipped the community’s fire department is to put out fires. The ISO rating system ranks fire departments from one to ten, with those deemed more capable at putting out fires receiving a lower number. The ISO rating influences homeowner’s and business fire insurance rates.

Fire and other emergency calls are handled through the E-911 emergency response system with the answering point previously at the Kennebec Sheriff’s Office, but now being the Regional Command Center at the State Police Public Safety Building. Dispatches are handled by the town of Winthrop. The Fire Department is reasonably satisfied with the arrangement.

The town relies primarily on the Kennebec County Sheriff’s Office and the Maine State Police Department for police protection. The town may want to consider expanding the role of the constable in the future.

The Town of Readfield has an active Emergency Operations Plan. This plan directs public safety responders (and town government in general) in the event of natural or man-made disasters such as ice storms or chemical spills. It also identifies equipment, facilities and training needed at the local level to adequately deal with such threats. The plan is coordinated with a similar plan for Kennebec County.

The Community School and the Alford Arena at Kent's Hill School have been used in the past as emergency shelters but are not stocked with supplies. The Fire Department is well-trained in the event of a hazardous material spill or other localized catastrophe and the building is able to be used as a warming center.

Land Use Planning and Regulation:

Readfield is a small town with a very modest municipal budget. With the exception of a part-time Code Enforcement Officer (CEO), the town currently has no funds available for hiring professional community planning and economic development assistance. In recent years the town has benefited from highly motivated and experienced volunteers on the Planning Board, as well as assistance from KVCOG and the Cobbossee Watershed District. However, the Planning Board has increasingly been occupied with reviewing development proposals, and the demands of code enforcement work on the CEO have been mounting. The CEO spends a significant amount of time on permitting leaving little time for enforcement.

Land Use Ordinances, in effect as of 2021, are listed in the *Existing Land Use* chapter. The town does not have a street tree program as part of any ordinance.

Assessing:

The Readfield Select Board appoints a 3-member Board of Assessors, which is responsible for the assessment of all properties in town. Currently three of the Selectmen hold these positions. The town contracts for the services of a part-time professional assessor who assesses new properties on an annual basis in addition to undertaking periodic re-assessments of existing properties.

A town-wide revaluation was done in 2005 bringing the town up to 100% valuation. In the late 1990s rising land and housing prices challenged that nominal 100% category which by State law cannot fall below 70% of market-value appraisal without triggering another revaluation. Due to a dramatically changing real estate market the town has implemented across the board 10% factoring of residential property values for each of the past two years (2020 and 2021) in order to maintain our 100% certification with the State of Maine. When the real estate market stabilizes a complete revaluation is in order.

Assessing in Readfield appears to be adequately handled. No significant changes are recommended at this time.

Solid Waste:

Readfield constructed a transfer station/recycling facility in 1992 at a cost of \$225,000. Readfield and Wayne were partners in the transfer station until 2018 when the Town of Fayette was added through an expanded interlocal agreement. The Transfer Station is located on the North Road at the site of the old landfill and is open Tuesday through Saturday. The transfer station includes a recycling center, supported by a town recycling ordinance. Recycled items include paper, cardboard, plastic, glass and metals. The town has also been actively encouraging residents to increase their recycling rates including the launch of a food composting program in 2021. A staff of two runs the station, with additional part-time attendants in the busy summer season. Trash collected at the transfer station is hauled to the Waste Management Disposal Services "Crossroads" site in Norridgewock. Tipping fees in 2021-22 were \$10 per ton for our single sort recycling (SSR) and \$67 per ton for Main Stream Waste (MSW) and Demolition Debris. Hauling fees were \$215 per trip for MSW and Demolition and \$175 per trip for SSR.

Wayne, Fayette, and Readfield's estimated combined 2020 population of 4,886 generated approximately 1,434 tons of MSW and 255 tons of SSR in 2021-22 and another 353 tons of demolition waste. The total operating cost of running the transfer station in 2021-22 was \$341,535. This was offset by \$103,288 in fees, grants, and recyclable material sales. That resulted in an average net cost per person of \$48.76. Net operating cost is allocated to Readfield, Fayette, and Wayne based on their most recent State property valuations.

Future improvements needed to the Transfer Station include the addition of cover for storing equipment and materials. This would minimize maintenance requirements and the cost of moving wet materials.

Septic Waste Disposal:

Since Readfield is served entirely by private septic systems, the town is not involved in the disposal process. When pumping is required, it is done through a third party, licensed contractor.

Stormwater Management:

Readfield does not have enclosed stormwater systems, rather the town relies on culverts and ditches. The culverts and ditches are maintained by the town. Winter sand is the largest problem resulting in required maintenance. Future development is not anticipated to affect the current stormwater management system in Readfield.

Public Health and General Assistance:

The town's Public Health Officer is responsible for keeping track of all communicable diseases. Public welfare (General Assistance) is handled by the Town Manager. There are a number of public health concerns which have or will present significant issues to

Readfield citizens including the current COVID-19 pandemic, the opioid crisis, brown tail moth, land and water contamination, climate change, radon threats, and the fire safety of structures.

Local and regional health care facilities, public health, and social service programs adequately meet the needs of the community. For convenience, town residents would like to see a local health clinic in Readfield, however it isn't practical as these needs are met in neighboring towns.

Utilities:

There are no publicly owned water or sewer facilities in Readfield (this is not the same as Public Water Sources, as defined by the Department of Human Services). In 1977 the Southern Kennebec Planning and Development Council recommended a wastewater collection and treatment system for portions of the Torsey Shores subdivision in a regional water quality study. However, no action has been taken on that recommendation.

Leaking petroleum storage tanks have contaminated wells at a number of Readfield Corner homes and businesses since the mid-1970s. In 1984 a private group, the Readfield Corner Water Association, was established to maintain a small water supply system to service up to 20 users in the Readfield Corner area. The system now supplies 22 homes and businesses. Expansion is limited by storage capacity and permit constraints. This may pose a problem since there may be a need for expansion of the system to serve other contaminated properties or to serve general growth in the village. The Association subcontracts with the Winthrop Water District to read meters, take water tests and service the system.

Central Maine Power Company distributes power throughout Readfield. A 25-acre solar farm is in development at the intersection of Route 17 and Plains Road and many residences now have rooftop solar arrays. Consolidated Communication provides the landline telephone service. Readfield is now fully digital with telephone switching equipment including access to DSL (high speed internet service) in many locations. Cable television and cable Internet service are available in most neighborhoods currently serviced by Spectrum. The Town of Readfield is served by multiple cell towers and service providers.

Summary of Public Services:

With the exception of public water and sewer, Readfield's public facilities and services are quite satisfactory for a rural community. They range from a Town Hall with its support facilities to a Community Library, a Town Beach, a Town Farm/Forest, several cemeteries, a local elementary school, a regional middle and high school, a fire department and a solid waste disposal system.

The effects of growth may be seen in the need for careful capital improvement planning and annual budgeting. Growth-related impacts have driven school improvements, solid

waste disposal and other public facility needs, as well as general government costs. Even though taxes have been kept fairly stable over the past several years, unplanned growth may at any time trigger unexpected budgetary or capital improvement costs. Even planned growth, such as in and around the villages, must be coordinated with public service capacity. For example, Readfield Corner would have a much greater potential for growth with minimal impacts if an expanded public water supply were available.

Fiscal Capacity:

Tax Base

Any discussion about finances at the local level in Maine begins with property taxes, since this has been the primary source of municipal revenue since Maine became a state. Taxes paid by property owners are the function of two elements: the appraised value of real and personal property and the tax rate. Total taxable valuation in Readfield has changed over time with changes to the real estate market, property revaluations, and the actual amount of property on the ground. These values are reflected by Fiscal Year below:

- \$103,218,225 in 1990
- \$123,652,330 in 2000
- \$234,687,157 in 2010
- \$239,131,154 in 2020

Increases in taxable valuation (“tax base”) come as a result of two factors: new construction (including renovations and additions) and appreciation in real estate values. It is critical to note that neither the taxable valuation nor the mill rate independently determine how much money residents pay in taxes. The two numbers work together and are inversely correlated - with the same level of spending an increase in the taxable valuation would result in a decrease in the mill rate, with no change to the amount of taxes paid by residents.

Readfield’s tax consists of mostly residential and seasonal properties with a relatively small percentage of commercial and industrial properties, and a fairly large proportion of rural, undeveloped land. While it used to be true that the ten largest taxpayers accounted for about 10% of the town's tax base, it is now the case that most of the tax base is in waterfront property. At least 25 percent of Readfield’s valuation comes from waterfront properties on Maranacook Lake. Since property values are so closely tied to lake values, this emphasizes the need to keep the lakes free of pollution. Degradation of water quality has been shown to have a negative effect on property values (and a co-incident shifting of tax burden to non-lakefront properties).

Table 5-3 summarizes municipal valuation data for Readfield. Taxable property includes buildings, land and personal property. In 2005 about \$3 million was in personal property, mostly machinery and equipment at Saunders Manufacturing. Tax-exempt properties (not shown in the table) comprise a significant percentage of total property in

Readfield (the difference between assessed values and taxable values). By far the largest holdings are Kents Hill and Maranacook Community Schools.

TABLE 5-3: MUNICIPAL VALUATION, 2010 AND 2020

	<u>2010</u>	<u>2020</u>
Real estate valuation	\$226,032,595	\$239,131,154
Land valuation	\$75,334,096	\$77,951,200
Building valuation	\$150,698,499	\$161,179,954
Personal property valuation	\$2,557,900	\$1,663,631
Exemptions: Veterans	\$611,000	\$602,000
Homestead	\$10,240,36	\$15,207,900

Source: Readfield Municipal Valuation Returns

State law provides for forest, farm and open space lands to be valued on the basis of current use. The purpose of these provisions is to encourage conservation of these lands. Penalties are assessed when these lands are reclassified. The state reimburses municipalities a portion of the taxes foregone for classified Tree Growth lands, but not for Farm or Open Space lands. The Rural Economic Resources chapter lists the amount of land and valuation for these current-use classifications.

A review of taxes in Readfield suggests the following trends and issues:

- Unlike many municipalities, Readfield does not appear to be overly dependent on any one or a few industries. The largest taxpayer, Saunders Manufacturing Co., accounts for a small fraction of the total taxable assessed value. This is both a positive and a negative attribute and should not be seen as a call to change our rural residential character by promoting development.
- Single-family homes, the source of most of the growth in Readfield’s valuation, historically fail to provide sufficient revenue to offset public service costs, particularly for education. The same is not true of seasonal housing, unless it becomes occupied year-round, but this appears to be happening at an accelerated rate as people move to Maine as a result of the COVID-19 pandemic.
- Undeveloped land, even though it produces only a small amount of revenue, historically has balanced the drain produced by residential development because it demands fewer services than it pays for.
- Tax exempt properties in Readfield account for a large portion of the town’s valuation (more than 10%). The responsibility of picking up taxes not paid as a result of these exclusions falls on the owners of taxable properties, mostly homeowners.
- Continued economic pressures are likely to force shifts in land use of high value lands, notably shorelands and pasture lands not classified under the Farm and Open Space Tax Law, to more intensive uses. Seasonal camps will be converted to, or replaced by, year-round homes, and pastures will sprout expensive houses. Over the past few years, we have seen a surge in “informal”

housing such as campers and RV's and a growing interest in 'tiny houses". There is strong pressure to place these low-cost dwellings on unimproved or marginally improved property or increase occupancy on already built lots. The net result is infill that adds to the cost of providing municipal services and complicates land use while little if any offsetting revenue.

The extent to which investment in facility improvements are directed to growth areas are proportional. Most capital infrastructure is roads, which are throughout town. Primary public buildings such as the Town Hall, the Community Library, the Fire Station, and Readfield Beach are in or adjacent to growth areas or areas that are already developed.

Revenues:

According to the audit report for the fiscal year ending June 30, 2020, the town had total revenues of \$6,275,572. \$5,372,770 of that came in the form of taxes. \$474,340 was governmental transfer (primarily State Revenue Sharing and Homestead Reimbursements) with the remainder consisting of permit fees, service charges, interest income and miscellaneous.

In 2000 the amount raised from taxes was \$2,288,711; in 2010 it was 3,520,294; in 2020 it was \$4,675,014. Over the long term (2000-2020), property tax revenue has been increasing at just over 3 percent per year (above the rate of inflation); however, this increase has largely been driven by increases to the cost of education. In 2020-2021, the tax revenue was \$4,594,169.

Property tax revenue is collected as a percentage of property value referred to as the "mill rate." Readfield's mill rate as reported in 2000 was 18.6 mills, meaning \$18.60 for every \$1,000 of property value. In 2010 the mill rate was 15.4 and in 2020 it was 19.55. Readfield's mill rate has fluctuated over the years in response to changes in revenues, expenditures, and property valuation.

Because the value of property is changing constantly, and because each town has authority to set property values on its own (within the guidelines of the state laws), "equalized" or "full value" mill rates are established for comparison purposes. Equalized mill rates allow for a comparison of tax rates with other towns, or with the town historically.

Expenditures:

During the fiscal year ending June 30, 2020, Readfield spent a total of \$6,400,538 to operate town government, support the Regional School Unit (RSU #38) and pay its proportional share of the operation of Kennebec County. County tax was \$285,400 (5.8 percent). The cost of education was \$3,710,394 or 76% percent of total expenditures. The remainder went to operate the town.

Long-Term Debt:

According to the Audit Report for the Fiscal Year ending June 30, 2020, the town had \$1,118,914 in general long-term liabilities including leases payable and general obligation bonds and other financial commitments such as the town's partnership in First Park. The Town was liable for \$1,802,641 in overlapping debt for the RSU.

The town's practice in the past has been to issue a bond for road improvement projects aggregating several projects to keep costs down. In recent years the Town has begun to fund paving projects through actively managed expenditures using a mix of reserve accounts and current-year tax revenue. This essentially replaces debt payments with cash payments, saving significant sums in interest and transaction fees. The town utilizes the practice of reserve accounts for most other capital expenditures. As we improve our capital planning, we are relying less on borrowing for all but the largest or unanticipated projects.

In accordance with 30-A MRSA, Section 5702, as amended, no municipality shall incur debt for specified purposes in excess of certain percentages of state valuation of such municipality. The statutory debt limit for all borrowing combined is 7.5 percent of the state valuation for the town. Readfield's state valuation in 2020 was \$282,500,000 based on the 2018-2019 municipal valuation. Readfield's combined long-term debt in 2020 of \$2,921,555 represents only about 1% of state valuation.

Summary of Fiscal Capacity:

The Town of Readfield has a tax base consisting of a rapidly escalating seasonal/recreational base, a modest but growing residential sector, a small commercial and industrial sector and a large amount of rural land. Tax-exempt properties equal more than 10% of the town's valuation. The responsibility of picking up taxes for services to these exempt properties falls on the owners of taxable properties, mostly seasonal residents and homeowners without Homestead Exemptions.

Readfield is heavily dependent on the local property tax to finance the operation of local government. While the ability of the town to utilize other sources of revenue is constrained by state law, the possibility of increased application of user and service fees is one approach to relieving property tax burdens.

The town faces important issues in the fiscal arena. On one hand, the demand for expanded services creates pressure for increased taxes. On the other hand, growth and expansion of the tax base will result in the demand for expanded services with additional costs. One approach to meeting the demand for services is through multi-town activities in which the costs are shared with other communities. Readfield has actively engaged in this approach.

COMMUNITY ASSESSMENT PART SIX: TRANSPORTATION

This chapter describes the transportation system. It identifies deficiencies within the transportation facilities serving Readfield and provides general recommendations for meeting the existing and future needs for those facilities.

Readfield's Highway System:

There are approximately 47 miles of public roadway in Readfield. Four roadways are state maintained including Route 17, Route 41, Route 135 (State Aid), and the North Road (State Aid) for a total of 18.37 miles.

State Highways:

The Maine Department of Transportation (MDOT) classifies roads by the role they serve in the overall transportation network. The principal classifications are:

Arterials: These are the most important travel routes in the state. Arterial roads are designated for their capacity to carry large volumes of traffic efficiently between commercial or service centers. The DOT has restrictive access standards on arterial roads to preserve this mobility function. These highways generally carry a federal route number designation, such as U.S. 202. There are no arterials in Readfield.

Collectors: These are the roads that collect and distribute traffic from areas of lower population density onto arterials and service centers. Collectors are further divided into "major" and "minor," depending on the proportions of federal, state and local money available for maintenance and improvements. In Readfield Routes 17, 41, and 135 are Major Collectors and North Road is a Minor Collector.

State highways are generally maintained by the MDOT except that towns are responsible for winter maintenance on State Aid roads (North Road, etc.). Maintenance and improvement projects done by MDOT are programmed into the state budget through a Biennial Transportation Improvement Program (BTIP). This program outlines transportation projects (including non-road projects) that have been funded with a combination of federal and state funds.

Traffic Volumes:

The volume of traffic is a measure of the intensity of road use and the potential for traffic delays, congestion or unsafe conditions. Traffic volumes are also used by economic developers to determine the potential customer base. Historic traffic count data

(measured in Average Annual Daily Traffic, equivalent to vehicles per day) is compiled by MDOT for state roads in a number of locations throughout Readfield.

TABLE 1: AVERAGE ANNUAL DAILY TRAFFIC COUNT

Location	2014	2017	2019*	Percent Change
SR 17 / 41 (Main St.) SE/O SR 41 (Chimney Road)	2,920	--	--	--
SR 17/41 (Main St.) W/O SR 41 (Winthrop Road)	3,610	3,650	--	1.1%
SR 41 (Chimney RD) NW/O SR 17 (Main St.)	1,090	1,200		10.1 %
SR 41 (Winthrop Rd) @ Winthrop TL	1,130	1,150	--	1.8 %
SR 41 (Winthrop Rd) S/O SR 17 (Main St.)	1,300	1,610	--	23.8 %
Church Rd. N/O Chase Rd.	--	550	--	--
Church Rd. N/O SR 17 (Main St.)	1,060	1,150	--	8.5%
Church Rd. NW/O Fogg Rd	--	760	--	--
Beaver Dam Rd NW/O IR 341	--	400	--	--
Beaver Dam Rd SE/O IR 341 (Memorial)	--	310	--	--
Sturtevant Hill Rd. S/O SR 17/41	--	710	--	--
Fogg Rd. NE/O Church Rd.	--	290	--	--
Old Kents Hill NW/O SR 17/41	350	440	--	25.7 %
North Rd. N/O SR 17 (Main St.)	1,370	1,180	--	-13.9 %
North Rd. N/O Wings Mills	690	640	--	-7.2 %
South Rd. SW/O SR 17 (Main St.)	550	540	--	-1.8 %
Plains Rd. N/O SR 17 (Main St.)	--	670	--	--
Memorial S/O Beaver Dam	--	280	--	--
Wings Mills Rd. NE/O North Rd.	510	380	--	-25.5 %
SR 135 (Gorden Rd.) N/O SR 17 (Main St.)	970	1,050	--	8.2 %
SR 135 (Stanley Rd.) SW/O SR 17 (Main St.)	820	980	--	19.5 %
SR 17 (Main St.) E/O SR 41 (Winthrop Rd.)	4,690	4,610	--	-1.7 %
SR 17 (Main St.) NW/O North Rd.	--	4,740	--	--
SR 17 (Main St.) NW/O SR 135 (Stanley Rd.)	4,980	5,240	--	5.2 %
SR 17 (Main St.) W/O Chimney Rd.	2,380	2,570	--	8.0 %
SR 17 (Main St.) NW/O South Rd. @ RR Xing	5,170	5,400	--	4.4 %
SR 17/135 (Main St.) E/O Plains Rd.	5,560	5,900	--	6.1 %
SR 17/41 (Main St.) NW/O IR 2183	--	3,460	--	--

Source: Maine DOT Traffic Volume annual report, 2019 - *2019 is the most recent data available.

KEY FOR TABLE 1:

SW/O= southwest on
SE/O= southeast on
S/O= south on
NW/O= northwest on

NE/O= northeast on
N/O= north on
W/O= west on
E/O= east on

SR= state route
IR= inventory road

Annual traffic count data for 2019 was not available for Readfield. State Routes 17 and 41 clearly carry the most traffic, based on data in Table 1. This is no surprise as they are connecting roads to more populated areas; however, it is surprising to see that the traffic volumes have not increased considerably, in fact, in some cases, they have decreased, such as on North Road north on State Route 17. From 2014 to 2017, there was a decrease of traffic on this road by 13.9 percent.

Part of the declining traffic counts could be attributed to the fairly stable or stagnant economic conditions from 2015 – 2018, combined with the aging and decreasing local populations. Most of the traffic along this route is daily commuters, combined with weekend recreation and tourism activities. Readfield did not see a large increase in population during this time period. Once data is available for 2020-2021, showing the impacts of the Covid-19 health crisis, there will likely be a more drastic decrease in traffic counts.

Traffic Safety:

A critical element in management of the transportation system is the safe movement of traffic. Records are kept of vehicle accidents and areas along the highway system are denoted as High Crash Locations (HCL). MDOT defines an HCL as a roadway intersection or segment, which experiences 8 or more accidents in a 3-year period and has a Critical Rate Factor (CRF) in excess of 1.00. The CRF is a measure of the actual number of accidents compared to the theoretical accident experience that would normally be expected in that situation.

On Route 17 (and within Readfield), the only HCL is the intersection at Readfield Corner. Speed and the lack of sight distance (ability to see other vehicles approaching the intersection) are the most probable factors in this rating. The problems at this intersection have been documented in the *Readfield Corner Revitalization Study*, which recommended traffic calming practices. Additional parking was added to the area but has actually reduced safety and sight distances in some cases. Parking spaces in front of the Masonic Hall will be removed in the future and replaced with a short section of sidewalk. For the remaining parking spaces, time restrictions are to be implemented.

Meeting both of these criteria on many rural roads in Readfield would be difficult – because of the lack of traffic, a high CRF may not be statistically valid. But that means there may be some curves or intersections that are dangerous without being identified as an HCL. The only such intersection identified to date is the junction of Tallwood Drive and Beaver Dam Road with the apparent solution involving redesign of the intersection.

A number of traffic studies were performed between 2015 and 2020 in response to citizen concerns about speeding and unsafe traffic patterns. While traffic speeds have been increasing, crash data has not supported a reduction in speed limits. Study results based on the “80th percentile” model indicated that speed limits should either be kept the same or increased. In all cases, the town opted to leave the existing speed limits in place.

Roadway Characteristics and Traffic Control Devices:

The Town of Readfield is committed to using the standard federally established traffic control practices and devices identified in the Manual on Uniform Traffic Control Devices (MUTCD), as amended.

The one, 4-way blinking light at the intersection of Route 17 and Route 41 at Readfield Corners is the only signalized intersection in Readfield. Where needed, traffic is controlled by the presence of signs directing motorists to either stop or yield.

Consideration is being given to other forms of traffic control devices and traffic calming measures as speeds and volumes both increase.

The Highway System and Development:

Traffic counts and problem locations are symptoms of a much deeper issue: the relationship between highways and development. As highways are designed to serve the properties within their corridors, there comes a point at which development exceeds the capacity of a highway to serve it. This may result from development within the corridor or development in the immediate proximity of the road. Awareness of the link between transportation and land use is growing rapidly, especially among transportation system managers responsible for finding the millions of dollars it costs to expand capacity, and who would much prefer the relatively small cost of managing development instead.

The Maine DOT has established a set of regulations for new development impacting state highways. Traffic Movement Permits are required for major developments, such as shopping centers or large subdivisions. For all other development on state highways, driveway access permits are required. Permitting rules contain different standards based on road classification. Routes 17 and 41 have the tightest access rules; the remaining roads have relatively moderate rules. All of the rules have some standards for sight distance, driveway width, spacing, safety, and drainage.

The town requires a driveway permit through the Road Commissioner for the installation of new driveways. The criteria for permitting can be found in the Land Use Ordinance and also contains standards similar to those of the state.

There are a number of other ways in which the town can influence the impact of development on transportation. They include:

- Updating local road design and construction standards to reflect current practices.
- Offering different road design options based upon anticipated use and traffic volume.
- Rear lot access options to reduce road frontage development.
- Incorporating pedestrian and bicycle travel lanes into public roads and major developments.
- Proper design and location of major land use activities.
- Implementation of the ongoing road maintenance plan.

It has long been known that newly created subdivision roads that dead end without the possibility of future development or connection to other roads is poor planning practice. Luckily, Readfield does not have enough subdivisions for this problematic situation to be applicable.

Bridges:

Bridges (and large culverts) constitute a critical part of the transportation infrastructure. In general, bridges are owned and maintained by the state, even if on town roads, if they are longer than 15 feet. There are 8 bridges in Readfield, 3 of which are town owned. The bridges include:

- Beaver Dam Bridge (culvert) - town owned and maintained.
- Woolen Mill Bridge over Mill Stream - town owned and maintained (Gile Road –closed).
- Footbridge over Mill Stream - town owned and maintained.
- Torsey Pond Bridge over Mill Stream - town owned and maintained (Old Kents Hill Road).
- Handy Brook Bridge over Handy Brook - state owned and maintained.
- Dead Stream Bridge over Dead Stream - state owned and maintained.
- Intervale Bridge (Rt. 17) - state owned and maintained.
- Mill Stream Bridge over Mill Stream - State owned and maintained.

The Mill Stream Bridge was repaired, and the abutments and wing walls were partially resurfaced in 2018. Similar repairs were made to the Torsey Pond Bridge in 2021 in conjunction with a nearly complete rebuild of the dam there, which is contiguous with the bridge structure.

Local Roads

Local roads are the roads that serve primarily for access to adjacent land areas and usually carry low volumes of traffic. In Maine, these roads are the municipalities' responsibility if they are town ways, or private responsibility if they are camp roads, logging roads or have not been dedicated and accepted by the Town.

Town Ways:

Readfield has 23.87 miles of road classified as town ways. Table 2 has a breakdown of these roads and conditions. Balsam drive was added as a town road in 2012. The acceptance of roads by the town is costly to taxpayers as it essentially obligates the town to perpetual maintenance.

TABLE 2: TOWN WAYS

Name	Right-of-Way	Length	Surface
Scribner Hill Road	4 Rod	.80	Tar = .33
Balsam Drive	60 feet	.36	Tar
Plains Road	4 Rod	3.35	Tar
McKenney Road	3 Rod	.20	Gravel
Gay Road	4 Rod	.50	Gravel
Ratt Mill Hill Road	4 Rod	.30	Gravel
Memorial Drive	4 Rod	.25	Tar
Tallwood Drive	4 Rod	.60	Tar = .40 Gravel = .20
Hunts Lane	3 Rod	.13	Gravel
Lakeview Drive	3 Rod	.30	Tar
Adell Road	4 Rod	.25	Tar
Fogg Road	3 Rod	1.20	Tar
Walker Road	3 Rod	.75	Gravel
Sadie Dunn Road	4 Rod	.40	Tar
Chase Road	3 Rod	1.05	Tar
Mooer Road	3 Rod	.20	Tar
Thundercastle Road	3 Rod	1.20	Tar
Old Kents Hill Road	4 Rod	1.30	Tar
Russell Street	4 Rod	.38	Tar
Huntoon Lane	3 Rod	.21	Gravel
Grist Mill (Mill Stream) Road	3 Rod	.25	Gravel
Nickerson Hill Road	3 Rod	1.15	Tar
Morrill Road	3 Rod	.50	Tar
North Wayne Road	3 Rod	.75	Tar
Harmony Hills Road	4 Rod	.325	Tar
Recycle Road		.25	Tar
South Road	3 Rod	1.70	Tar
Beaver Dam Road	3 Rod	1.00	Tar
Church Road	4 Rod	2.15	Tar
Sturtevant Hill Road	4 Rod	2.15	Tar
Palmeter Ridge Road	3 Rod	.6	Tar/Gravel
Lane Road	3 Rod	.95	Tar
Gile Road	3 Rod	.70	Tar
Luce Road	3 Rod	.20	Gravel
Wing's Mill Road	3 Rod	.50	Tar
Belz Road	2 Rod	0.9	Gravel

Source: Readfield Comprehensive Plan Committee

Road Totals:

Total Plowed Roads: 34.26 miles

Total Town Roads: 29.81 miles

State Aid Roads: 6.9 miles

Town Roads, Facilities, and Services:

The management of town ways is the responsibility of the Town Manager who is the appointed Road Commissioner. He or she is advised by the five-member Road Committee. The town updated and consolidated their road and related ordinances and policies into a single Public Ways, Traffic, and Parking Ordinance in 2019. This consolidation has made management of town roads and easements easier. Maintenance of town roads has been greatly enhanced by the development and use of a comprehensive Capital Investment and Paving Plan. Additionally, to alleviate unnecessary expenditure, Readfield makes every effort to cooperate and coordinate with the MaineDOT Work Plan to the greatest extent practicable.

The town's public works infrastructure consists of a salt shed, built in 1993, a 2016 Ford F-550 dump truck with plowing and sanding capabilities, and a 2020 GMC pickup truck. Most of the summer and winter maintenance is contracted out with the town acting as general contractor and a maintenance team of two full-time and variable part-time employees to coordinate and do light maintenance. The town contracts separately for winter salt.

Readfield plows a total of 34.26 miles of road. The cost of plowing and sanding for 1991-1992 was \$85,000. By 2004-2005 the cost had risen to \$167,050 and for 2007-08 the cost was 232,000 [*Source: Town Report Warrant Article*]. The cost in 2021-2022 had increased to \$337,000 and saw another dramatic increase in 2022-2023 to an estimated \$420,000.

Many roads in town were reconstructed between 2005 and 2010. The town currently utilizes and actively manages a complete road management plan as a component of the Capital Investment Plan. Every road is identified, and a resurfacing schedule is applied using current value installed costs for all inputs like asphalt, liquid asphalt binder, shoulder gravel, and base gravel. This gives a very clear picture of what roads are most likely in need of repair and the cost. Importantly, it also provides an annualized cost for investment in road work, whether in construction or reserve savings, that allows Readfield to budget for the full maintenance needs of their road system over time.

Other Roads:

Other roads include over 100 privately owned roads throughout town. The most common of these are camp roads. Camp roads generally provide access to waterfront properties and do not form a part of the public road network. These roads were named in the course of the Street Addressing Project (E-911). Other privately owned roads in Readfield include roads inside of approved subdivisions that have not been offered to or accepted by the

town. The public has a right-of-way over these roads, but the town of Readfield has no legal right or obligation to maintain them, including culvert replacement or snowplowing. The list of private ways in Readfield is shown in Table 6-3, including pre-E-911 names.

TABLE 3: NAMED PRIVATE WAYS

New Name	Prior Name	New Name	Prior Name
		Paradise Lane	Fireroad SH4
Barber Road	Barber Subdivision	Old County Lane	Fireroad SH5
Broadview Heights Drive	Broadview Heights Subdivision	Big Pines Lane	Fireroad T1
Menatoma Camp Road	Camp Menatoma Road	Greene's Way	Fireroad T2
Wildlife Drive	Fireroad B1	Torsey Shores Road	Fireroad TC3
Greeley Lane	Fireroad C2	Mountain View Lane	Fireroad TC5
Wilson Way	Fireroad C2A	Touisset Point	Fireroad W2
Bethany Lane	Fireroad CC2	Adelaide Lane	
Poole Road	Fireroad CH1	Chickadee Lane	Fireroad W3A
Kentwood Drive	Fireroad F1	Maranacook Shore Road	Fireroad W4
Grasshopper Road	Fireroad F2	Squirrel Hill Lane	Fireroad W4B
Hind's Way	Fireroad F3	Falling Pines Lane	Fireroad W4BC
Avery Lane	Fireroad F4	Morgan Lane	Fireroad W4C
Sunrise Lane	Fireroad FG5	Chandler Drive	Fireroad W4D
Roddy Lane	Fireroad H1	Macomber Road	Fireroad W5
Frost Lane	Fireroad H2	Mayo Road	Fireroad W6
Zarella Lane	Fireroad L1	Prosperity Lane	Fireroad W6A
KV Camp Road	Fireroad M3	Mildred Lane	Fireroad W8
Butman Boulevard	Fireroad M4	Woodham Drive	Fireroad W8A
Newton Road	Fireroad M5	Poulin Road	Fireroad W9
Coleman Lane	Fireroad M5A	Oak Shores Drive	Fireroad W9A
Mace's Cottage Road	Fireroad M6	Cove Road	Fireroad W10
Bean's Mills Road	Fireroad MV1	N. Campers Point Road	Fireroad W11B
Davies Lane	Fireroad MV2	Nobis Point Road	Fireroad W11C
Echo Lane	Fireroad MV2A	Brown Lane	Fireroad W11D
Cedar Lane	Fireroad MV2B	Whitcomb Drive	Fireroad WM2
Quiet harbor	Fireroad MV4	Dr. Ham Road	Girardin R-O-W
Tingley Brook Drive	Fireroad N2	Kirkwold Camp Road	Girl Scout Camp Road
Old Stage Road	Fireroad OKH1	Lovejoy Lane	Kentwood Drive Spur
Berry Road	Fireroad P3	Kents Hill School Road	Kents Hill School Campus
Lucasville Lane	Fireroad P5	Marden Road	Marden Road

New Name	Prior Name	New Name	Prior Name
Pine Rest Cottage Road	Fireroad S1	Autumn Crest Lane	
Brann Drive	Fireroad S1A	Terrace Road	North Road Terrace Subdivision
Wit's End Road	Fireroad S2	Old Fairgrounds Road	Old Fairgrounds Road/Sulky Drive
Thorp Shores Road	Fireroad S3	Badger Lane	
Lazy Loon Road	Fireroad S4	Quarry Drive	St. Andre Subdivision
Colony Road	Fireroad S4A	Barred Owl Lane	
Packard Shores Road	Fireroad S5	Fiddlehead Farm Lane	
Edgecomb Drive		Ledge Hill Terrace	
Alice's Way		Ledgewood Drive	
Partridge Hollow Lane	Fireroad S6	Cherrywood Lane	Lakeside Orchard Road
Somers Drive	Fireroad SD1	Acadia Lane	
Bill Bourret Drive		Brainard Road	
Dragonfly Lane		Elmwood Terrace	
Fen Way		Garden Place	
Gravel Pit Road		Husky Drive	
Joy Fields Lane		Parks Lane	
Rodrigue Lane		Song Bird Lane	
Stonewall Drive		Sylvester Lane	
Liberty Road		White Birch Drive	
Maindelay Road		Meadowbrook Road	
Millard Harrison Drive		Wesleyan Road	
Alfond Drive		Zeppelin Lane	

Source: E-911 Road Listing

Readfield also has a history of roads that are no longer used. These roads may be either “discontinued,” which is a closure by legislative act, or “abandoned,” which is the non-use of a roadway for 30 years or more, or non-maintenance for a shorter period. Since 1965 when roads are discontinued, the public retains the right-of-way along the road. In these cases, it would be beneficial to identify retained rights-of-way for access and recreational development.

Other Transportation Facilities:

While roads for motorized vehicles remain an essential part of our transportation system, it is the intent of this Comprehensive Plan to highlight and encourage alternative means of transportation. This is particularly true along the Rt. 17 corridor. Route 17 is Readfield’s “Main Street”, but it is increasingly seen as a dividing line in the community, which is not conducive to the kind of community character or village development for which the town strives.

Air Travel:

The Waterville and Augusta airports offer a limited number of commercial flights (passenger service from Augusta only) and provide access for private and corporate planes and small jets. Both airports are a 20–30-minute drive. The Portland International Jetport and the Bangor International Airport offer commercial passenger service to a number of different hubs, both about an hour away. The Manchester-Boston Regional Airport in New Hampshire offers a popular alternative to Boston’s Logan Airport.

Railroad:

The main railroad line passes north/south through the central and eastern portions of Readfield. Railroad crossing warning signals (without cross bars) are located at the Depot on Route 17 and at the crossing on Plains Road. The tracks also cross several camp roads in town with no signal lights. The Maine Central Railroad ended passenger service in Readfield in 1949. A portion of the line is double tracked north of the Depot, but there are no sidings, or local rail users shipping or receiving freight in town. However, trains continue to run through Readfield on an infrequent basis.

Readfield’s one-time train depot lives on only in the memories of the town's older citizens, the antique postcards in the Historical Society and as a place name in town.

Public Transportation:

There are no public transportation services available in town. The Kennebec Valley Community Action Program (KVCAP) has a demand-response service and volunteer drivers to pick up and deliver people to various locations. There are no regularly scheduled routes or pick-ups. In recent years, a regional “Neighbors Driving Neighbors” program has been developed and operates in Readfield and neighboring towns. In 2022 the town successfully joined this organization through the efforts of Readfield’s Age Friendly Committee.

Bicycle Routes and Facilities:

The 1991 Route 17 roadway improvement project added sufficient shoulder width for a bicycle lane from the Depot to Maranacook School. Periodic improvements to other portions of Route 17 have provided sufficient shoulder width for safe travel by bike. There are no other facilities dedicated for bicycles in town. MDOT publishes maps of bicycle routes, but none pass through Readfield.

In light of the increased popularity of bicycling, both for recreation and travel, the town should pursue more aggressive development of bike routes. Ideally, newly implemented bike routes would connect destinations of particular importance such as the Town Beach, Community School and Elementary School, and the bike corridors would be stand alone, not just extensions of highway shoulders.

Sidewalks:

In 2011-2012 an extensive sidewalk was built on the north side of Rt. 17 running from the intersection with Old Kents Hill Road by the Town Office, to the intersection with Millard Harrison Drive, and then up that road to the Middle and High Schools. The project was funded in part through a federal Safe Routes to School program and in part through tax dollars. The sidewalk sees extensive use and is an extraordinary asset for the area. An expansion of the existing sidewalk is planned from the intersection of Rt. 17 and Church Road to the Fairgrounds area. This will allow for a much safer travel path from Main Street to Readfield's primary recreational area.

A privately owned and maintained sidewalk exists at the top of Kents Hill running along the southwest side of Rt. 17 from the Kents Hill School campus to just before P Ridge Road.

Parking:

There are no major publicly owned parking facilities in Readfield including park-and-ride facilities. The town has an ordinance limiting on-street parking at Readfield Corner. Parking at the Town Office and Elementary School sometimes overflows from the parking lots. Parking at the Readfield Fairgrounds property has been expanded over the years to include close to 90 parking spaces in the gravel lot, with additional grass parking available in the adjacent field.

The lack of available parking at the Corner creates a disincentive to new development and public use of existing facilities. Limited on-street parking is poorly laid out and the only off-street site (behind the post office) is disorganized. New options for parking were addressed in the *2004 Readfield Corner Revitalization Study*, but additional steps will have to be taken to achieve any significant growth.

While Readfield has a Parking Ordinance, it does not discourage development. It utilizes the standard limitations and requirements for parking. The Land Use Ordinance also has criteria for minimum number of spaces for various land uses.

Summary of Analysis:

In past planning efforts citizens have raised three principal issues: road condition, traffic flow and roadside beauty. Some people wanted the condition of both town and state roads improved. At the same time, many people did not want to encourage speeding. There was also wide support for improving traffic flow particularly in the Readfield Corner area. Finally, the public has recognized road corridors as important and sensitive because of their heavy use. There was support for identification of scenic areas and better safeguards from activities that diminish roadside beauty.

Since 1980 traffic growth on major roadways in Readfield has averaged three to four percent per year. The highest growth in volume has occurred on Route 17 while traffic

has doubled on portions of Routes 135 and 41. Readfield Corner is the only high crash location identified by MDOT. Increasing traffic volumes combined with continuing development along these roadways create the potential for future problems.

There is a shortage of alternatives and options for transportation to and around Readfield. Continued reliance on automobiles, together with sprawl, will eventually make travel on Readfield's rural roads very unpleasant. While public transit and passenger rail service are clearly economically unfeasible, Readfield should advocate for greater investments in bicycle and pedestrian facilities, carpooling and other creative solutions.

With increased transportation costs and more commuters to Augusta (and other regional destinations including Winthrop and Farmington), alternate modes of transport will become more attractive. Busses and rail will not become feasible for the foreseeable future. Perhaps the most likely short-term solution would be a ride-sharing program with a park-and-ride lot located at a convenient location on or near Rt. 17.

COMMUNITY ASSESSMENT PART SEVEN: RECREATION

Recreational opportunities are an essential component of the quality of life in Readfield. Readfield enjoys an abundance of riches supporting all aspects of outdoor recreation. The town's lakes provide residents with diverse opportunities for swimming, boating, water skiing, and fishing. The extensive forestlands provide areas for hunting, hiking and nature observation. During the winter, cross-country skiing, snowmobiling and ice fishing are popular activities.

Many of the Town's unimproved areas and passive recreation opportunities are supported by the activities of the Readfield Conservation Commission and Trails Committee. More active organized sports and recreation are supported by the Readfield Recreation Committee. The mission of the Readfield Recreation Committee is to provide self-supporting recreation and athletic program opportunities for the citizens of the community through the support of volunteers. The Committee strives to enhance the quality of life and vitality of residents through offering diverse and affordable recreational and cultural programs in welcoming and safe facilities.

Water-Based Recreation:

Since Readfield was first settled under the name of Pondtown, lakes have shaped the character of the town. Portions of four major lakes are located within the town (Maranacook Lake, Echo Lake, Torsey Pond and Lovejoy Pond). They all support significant recreational use.

Beach Areas

Readfield owns and operates a public beach at the north end of Maranacook Lake, known as Readfield Beach. Previously, the beach was operated as a private association until 1989 when residents voted in agreement that the town should acquire and operate this beach. The Readfield Beach Board oversaw operation of the 8.7-acre site, including the beach, picnic tables, pavilions, changing rooms, toilets, playground, and volleyball court, until 2003 when ownership was transferred to the Town. From 2003 to 2020 the beach was only open to paying permit holders. Beginning in 2021 (following a Town Meeting vote in 2020) the Beach became open to all Readfield residents at no cost.

While now free to residents, Readfield Beach remains a "user supported" beach that relies on the revenue generated by permits purchased by non-residents for either season passes, day passes, or guest passes, in addition to funding through tax dollars. The Readfield Beach does not employ lifeguards. Beach attendants are hired in the summer to maintain the grounds and oversee beach operations.

Readfield began offering recreational amenities such as canoe and kayak storage areas to encourage beach usage in 2019. Historically swimming lessons were an important part of summer programming but were not offered for a long period of time until they were brought back in 2021.

Readfield Beach is ideally located near the center of town, not far from a public boat launch and is situated on a quiet part of the lake. Programming opportunities at the beach are almost unlimited but more attention and investment are needed in this area. The town intends to make the beach handicap accessible in the near future. The future plans include the addition of a wheelchair ramp, paved walkways and paths for ease of access, and handicapped parking spots. Improvements and expansion of beach facilities are one of the top recreational investment priorities for Readfield.

Boat Access and Use

Public boat access sites currently exist on Maranacook Lake, Torsey Pond, and Echo Lake (Route 41 in Mount Vernon approximately 2 miles from the Readfield Town Line). Residents and non-residents all utilize these sites extensively. The Maranacook Lake site on Route 41 is maintained by the Department of Inland Fisheries and Wildlife (MDIF&W) and has a launching ramp, float and parking for vehicles with trailers. It also offers open green space for picnicking and scenic views. The Torsey Pond area, also run and maintained by the state, is located on Old Kent's Hill Road and consists of a carry-in area (no ramp or floats). Parking is extremely limited.

Currently there is no official public access available to Lovejoy Pond in Readfield; however, there are public access facilities for Maranacook, Torsey, and Echo Lakes. Torsey has prohibited the use of personal watercrafts, such as Jet skis on the lake. Some concern about boat traffic and speed on these lakes has been voiced, and in 2022 the issue of moorings and mooring fields came to the forefront due to regulation in Winthrop on the south end of Maranacook.

Land-Based Outdoor Recreation:

Most outdoor activities such as hunting, and snowmobiling occur on privately owned land and relying on the good will of landowners. In southern and central Maine, there has been an increasing trend toward posting of land limiting public access for traditional outdoor recreational pursuits. Development in rural areas and expanded posting of land could potentially limit future outdoor recreational opportunities in Readfield unless steps are taken to preserve open space.

Trail System

One of Readfield's greatest assets is the wide availability of outdoor recreation. Residents and visitors have access to a plethora of hiking, biking, and snowmobile trails throughout town. These trails systems include both public and private landownership and are maintained by a variety of groups, but primarily the Readfield Trails Committee.

An example of a private recreation group is the local snowmobile club, Blizzard Busters. For the past 40 years, they have maintained approximately 35 miles of formal, groomed trails that connect with trails in adjacent towns and are part of the statewide snowmobile trail system. Since many trails run across private land, each year the club obtains permissions from landowners to use the trails. To thank the generosity of those landowners, the club holds a recognition banquet for cooperating landowners.

In addition to snowmobile trails, a number of cross-country ski and walking trail systems exist on both private and public lands in town (*Trails Map* in appendix). A system of trails was developed on the Maranacook Community School property for use by the ski team, cross-country team and the public. A fitness trail includes a one-mile and a 3.5-mile loop in addition to fitness stations along the route. A nature trail is located in the woods behind the Readfield Elementary School.

Readfield residents can also take advantage of the Kents Hill School ski trail system. While the school allows this use of its trails, it is not publicly promoted.

The town owns numerous trails systems throughout town including the Torsey/Echo Trails, Fairgrounds Trails, Fogg Trail, and Esker Trail, to name a few. These trails are maintained by the Readfield Trails Committee. The Kennebec Land Trust also developed numerous trail systems throughout Readfield. These include trails in the Readfield Town Forest, Tyler Trails, Rosmarin-Saunders Family Forest, and Gannett Woods. These trails can be seen in Figure 1 below, with a brief description on the following pages.

While connectivity can always be improved, overall Readfield residents feel the trail system is adequate in offering and maintenance and meets their needs. The trail system at the Readfield Fairgrounds was custom built to be highly accessible for those with mobility issues and are some of the best trails of their kind in the state. There are no known conflicts of compatible uses on the trails.

Hunting and Fishing

There are no figures available on the percentage of land in town which is open to hunting. There is a statewide trend toward more posting of private land particularly in locations where large parcels have been subdivided. While this trend appears to hold true in Readfield, there is no data available to confirm or measure the change.

The town allows hunting in the Readfield Town Farm & Forest which is a 110-acre parcel that connects to another 100-acre parcel known as the MacDonald Conservation Area, owned by the Kennebec Land Trust. Hunting is also allowed at the 342-acre Rosmarin Saunders Family Forest managed by KLT. In addition, many private landowners allow hunting on their property.

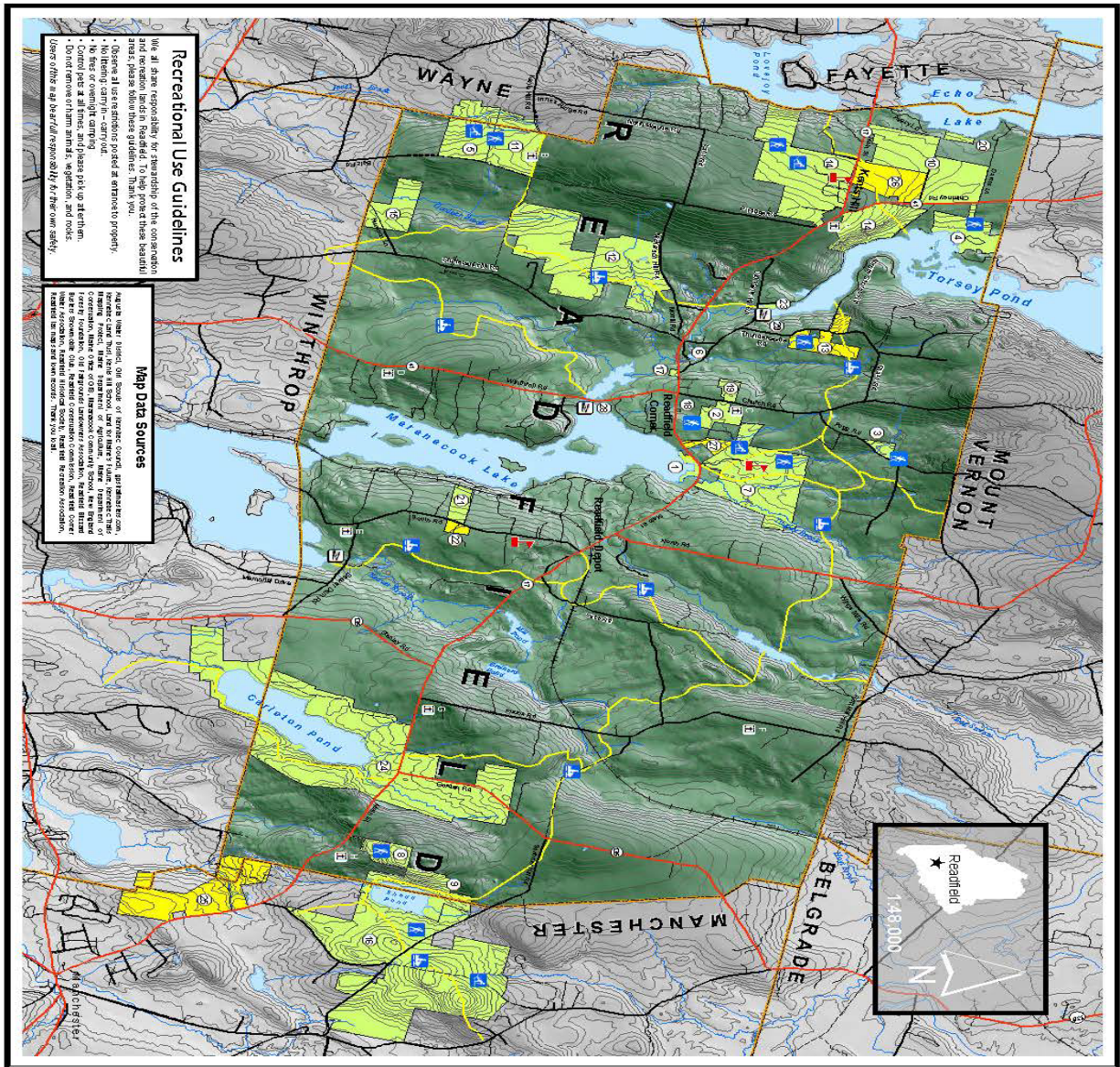
Readfield has many opportunities for fishing. Several lakes support cold water fisheries and are managed and stocked by the Department of Inland Fisheries and Wildlife. Lovejoy Pond is managed for warm water species. Public access is essential to utilization

of the fishery as a recreational resource. More information on available fish species specific to each body of water can be found in the Water Resources chapter of this plan.

Conservation Lands:

There are many public and private tracts of land in Readfield used for multiple purposes including conservation and which may be open for public recreation. Most of these are depicted and described on the map developed by the Conservation Commission, titled “Readfield, Maine Outdoor Recreation and Conservation Areas”, shown below.

FIGURE 1: READFIELD'S CONSERVED AREAS AND RECREATIONAL OPPORTUNITIES



Recreational Use Guidelines

We all share responsibility for stewardship of the conservation and recreation lands in Readfield. To help protect these beautiful areas, please follow these guidelines:

- Observe all posted signs and posted rules.
- No hunting, trapping, or snare traps.
- No fire or overnight camping.
- Control pets at all times, and please pick up after them.
- Control removal of plants, animals, reptiles, and rocks.
- Users assume all liability and responsibility for their own safety.

Map Data Sources

Aerial imagery: Google Earth, USGS, and other sources. Topographic maps: USGS, and other sources. Conservation areas: Readfield Conservation Commission, and other sources. Recreation areas: Readfield Conservation Commission, and other sources. Other data: USGS, and other sources.

Readfield, Maine

OUTDOOR RECREATION & CONSERVATION AREAS

- Schools
- Cemeteries
- Sliding Areas
- Hiking Areas
- Water Access
- Snowmobile Trails
- Essements
- Conservation & Recreation Areas

Scale: 0 0.2 0.4 0.8 1 Miles

Source: Readfield Conservation Commission

Recreation Areas Detailed (Numbers correspond with those on map in Figure 1):

- 1. READFIELD BEACH.** This 8.7-acre recreation area on Maranacook Lake was acquired in 1988 by the town. Previously, it was run by a private association for 20 years. It offers a buoyed swim area with float, picnic facilities, volleyball court, and opportunities for family gatherings. Skating is popular in winter. The adjoining wetlands provide superlative habitat for aquatic wildlife. Passes available to residents for an annual fee at the Town Office.
- 2. READFIELD FAIRGROUNDS.** From 1856 to 1932, Readfield Fairgrounds was home to one of Maine's most prestigious agricultural fairs. In 1993, the Town purchased 36 acres to create a recreation and conservation area near the village center. The area has a network of graveled trails for walking, nature study, and cross-country skiing that connect with trails on the Maranacook School Property and the village sidewalk. A ballfield is located near the Church Road.
- 3. FOGG FARM CONSERVATION AREA.** This 15-acre gem was part of the Fogg Farm for nearly two centuries. In the early 1990s, after the farm was subdivided, it was donated to Readfield with a conservation easement to the Kennebec Land Trust. An easy loop trail winds through mixed forest uplands for 0.4 mile and a second loop adds an additional .2 mile. Trail and bridge work was done by Maranacook Community School Pathways students and the Readfield Conservation Commission.
- 4. TORSEY POND NATURE PRESERVE.** In 2001, Readfield purchased 92 acres along Torsey Pond for open space and recreation with funds from the Maine Land & Water Conservation Fund, a town appropriation, and local contributions. A conservation easement was accepted by the Kennebec Land Trust in 2003 to assure permanent protection. The preserve is one of the richest biological areas in Readfield with mixed forest uplands, a mile of shoreline, and very significant wading bird and waterfowl habitat. There are two miles of walking trails with foot and bog bridges.
- 5. READFIELD TOWN FARM & FOREST.** This 110-acre tract of woodland is the site of the former town farm for the needy. Today the area offers hiking, cross-country skiing, and nature study on 2.3 miles of trails which connect with trails on the adjacent KLT Macdonald Conservation Area property. The property is also managed for wildlife and sustainable forestry.
- 6. MILL STREAM DAM.** In the mid-19th century, Factory Square was a major industrial area in Readfield where many manufacturing businesses were clustered. The site now features a footbridge across Mill Stream and the remains of a stone dam, spillway, and foundations. Trails allow access to the top of the dam, the stream and an overlook. Interpretative plaques recall Readfield's industrial past.
- 7. MARANACOOK COMMUNITY SCHOOL.** The MCS campus includes 320 acres. Trails around the middle and high schools offer hiking, cross-country skiing, and nature study. A graveled trail leading from the Superintendent's Office connects with the Fairgrounds trail system. The hillside visible from the access road provides great family sledding. Tennis courts, ballfields, and an outdoor track are also available when not in use by the schools.
- 8. WYMAN MEMORIAL FOREST.** This 40-acre woodland was donated to the Kennebec Land Trust in 1993 by the heirs of Walter and Alice Wyman. After a red pine plantation on the property was affected by the ice storm of 1998, the land trust conducted a small

logging operation to accelerate restoration to more natural conditions. The rest of the preserve is covered with mature, mixed-growth forest typical of recovering farmland. Trails ascend Monks Hill from Main Street and from Shedd Pond.

9. **GANNETT WOODS.** Shedd Pond is important habitat for ducks, beavers, and other wildlife. In 2004, John and Pat Gannett donated 120 acres to the Kennebec Land Trust to ensure the shoreline of the pond would remain free of development. Snowmobiles are allowed on a maintained trail. No other off-road vehicles or overnight camping. A trail on the west side of the pond connects to the Wyman Memorial Forest.
10. **ECHO LAKE WATERSHED PRESERVE.** This 200-acre parcel in the Echo Lake watershed was purchased in 2004 and 2008 with funds raised by the Echo Lake Association and Kennebec Land Trust. The property will remain undeveloped to help protect the water quality of Echo Lake and to provide for wildlife habitat. A short nature trail leads to an open bog.
11. **MACDONALD CONSERVATION AREA.** The 100-acre Macdonald Conservation Area was donated to the Kennebec Land Trust by Douglas and Jessie Macdonald in 2003 to preserve wildlife habitat and open space for recreation. The former Readfield Town Farm (on the south), the Huntoon Cemetery (on the north), the Seldon Smith Homestead foundation (on the east), and the site of the former District 6 Schoolhouse (on the northeast) are noteworthy connections to Readfield's history. A 2.5-mile trail connects to the Readfield Town Farm & Forest trails.
12. **ROSMARIN AND SAUNDERS FAMILY FOREST.** This property was donated to the Kennebec Land Trust KLT in 2016 by the Rosmarin family. It had been owned by the Saunders Manufacturing Co. Historically the property was farmed and pastured, though more recently it has been managed as a woodlot. The 342-acre property is an extensive conservation area with mixed woodlands, two perennial streams, a large beaver bog and four vernal pools. The one mile (+) Beaver Pond Loop trail begins at the parking area on the Nickerson Hill Road, follows the eastern side of the Beaver Pond and stream, and circles back to the parking area.
13. **TYLER CONSERVATION AREA.** A 45-acre easement, donated by the Tyler family, protects wildlife habitat, provides for local recreation, and conserves the rural character of this Readfield neighborhood. A winter trail from Maranacook High School to Torsey Pond is used by snowmobilers.
14. **KENTS HILL SCHOOL.** Luther Sampson, a Revolutionary War veteran, and Elihu Robinson, founder of a local apprenticeship school, started the Maine Wesleyan Seminary in 1824 in a small building on Kents Hill. Later renamed, the school has educated generations of young men and women from all over the world. Kents Hill School also shares its facilities with the local community. Trails throughout the woods offer opportunities for hiking, mountain-biking, cross-country skiing and snowshoeing, and nature study. Please respect the school activity schedule.
15. **LUCE MEMORIAL FOREST.** This 78-acre property was conveyed to the New England Forestry Foundation (NEFF) in 1991 by James M. Smith and Julia H.M. Smith Solmssen. Three contiguous parcels have been under professional management by NEFF since 1951. There are no marked trails, but the area is open for hiking, hunting, and other non-motorized recreation during day-time hours.
16. **ALLEN-WHITNEY MEMORIAL FOREST.** Though located in Manchester, this 708-acre managed woodland connects to important open space lands in Readfield. The

property was settled during colonial times by the Allen family, which was active in publishing and real estate in Augusta. Edward A. Whitney deeded the first parcel of this forest to the New England Forestry Foundation in 1955. A woods road system provides access for forest management as well as hiking, hunting, fishing, and nature study. Snowmobiles are allowed on maintained trails. No other off-road vehicles or camping are permitted.

Other Conserved Areas (with limited recreational access):

- 17. READFIELD RECREATION LOT.** In 1934, Leon and Tessie Tibbetts donated this 2.5-acre property to the Town for recreation.
- 18. PARKS LOT.** This small, forested parcel provides important wetland and wildlife habitat. It was given in 2006 to the Town of Readfield in memory of Guy Parks, Jr. by his heirs.
- 19. READFIELD CORNER WATER ASSOCIATION.** This property is managed to protect the source of well water for a number of businesses and homes at Readfield Corner. It also provides 17.5 acres of important wildlife habitat and a connection to the Readfield Fairgrounds. It is available for quiet day use recreation.
- 20. AVERY-SMITH SHORE LAND.** Dr. Mary Ellen Avery and her family donated this beautiful 7-acre parcel on Echo Lake to the Kennebec Land Trust in 1991. It is a woodland wonderland with cedar, pine, birch, and wildflowers along 1,200 feet of unspoiled shoreline. The property does not have trails and is best viewed from the water.
- 21. WESTMAN WOODS.** Ilse Westman wanted these 26 acres preserved as wildlife habitat, so she donated this area to the Kennebec Land Trust in 2006. The upper part is early successional habitat, mostly hardwoods. The lower portion has an older conifer forest. There are no marked trails.
- 22. ST. ANDRE FIELDS.** In 1995, John and Beppe St. Andre donated a conservation easement to the Kennebec Land Trust to maintain the scenic beauty of these fields. There are no trails, but the fields are open for nature observation except during the late spring and summer when the hay crop is growing. The easement covers the fields on the north and south sides of Quarry Drive.
- 23. TORSEY POND OUTLET CONSERVATION AREA.** This easement was donated to the Kennebec Land Trust in 2005 to preserve water quality and wildlife habitat. It protects 12.5 acres and over 1200 feet of valuable shoreland on the west side of Torsey Pond near the outlet. Public access is by permission only.
- 24. CARLETON POND.** In the early 1900s, the Augusta Water District acquired more than 700 acres (568 acres in Readfield) around Carleton Pond for watershed protection. The Maine Legislature designated the area a game preserve in 1931. An additional 40 acres were donated in 1996 to the Water District with a permanent conservation easement granted to the Kennebec Land Trust. Today, this area includes a diversity of wildlife habitats. White-tailed deer, beavers, foxes, turkeys, and a wide variety of birds, amphibians, and reptiles call the area home. A snowmobile trail runs through the property.
- 25. LAKESIDE ORCHARDS.** Jacob Pope planted the first apple trees here in the 1870s. The farm now encompasses 189 acres with thousands of apple trees. In 1999, the Maine Department of Agriculture acquired a conservation easement on Lakeside

Orchards with funding from the state Land for Maine's Future and federal Farmland Protection programs. Lakeside Orchards operates a retail store on Route 17 in Manchester. Public access is by permission only.

26. KENTS HILL ORCHARD. This 91.6-acre property was purchased by Maine Farmland Trust in 2010 and subsequently sold to Belle Vue Farm, LLC in 2011 subject to a conservation easement. Much of the historic orchard has been removed and replaced by commercial corn and vegetable fields. Public access is by permission only except for a snowmobile trail.

27. OLD FAIRGROUNDS FIELD. Originally part of the historic Readfield Fairgrounds, this 15-acre parcel is owned in common by the members of the Old Fairgrounds Landowners Association and protected as open space by deed restrictions. Public access is by permission only.

Water Access Sites:

28. MARANACOOK LAKE. The Maine Department of Conservation maintains an access site with a ramp to launch boats, plus parking for vehicles and trailers and a grassy area for picnicking. The Town of Readfield owns the wetland south of the launch.

29. TORSEY POND. At the south end of Torsey Pond the Maine Department of Conservation has a hand-carry site providing access for canoes, kayaks, and small boats. This shallow lake is popular for warm water fishing as well as wildlife watching in the marsh near the Torsey Pond Nature Preserve. Across the road is the site of an historic dam and mill works. No ramp or float. Minimal parking.

NOTE: There is public access to Echo Lake on Route 41 in West Mount Vernon. There are no public launch sites on Brainard, Carleton, Lovejoy, or Mill Ponds. There is walking access to Shedd Pond.

Cemeteries:

Seven cemeteries throughout Readfield offer quiet spots for walks with historic interest as they tie the past to the present. No dogs are allowed.

- A. Kents Hill Cemetery (1808)
- B. Huntoon Cemetery (1835)
- C. Readfield Corner Cemetery (1808)
- D. Armstrong Cemetery (1800s)
- E. Whittier Cemetery (1800s)
- F. Dudley Plains Cemetery (1789)
- G. East Readfield Cemetery (1788)
- H. Case Cemetery (1787)

The town owns 199.1 acres mostly in conserved lands, excluding cemeteries. The State of Maine owns 2.1 acres in Readfield; they include two boat launches and one picnic area. Kennebec Land Trust owns 809.8 acres of conserved land in Readfield. New England Forestry Foundation is in the process of purchasing 326 acres that abut the Town Forest. This amounts to 1,337 acres of conserved land in Readfield across multiple entities and ownerships. Partially protected lands include Camp K-V and Camp Kirkwold,

which total an additional 170 acres. Much of the Kents Hill School property remains undeveloped. These landholdings are not considered in the abovementioned 1,337 acres.

In 1990, the town established an open space acquisition fund. The fund was set up as a non-lapsing fund to build over time and be available for the acquisition of lands with important natural and recreational resources; however, the account was not actually funded until 2021 when \$10,000 was added. In 2022, that amount was raised to \$50,000 as a result of increased interest in protecting open space.

One of the reasons for the establishment of the acquisition fund was the potential sale of the Augusta Water District lands around Carleton Pond. In 1989 the Water District considered selling the lands of which 568 acres lie within Readfield when it decided to build a water treatment plant that would eliminate Carleton Pond as a primary drinking water source. It proposed selling the lands to the state's Land for Maine's Future Program. However, the Water District has decided to maintain Carleton Pond as a back-up drinking water source and is not actively planning to sell the surrounding watershed lands.

The attractive lands around Carleton Pond were recently opened to public recreational use in 2022 and remain an area of great interest. This property is managed and owned by the Greater Augusta Utilities District.

Developed Recreation Facilities:

Table 1 lists the developed athletic facilities currently in Readfield. Most of these facilities are associated with the schools in town.

TABLE 1: DEVELOPED RECREATIONAL FACILITIES

PUBLIC	Baseball	Softball	Football	Soccer	Multi	Track	Tennis	Basketball	Playground
Maranacook Community School	1	3		2		1	3	1	
Readfield Elementary School	1				1			1	1
Readfield Beach									1
Fairgrounds	1								
PRIVATE									
Kents Hill	1	2	2	4	1		6		

Source: Readfield Town Officials

Youth Sports:

Readfield's public and private schools are well known throughout the area and attract many new residents with young children for the quality school system. Readfield offers a variety of youth sporting activities from Little League to soccer and many more. These activities can be observed on fields across town on almost any given weekend, as well as other times. Youth sporting events are more than just recreational activities for children; they also provide parents and other attendees and opportunity to socialize and meet other Readfield residents.

Readfield Elementary School provides a multi-use field to accommodate a limited number of recreational pursuits. Maranacook Community School provides three softball fields, two soccer fields, one baseball field, a track, three tennis courts, and one basketball court to

students. Public access to these facilities and use by local recreation programs and the Town of Readfield is severely restricted.

Kents Hill School, which is a private school, provides at least one of every type of recreational field except for a track, a basketball court, and a playground. Similar to Regional School Unit 38, public use of these facilities is limited.

Age Friendly Recreation:

Readfield's Age Friendly Committee has been supportive of an "all ages" approach to use of recreation facilities in town. With the overall age of most of Readfield's citizens increasing steadily, a need to provide appropriate recreational activities and facilities has been identified. Through a series of grants from the AARP and town funds, Readfield invested in handicapped accessible picnic benches at the fairgrounds, and park benches all along the trail network in various locations. The grant money was also used to put Adirondack chairs at the town beach, install low-rise bleachers at the fairground's ballfield, and promote age-friendly use of town facilities. The Town intends to continue to pursue this approach to recreation and partnerships with other entities.

Use of School Recreation Facilities for Non-school Activities:

Readfield's soccer, baseball, softball and basketball leagues utilize the schools' recreational facilities. Most sports fields are currently being used close to capacity by school sports teams and non-school use is secondary. Youth leagues currently use fields in several locations making logistics difficult. Proposed expansion of non-school youth programming may require the addition of one or more public fields.

Community Recreation Programs:

The town currently sponsors a joint recreation program with several other communities, which offers a variety of recreation programs coordinated, in part, by the Readfield Recreation Committee. The programs rely almost exclusively on volunteers. Stipends are provided for certain program instructors. Funding for the program is provided mainly through participation fees and several fund-raising event.

Activities include:

- Summer swim lessons
- Halloween Party
- Sledding and Ice Fishing Outings
- Pee-Wee Basketball
- Soccer League
- Baseball/Softball League
- Spring art lessons
- Maranacook Football Inc.

In 2005, Readfield and Manchester cooperatively sponsored a week of summer camp for children in K-6th grades. A joint recreation committee administers the program. The program is no longer functional but bringing back summer recreational activities for youth is a priority to Readfield.

Demand for recreation programs by parents continues to increase. In particular, there is interest in more after-school programs especially from families with two working parents. The emergence of paid staff positions will help to meet the demand and improved facilities.

Maranacook Adult and Community Education provides a variety of recreational programs for children. Offerings have included: soccer, travel soccer, football, basketball, baseball, softball, cross-county skiing, dancing, gymnastics and arts and crafts. Adult programs include a variety of both recreation and educational offerings.

Other Facilities:

Over the past decade there have been sporadic efforts to create other recreational facilities and opportunities.

Community Partners:

The Town of Readfield's efforts to preserve and conserve land as well as provide recreational opportunities are a conjoined effort spanning multiple coordinated collaborations. Interested parties include:

- Readfield Conservation Commission
- Readfield Recreation Committee
- Readfield Trails Committee
- Kennebec Land Trust
- Greater Augusta Utility District
- Girl Scouts of Kennebec County
- Kennebec Valley YMCA
- Maine Department of Agriculture, Conservation, and Forestry
- Maine Farmland Trust
- New England Forestry Foundation
- RSU-38 Maranacook Area Schools

Analysis:

Much of the residents' need for recreational activities is met by current opportunities throughout town. Readfield's recreational opportunities and offerings are becoming well-known in the area and the town has become an unofficial recreation hub.

Readfield offers a wide range of locations for passive recreation space, programmed activities, and active recreation space. The town's extensive trail system is well

maintained, and there are many youth recreational activities offered in town. The town is well served by the current recreational offerings but increasing demand is driving a need for further open space and programming.

While no significant population increase is projected in the next ten years, and school enrollment is not expected to increase drastically, the aging population adds an increased need for specific recreational offerings.

Future Considerations:

- ❖ How will changing demographics impact recreational needs?
- ❖ Is there a need for additional youth sporting activities?
- ❖ Is there a need for activities/recreation opportunities for seniors?
- ❖ Should the town create Community Center or Senior Center?
- ❖ Is there a need or desire for land available to hunters?
- ❖ How can Readfield ensure the trails systems is maintained?
- ❖ Should the town continue to look for ways to increase open space and connect already existing trails throughout town?

COMMUNITY ASSESSMENT PART EIGHT: RURAL ECONOMIC RESOURCES

Farming Overview:

The capacity to produce food locally is a tremendous asset for a community- too often taken for granted and undervalued. Most of the food Maine residents consume is imported from either the western United States or from foreign countries. As a result, the food supply could be interrupted or threatened for any number of reasons. Production from local farms makes substantial contributions to a community's food needs daily but becomes much more valuable in times of high costs and supply disruption.

Due to the dramatic expansion of industrial agriculture, family farms are quickly becoming a relic of the past all over America. Between 1974 and 2002, the number of corporate-owned U.S. farms increased by more than 46 percent. Between 2005 and 2006, the United States lost 8,900 farms (a little more than one farm per hour). Another threat is development; according to the United States Environmental Protection Agency, 3,000 acres of productive farmland in America are lost every day to development.

Importance of Local Farms:

Food safety is paramount when considering where the food came from. As a result of the pervasive use of antibiotics in confined animal feedlots, antibiotic resistant human pathogens have emerged. The Center for Disease Control (CDC) estimates that each year roughly 1 in 6 Americans (or 48 million people) get sick, 128,000 are hospitalized, and 3,000 die of foodborne diseases due to complications related to antibiotics in confined animal feedlots.

The trend of local farms disappearing affects not only food supply and quality but also the local economy; as family farms are bought out, the businesses they helped support disappear. Local seed and equipment suppliers shut down because corporations went straight to wholesalers or manufacturers. Demand for local veterinarian services collapses. This results in shops, restaurants, and doctor's offices closing, while communities shrink, which forces people to drive an hour or more for amenities and services.

Local farms also contribute to quality of life in communities. The United States Department of Agriculture's Economic Research Service conducted studies of what made certain rural areas thrive over others. The results showed, in part, amenities such as agritourism, farmland protection in developing areas, and potential interactions between farmland conservation practices and rural amenities were key factors.

Equally important, farm and forested land also provide a buffer against high taxes. Dozens of fiscal studies have demonstrated that farm and forest land have a higher ratio

of tax revenue to service demands than any other form of commercial or residential development. A farm on a tract of land demands minimal cost of local services for every tax dollar paid while a house on the same tract would require more money for local services provided for every dollar of tax revenue. It stands to reason that undeveloped land subsidizes the “tax base” that towns so often pursue.

Finally, food security is an ever-increasing concern of late. While there are a number of national reserves for strategic materials such as rare metals or oil, there is no national reserve for food. Recognizing how critically dependent the food supply has become on fossil fuels and an intact transportation system, many towns and cities are actively pursuing plans to increase local food production.

In Maine, agriculture and forestry provide the traditional economic backbone and the original engine that drove the local economy. In Readfield, even today dozens of families rely on employment in the agricultural or forestry industries, or revenue from their own fields or woodlots. Farm and forest land also provides open space, wildlife habitat, and aesthetics, all of which Readfield residents consider as crucial to their community’s character.

This chapter profiles the current state of farming and forestry, and the extent of the resources for supporting these activities in Readfield.

Agriculture in Kennebec County:

Over the last five years, Maine has witnessed an increase in farming with over 8,200 farms in existence, according to the United States Department of Agriculture (USDA). The USDA conducts a county-by-county census of farms every five years. As of the 2017 Census of Agriculture (most recent data), there were 642 total farms in Kennebec County, a 6 percent increase since 2012, with 23 percent growing crops and 77 percent raising livestock, poultry, and related products (products such as eggs, milk, wool, and other animals and animal products). For Kennebec County in the 2017 Census of Agriculture, the land area that accounted for farmland was 82,132 acres, an increase of 5 percent since 2012, and the average farm size was 128 acres, which is a decrease of 1 percent since 2012. While the Census of Agriculture is not detailed enough to profile specific towns in each county, the figures for Kennebec County seem to be representative of the farmland productivity in Readfield.

Kennebec County is certainly not the center of Maine agriculture, but these farms still contribute significantly to the local and regional economies. The average farm in the region boasts an average market value of products sold at around \$76,000. Furthermore, many of these farms contribute to the labor market by providing employment.

From equipment repair to agriculture supply stores, and veterinarian services, farming and agriculture creates a diverse economic base for the region. The economic impact of agriculture extends even further; agritourism provides alternative opportunities for the public to interact and observe farming activities. As of 2012, there were 270 farms

participating in agritourism in Kennebec County. Farming can bring communities closer through farm days, harvest suppers, and farmers’ markets. These opportunities drive collaboration, education, and increase connections between farms and their communities.

According to the USDA, the major land uses for Maine’s farmland were broken down in the following ways. From Table 1 below, it is clear that Maine is still very much a farming state with only 1 percent considered urbanized at the time of publishing for this data.

Of note, Maine has ranked number one in the United States for wild blueberry production since the 1950’s. As of 2020, Maine was ranked third in the production of maple syrup and 9th for potato production.

TABLE 1: MAJOR LAND USES IN MAINE

		Acres (1,000)	Percent
Cropland	Cropland idled	55	0%
	Cropland pasture	8	0%
	Cropland used for crops	328	2%
Grassland pastur..	Pasture and range	159	1%
Forest use	Forestland grazed	48	0%
	Forest-use not grazed	17,143	87%
Special uses	Defense and industrial	21	0%
	Farmstead	34	0%
	Parks and wilderness areas	356	2%
	Rural transportation	198	1%
Urban	Urban	231	1%
Miscellaneous	Miscellaneous	1,159	6%

Source- USDA, Economic Research Service, 2012, updated 2017

*Miscellaneous includes land in such uses as wetlands and unprotected woodlots.

Local Farms:

The principal farming enterprise in Readfield has historically been dairy. Currently, the largest farm in Readfield is Christianson Farm; this farm produces meat and vegetables. They raise their own pork, produce 100 percent grass fed beef, and sell products made by other local farms.

Recent trends in Maine and elsewhere indicate that small, specialty farms are growing in numbers and replacing large, commodity-based farms. Large farms require prime farmland, hired labor, transportation infrastructure, and support services- a mixture hard to find and maintain in Maine, whereas micro farms require only a local market for their products. These small farms can be managed part-time on small parcels of land, they can diversify into niche and value-added products, and are flexible enough to shift products when necessary. The recent public emphasis on “local” and “organic” is an effort to highlight the importance of small farms. Examples of small farms are local vegetable stands, pick-your-own strawberries, maple syrup producers, and nursery operations.

While the average farm size has decreased by 1 percent, per the 2017 Census of Agriculture, the number of farms has increased by 6 percent, representing the trend toward smaller scale farms in Kennebec County. Table 2 is a list of local farms in Readfield; this list is by no means exhaustive.

TABLE 2: LOCAL FARMS IN READFIELD

Farm Name	Product /Specialty	Farm Name	Product/Specialty
Lakeside Orchards	Corn	Kents Hill Orchard	Tree Fruit
Baggett’s	Mixed Vegetables	My Farm Your Table	Naturally raised meats
Christianson’s Farm	Mixed Vegetables & Meats	Gay Road Farm	Chicks and Exotic Fowl
Hewitt’s	Dairy	R and L Berry Farm	Berries, Honey
Elvin’s Farm	Mixed Vegetables, cut flowers	Ledge Hill Farm	Christmas trees
Mace’s	Livestock	Knights Family Farm	Pasture-raised meats
Great Meadows Horse Farm	Horses	Mother Jess Herbals	Herbal salves
Nebo’s		Barter Farms	Meat & Eggs

Source: Comprehensive Plan Committee members

The Readfield *Land Cover Map*, which is based on the 2016 National Land Cover Data, shows a significant amount of land used for pasture or hay throughout the town. Most of the cultivated crops in Readfield are surrounded by this pasture/hay land. Although many acres are annually hayed, they remain largely unforested and undeveloped; in terms of agriculture, this land is generally underutilized for crop production or lying fallow. These agricultural parcels and farmlands provide natural areas and rural vistas that are important landscapes for the “rural character” and ecological habitat in Readfield. Even though this land is currently underutilized, preservation and conservation of these areas is crucial to protecting the essence and history of the town.

Farming Infrastructure:

Prime farmland is that land which is superior for the production of food, feed, forage, and other crops. Prime farmland has the soil quality (as designated by the USDA Soil

Conservation Service and identified through soil taxonomy), growing season, and moisture supply required to economically produce sustained high yield of crops when treated and managed according to acceptable farming methods. Prime farmlands produce the highest yields and farming in these areas may result in less damage to the environment.

The *Prime Farmland & Soils Map* included in the appendix of this report delineates the extent of “prime farmland” in Readfield. Soils identified as Prime Farmland soils account for 2,509 acres, and an additional 812 acres have been identified as Farmland of Statewide Importance. These two designations account for approximately 16 percent of the total acreage in Readfield.

Due to the decline of traditional farming operations and methods, prime soils are no longer a principal factor in preserving agriculture. The new farming paradigm depends much less on the intrinsic fertility of the soil and more on accessibility to markets and capital. However, that does not negate the need to protect and preserve this land as there is a finite amount with these important natural characteristics.

The availability of markets for agricultural produce is particularly important for the new style of small producers who do not have access to commodity markets and operate too close to the margin to afford wholesalers or middlemen. Local farmers’ markets, roadside stands, pick-your-own, and nursery/greenhouses are examples of local marketing styles necessary for today’s farmers.

While Readfield does not have its own farmer’s market, the markets in the surrounding areas are plentiful enough that the creation of a new one in Readfield is not currently necessary. As specialty and niche farms in town increase, this is something that may be beneficial to revisit in the future if interest is shown.

Growing Farmer Population:

Those who dedicate their lives to farming chose a difficult career path. Farming requires long hours and unwavering dedication. However, without these driven individuals, farming cannot succeed.

Understanding the needs and challenges facing existing farmers in Readfield is paramount to supporting the growth of agriculture. With this understanding, Readfield can develop priorities and plan its future with farmers in mind.

Currently, the biggest challenge farmers in Readfield are faced with is likely the same challenge every farmer is encountering- finding adequate labor. This challenge has several contributing factors including the average age in Maine is mid-40s and Maine has the oldest populations in the country. That means fewer young people for farming careers. This is exacerbated by the fact that fewer young people are learning vocational trades, and more are choosing traditional college education. With most of the population being middle aged, few young people, and fewer still who are interested in farming, there is no

surprise it is difficult to find labor. This is coupled with the fact that farming is difficult work with long hours and pay that doesn't typically compensate for the difficulty level or hours worked.

As of 2021, the town has looked for new opportunities to promote farming and connect potential farmers with areas in town known for prime agricultural lands and soils. Readfield strives to create a positive environment for both existing and future agricultural endeavors through identifying opportunities to support agricultural business growth and connecting farmers with various programs that can assist their businesses and aid in growth.

The Maine Department of Agriculture, Conservation and Forestry (DACF), Maine Farmland Trust (MFT), and the Maine Organic Farmers and Gardeners association (MOFGA) advocate for farming-friendly communities through a variety of land use policies, farmland protections, and by promoting and building the population of farmers.

The Agricultural Resource Development Division of the DACF provides a variety of programs, resources, and information that help individual businesses in agriculture flourish and succeed despite the challenges of farming in Maine. A few examples include a grants and loans webpage, information on exhibitor opportunities, energy efficiency opportunities, training and education programs, Market Promotion and Special Events Program, and much more. The DACF also has information and programs available on their webpage for the consumer, such as Explore, Experience, Discover, and Connect with Maine Farms, Maine Agritourism, State Fairs, Maine Maple Sunday, Open Farm Day, and Farmers' Markets.

The Maine Farms for Future Program is another great example of a program provided by DACF's Agricultural Resource Development Division. This program provides grants to farm business owners to conduct research and strategic business planning that bring about changes aimed at long-term, maintainable, farm profitability, and net worth.

Land Use Policies:

Readfield's Land Use Ordinance has a brief section related to agriculture and farming. The three primary topics are agriculture in the Shoreland District, Animal Husbandry, and Marijuana Cultivation.

According to the Table of Uses based on Land Use Districts, Agriculture is generally allowed in all districts with a few restrictions on both light and intensive agriculture operations. The Rural District contains most of the open space and subsequently, farmland in Readfield. Outside of the Stream and Resource Protection Zones, light and intensive agriculture simply requires site review from the Planning Board and a permit from the Code Enforcement Officer. These minimal municipal regulatory land use restrictions encourage the micro farming trend that has been gaining momentum throughout the farming community.

The Town of Readfield adopted a Food Sovereignty Ordinance to support and encourage the local production and sale of food products. Where regulations can be unduly burdensome to producers, the Food Sovereignty Ordinance exempts producers and processors from licensure and inspection for local food and products intended for direct producer-to-consumer transactions.

Additionally, Readfield adopted the Marijuana Establishments Ordinance intended to locally regulate the presence of marijuana (adult-use recreational and medical) in the town. As of July 2020, medical marijuana manufacturing, testing, and caregiver retail stores are allowed and adult-use-only recreational cultivation facilities. Although the medical marijuana program has existed in Maine for a while, the recent changes in the medical program and the launch of the adult-use recreational program could certainly have impacts for Readfield.

There are several organizations in Readfield who are actively working to protect farm and forestland. They are detailed below:

The Kennebec Land Trust (KLT) works cooperatively with landowners and communities to permanently protect and conserve forests, shorelands, fields, and wildlife habitat. This is done by donation, fee purchases, and conservation easements. KLT offers educational programs and field trips for schools and other interested organizations, on relevant natural history, land stewardship, and conservation themes. They have also created miles of trails, conduct ongoing monitoring, and land management.

Maine Farmland Trust is a member-powered, statewide organization that protects farmland, supports farmers, and advances the future of farming. They strive to protect Maine farmland and to revitalize Maine's rural landscape by keeping agricultural lands working and helping farmers and communities thrive. They accomplish this by working with farm families, and collaborating with other partners such as statewide groups, local and regional land trusts and municipalities.

Land for Maine's Future (LMF) is the primary funding vehicle for conserving land for its natural and recreational value. Types of land conserved by this program include mountain summits; shorelines of rivers, lakes, and ponds; coastal islands; beaches; forests; grasslands; wildlife habitat; farmland; and wetlands. Land acquired is only from willing sellers. The LMF pursues a mission defined by the public, providing a tangible return to everyone who cherishes Maine's landscape (from hunters, to hikers, snowmobilers to bird watchers), and leverages both federal and private funding for state priority purchases.

Farmland Protection Efforts:

Since the 2009 Comprehensive Plan, Readfield has continued to promote agriculture throughout the town. The Plan's goals and policies focused around promoting conservation and management of agricultural resources to continue the viability of businesses that rely upon them. The appendix map *Prime Farmland & Soils Map* identifies the prime farmlands found throughout Readfield as well as the conserved land owned by a variety of different State and Federal offices. The 2009 Comprehensive Plan

also called for agriculture to be included in town economic planning via the Farmland and Tree Growth Property Tax programs and other opportunities to promote local agriculture.

The state has many provisions available to farmers for their protection and to aid them in continuing operation of viable farms. One such provision is Maine's Agriculture Protection Act (commonly known as the Right to Farm Law) that protects farmers from complaints regarding odors, noise, and other aspects of farming operations. Another provision is Maine's Voluntary Municipal Farm Support Program. Through this program, towns are allowed to develop a system of "farm support arrangements" with eligible farmland owners. The farmland owners voluntarily apply and may then be formally accepted by the town's legislative body. If accepted, they may be granted a 20-year agricultural conservation easement to the town in exchange for full or partial reimbursement of property taxes on their farmland and farm buildings during that 20-year period.

The state also offers multiple tax programs aimed at improving and protecting the business of farming. There are three current-use tax programs that relate to farming or agriculture in Readfield: Farmland Tax Law, Open Space Tax Law, and Tree Growth Tax Law (Tree Growth will be addressed later in this chapter). The Maine Legislature declared in the Farm and Open Space Tax Law (Title 36, MRSA, '1101 et. seq.), that "it is in the public interest to encourage the preservation of farmland and open space land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state." These programs are detailed below:

- Farmland Tax Law: This tax law was adopted to encourage the preservation of farmland and open space land and to protect farmland and open space land from competing with higher-valued uses. The farmland program provides for the valuation of farmland based on its current use as farmland, rather than based on its fair market value for other potential uses. This reduced land value results in lower property tax bills for owners of farmland. Lower taxes are designed to act as an incentive to preserve Maine's farming communities. In addition to reducing the farmland owner's tax burden, the municipality avoids costs associated with development and state subsidies are positively impacted.
- Open Space Tax Law: This law provides for the valuation of land based on its current use as open space, rather than its highest and best use. To qualify for open space classification, land must be preserved or restricted for uses providing a public benefit. This classification encourages landowners of open, undeveloped land to prevent or restrict its use from development by conserving scenic resources, enhancing public recreation, promoting game management or preserving wildlife, and/or wildlife habitat. This is mutually beneficial, as the landowner's proportionate tax burden is reduced, the municipality avoids costs associated with development, and state subsidies are positively impacted.

TABLE 3: PARCELS OF LAND IN READFIELD ENROLLED IN THE FARMLAND TAX LAW

	2010	2020	% Change
Number of Parcels	18	32	77.8 %
Acres First Classified	0	0	0
Cropland Acres	420	622	48.1 %
Cropland Valuation	\$70,504	\$130,859	85.6 %
Woodland Acres	633	991	56.6 %
Woodland Valuation	\$170,680	\$359,016	110 %

Source: 2020 Municipal Valuation Return Statistical Summary

TABLE 4: PARCELS OF LAND IN READFIELD ENROLLED IN THE OPEN SPACE TAX LAW

	2010	2020	% Change
Number of Parcels	7	9	28.6 %
Acres First Classified	0	447	100 %
Total Acres	427	451	5.62 %
Total Valuation	\$32,900	\$59,135	79.7 %

Source: 2020 Municipal Valuation Return Statistical Summary

There are also many publicly sponsored programs to support local agriculture including the Maine State Grange, University of Maine’s Sustainable Agriculture program, and Farmlink Program through Maine Farmland Trust, which matches prospective farmers in search of land with retiring farmers in search of successors, to name a few. Additionally, the DACF has put a great deal of effort into marketing local agriculture, from promotions like Maine Maple Sunday and Open Farm Days, to support of farmers’ markets and institutional buying.

To date, the proximity of new homes or other land uses has not affected the normal farming or logging operations in Readfield. Due to the town’s geographical location and the demographics of its residents, there are no large tracts of agricultural or forest land that have been or may be sold in the foreseeable future. The town has an active Conservation Commission that takes steps to prevent these situations from arising.

Generally, the only potential scenario that would result in the loss of farmland or forest land would be for solar farm development. Even with this type of development, the application would still require approval through town officials and Readfield has an ordinance governing the allowable location for solar farms.

Forestry:

Forests provide many values to the Readfield community in addition to supplying a source of wood and income to landowners and residents, and local sawmills. Forested areas

typically collect water in the landscape by intercepting precipitation thereby reducing the volume and rate of runoff as well as reducing soil erosion and phosphorus loading in lakes, streams and ponds. Forests also retain soil moisture across a broad landscape that may otherwise be subject to larger seasonal flooding and its associated erosion problems. Additionally, forests provide habitat and travel corridors for wildlife, outdoor recreational areas, and they purify the air.

Readfield’s tree coverage, depicted in the *Tree Canopy Map* in the appendix, shows a significant forested area across the town. A rough estimation is that between 70-80 percent of Readfield is covered by forestland. Small tree plantations, many of which sprung from the Civilian Conservation Corps era, are scattered throughout the town and are often adjacent to agricultural land use. Wooded areas are functionally divided into coniferous softwoods, deciduous hardwoods, and mixed forests. Wooded areas may also include tree plantations, managed and unmanaged forests, and some developed areas where a closed canopy obscures the view of urbanization and suggests a relatively lower density of development.

Forestland comes in many shapes and sizes. While there are no industrial forest ownerships in Readfield, there are a number of large land holdings of both managed and natural forest. There are several tracts of recently cut land as well as plantations, Christmas tree farms and mature forest.

TABLE 5: FORESTRY HARVEST INFORMATION

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of active Notifications
1993	516	191	5	712	0	19
1998	617	103	16	736	2	22
2003	202	81	0	283	20	19
2008	185	7	0	192	0	16
2013	114	3	0	117	27	11
2018	259	0	0	259	0	21
Total	1893	385	21	2299	49	108
Average	316	64	4	383	8	18

Source: compiled from Confidential Year End Landowner Reports to Maine Forest Service.

Tree Growth Tax Law Program:

As of 2020, 79 parcels were classified as Tree Growth properties under the State’s Tree Growth Tax Law Program (Table 6). This program, like the Farmland and Open Space Tax Law Programs, provides landowners an opportunity to have their land valued for its productivity rather than its market value. Over the course of the last decade, there has

been a 25.4 percent increase in the number of parcels participating in this program and an increase of 13.6 percent of total acres enrolled in Readfield’s Tree Growth Tax Law Program. The biggest increase, at 80.6 percent, is the total value of the land in this program. This is not surprising considering the increased value of land over the last decade.

TABLE 6: READFIELD PARCELS ENROLLED IN THE TREE GROWTH TAX LAW PROGRAM

	2009	2020	% Change
# Of Parcels	63	79	25.4%
Softwood Acres	418	440	5.26%
Mixed Wood Acres	1674	1,934	15.5%
Hardwood Acres	856	975	13.9%
Total Acres	2949	3,350	13.6%
Total Value	\$643,582	\$1,162,004	80.6%

Source: 2020 Municipal Valuation Return

In contrast to the Farmland Tax Law and the Open Space Tax Law Programs, the State reimburses municipalities for a portion of lost tax revenues from properties enrolled in the Tree Growth Tax Law Program. Additionally, local participation is typically higher because this tax law allows multiple uses on the designated property, as long as the parcel remains primarily used for the growth of trees to produce forest products that have commercial value. As with the Farmland Tax Law and the Open Space Tax Law Programs, land withdrawn from the Tree Growth Tax Law Program before maturity is subject to financial penalties.

The town of Readfield owns a 110-acre parcel of land known as Readfield Town Farm and Forest. This abuts and includes the 100-acre MacDonald Conservation Area. The Town Forest is managed for conservation of natural and historic features, recreation, and timber production. It is overseen by the Conservation Commission, whereas the MacDonald Conservation Area is overseen by the Kennebec Land Trust. Neither parcel is currently under threat of any kind.

COMMUNITY ASSESSMENT PART NINE: WATER RESOURCES

Readfield's 32 square miles of lakes, streams, forests, and farmland provide many benefits to residents and the community as a whole – the natural beauty draws visitors to vacation here, soils grow food crops and timber, and the ecosystems provides habitat for a diversity of wildlife. Preserving Readfield's water resources is paramount in preserving the natural, rural character of the community. After all, the location and function of these resources have historically shaped the community's pattern of development, necessarily limiting growth in certain areas, while encouraging it in others. Healthy ecosystems are vital in sustaining healthy and prosperous communities – and Readfield's goals and priorities reflect this.

Groundwater:

There is one significant sand and gravel aquifer in Readfield according to the Maine Geological Survey. The aquifer has an estimated yield of 10 to 50 gallons per minute and is located in the vicinity of the wetlands adjacent to the Beaver Brook outlet to Maranacook Lake. The remainder of the town has a moderate to low potential groundwater yield according to the Maine Geological Survey.

Groundwater also serves several public water supplies in Readfield. A "public water supply" is defined by state statute as one that serves 15 or more individual hookups or 25 or more persons from a single source. Public water supplies are further classified based on whether they serve the general community or individual populations. There are eight public water supplies for Readfield, as listed by the Maine Department of Human Services, Bureau of Health Drinking Water Program (DWP). They are shown on Figure 1 and detailed below.

- Kents Hill School, non-transient, non-community system. Two drilled wells, one 466' deep, one 488' deep. Each yield approximately 25 gallons per minute.
- Kirkwold Camp, non-community system, serving seasonal camp. 400' drilled well
- Menatoma Association, non-community system, serving seasonal camp. Bedrock well.
- RSU 38 Maranacook Community School, non-transient, non-community system, bedrock well.
- RSU 38 Readfield Elementary School, non-transient, non-community system. 193' bedrock well.
- Readfield Corner Water Association, Inc., two community wells, one 300' and one 401', both drilled into bedrock. 8" casing.
- Saunders Manufacturing Company, non-transient, non-community system, two wells, one 200', one 800'.
- Weathervane Restaurant, non-community system, serving restaurant. Drilled, bedrock well 208".

provides regulatory language and specific requirements for new and existing development. The Land Use Ordinance is reviewed and updated regularly (most recent update was Jun 2022). It incorporates and reflects the state's most updated version of the Shoreland Zoning Regulations. Readfield also has a Floodplain Management Ordinance (6/2011) and a Sludge Ordinance (6/2011).

The town also has a requirement of filing a septic inspection report with the town as well as with the state for any transfer of title within a shoreland zone. This purpose of this requirement is to provide the town with readily available documentation on the status and condition of septic systems within the shoreland zone.

There is potential for numerous natural elements to contaminate private well water, causing health concerns. Two known environmental contaminants present in Readfield are Arsenic (As) and Radon (Rn). Both are known carcinogens that can be found in almost any drinking water supply throughout Maine, with certain towns having a higher documented concentration than others. Both Arsenic and Radon are naturally occurring in the environment, although Arsenic can also be the result of human activities such as industrial and agricultural practices. The state and town can offer guidance for residents on dealing with these environmental contaminants.

Another well water contaminant that is not naturally occurring are Per- and Polyfluoroalkyl Substances (PFAS). Historically, these man-made chemicals were used in many different applications and products. Because of how slowly they breakdown and their persistence in the environment, they have earned the name "forever chemicals". PFAS have been documented in agricultural sites, drinking water supplies, landfills, wastewater, sludge and septage spreading sites, and remediation and cleanup sites. As this contaminant is a more recently emerged concern than Radon and Arsenic, the United States Environmental Protection Agency has yet to determine a Maximum Contamination Level (MCL). Standards and guidelines are still coming available to Maine residents.

Readfield encourages residents to test their well water based on the standards set forth in the Division of Environmental and Community Health's Private Well Water Safety and Testing.

Municipal Amenities:

Readfield does not have municipal water or sewer facilities. Private or community wells and subsurface wastewater disposal facilities are used throughout the community, however there is a small, privately owned water system in Readfield Corner that supplies water for approximately 20 homes. Maine Department of Environmental Protection holds an agreement that regulates the size of the system; for that reason, it has limited potential for expansion. Town-wide, the long-term plan is for the continued use of private water and subsurface wastewater disposal systems.

Surface Waters:

The interconnected system of surface waters begins as tiny brooks in the upper reaches of watersheds and flows through a system of streams, ponds, and wetlands ultimately reaching the sea. In the surface drainage system, runoff also collects temporarily in wetlands and on flood plains. Readfield participates in the Federal Flood Insurance Program by exercising local control over development in floodplains, but these are relatively minor.

Many land uses and other practices can impact surface water quality, as stated above. In fact, any land use, when managed improperly, can accelerate the process of eutrophication, which is foreshadowed by algae blooms in water bodies. Readfield's water bodies, their water qualities, and classifications are detailed below.

Streams:

There are approximately 37 streams and brooks in Readfield. When all tributaries are taken into account, the streams represent 25 miles of moving water. In addition to enhancing the scenic landscape, moving water provides a unique habitat for a number of species and plays an essential role in the drainage of land areas during storm or snow melt events. Streams also serve as the flushing and refill conduits for the larger open water bodies to which they are connected.

The state has four classes for freshwater rivers and streams: AA, A, B, and C. All streams and brooks in Readfield are Class B. The classification system should be viewed as a hierarchy of risk, more than for use or quality assessment, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery.

Class B water bodies are suitable for drinking water supply, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation, navigation and an unimpaired habitat for fish and other aquatic life.

The Map of *Water Resources* (Appendix) shows Readfield's streams, lakes, ponds and wetlands. Most streams are bounded by the Stream Protection District. The Stream Protection District establishes a 75-foot building setback from the stream high water mark. Standards in Section 8.19 of the Ordinance establish further protection.

Lakes and Ponds:

Lakes and ponds are an essential part of Readfield's landscape. Large, open bodies of water provide scenic views, recreational opportunities, important fish and wildlife habitats, sources of drinking water and provide prime real estate development opportunities along their shores.

The quality of water in any lake depends on many factors including the surface area and depth of the lake; the flushing rate; the size of the watershed; the extent of development along the shore and in the watershed; the extent of agricultural activity in the watershed; and the degree to which obvious sources of pollution, such as septic effluent, sewage, agricultural fertilizers and manure are kept from entering the water body.

The state designates water bodies encompassing 10 acres or more as Great Ponds. Great Ponds and their shorelands are subject to special regulations through Shoreland Zoning and Maine's Natural Resources Protection Act. The state has one standard for the classification both of Great Ponds and of natural lakes and ponds less than 10 acres in size. This classification is GPA. The water quality attainment goal for Class GPA water bodies is that they are suitable for drinking water, recreation, fishing, hydro-electric power generation and as natural habitat for fish and other aquatic life. If a water body is not meeting its attainment goal, it is described as a "nonattainment" lake.

As with the water classification system for rivers, the classification in general should be viewed as hierarchy for risk, rather than for use or quality assessment, with the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events.

Readfield has seven ponds and two lakes, none of which meets the state's criteria for GPA classification. The ponds and lakes are listed and detailed below in order of size.

Mill Pond-

Direct Drainage Area: 516 acres (100% in Readfield)

Area: 18 acres

Maximum Depth: 8 feet

Mean Depth: 4 feet

Invasive species: unknown

Number of dams: 1

Fisheries management: warmwater

Fish species:

Largemouth Bass (<i>Micropterus salmoides</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Yellow Perch (<i>Perca flavescens</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Chain Pickerel (<i>Esox niger</i>)	Pumpkinseed (<i>Lepomis gibbosus</i>)
White Sucker (<i>Catostomus commersoni</i>)	

Source: Lakes of Maine

There was no information available on water quality, flush rate, or level of protection for this pond. Nor was information available on plant species, mussels, crayfish, or loon counts for Mill Pond.

Brainard Pond-

Direct Drainage: 1,121 acres (100% in Readfield)

Area: 15 acres

Maximum Depth: 13 feet

Mean Depth: 9 feet

Invasive species: unknown

Number of dams: 0

Fisheries management: warmwater

Fish species:

Largemouth Bass (<i>Micropterus salmoides</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Chain Pickerel (<i>Esox niger</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Pumpkinseed (<i>Lepomis gibbosus</i>)	White Sucker (<i>Catostomus commersoni</i>)
Yellow Perch (<i>Perca flavescens</i>)	

Source: Lakes of Maine

There was no information available on water quality, flush rate, or level of protection for this pond. Nor was information available on plant species, mussels, crayfish, or loon counts for Brainard Pond.

Bog Pond-

Direct Drainage: 1,230 acres (80.3% in Readfield)

Area: 26 acres

Maximum Depth: unknown

Mean Depth: unknown

Number of dams: 0

Invasive species: unknown

Fisheries management: unknown

There was no information available on plant species, fish species, mussels, crayfish, or loon counts for Bog Pond.

The Lakes of Maine website did not have information on water quality, however Maine DEP listed Bog Pond's water quality category as moderate-sensitive with regard to phosphorous loading; as such, it's level of protection is listed as medium. The allowable per acre phosphorous allocation (lb/acre/year) is 0.032 which means it is constrained for development.

Shed Pond-

Direct Drainage: 316 acres (48.2% in Readfield)

Area: 51 acres

Maximum Depth: 10 feet

Mean Depth: 5 feet

Number of dams: 0

Invasive species: unknown

Fisheries management: warmwater

Fish species:	
Chain Pickerel (<i>Esox niger</i>)	American Eel (<i>Anguilla rostrata</i>)
Blacknose Dace (<i>Rhinichthys atratulus</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Creek Chub (<i>Semotilus atromaculatus</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Pumpkinseed (<i>Lepomis gibbosus</i>)	White Sucker (<i>Catostomus commersoni</i>)
Yellow Perch (<i>Perca flavescens</i>)	

Source: Lakes of Maine

The Lakes of Maine website did not include information on plant, mussel, crayfish, or loon counts for Shed Pond.

Water Quality Assessment (overall averages unless noted with *)-

Transparency: According to the Lakes of Maine website, the water quality for Shed Pond appears to be in acceptable to good condition. The transparency is at 2.4 meter*. Factors that reduce water clarity are algal blooms, zooplankton, water color, and silt, with algae being the most abundant. In Maine, the current overall average for transparency is 5.3 meters. Shed Pond has a better than average transparency when compared to the state average.

Chlorophyll: Shed Pond has a chlorophyll measure of 8.7 micrograms per liter which is equivalent to 8.7 ppb. This test measures the green pigment found in plants including microscopic algae. This measure is used to estimate algal biomass: the higher the

chlorophyll content, the higher the algae in the lake. In Maine, the average is 5.7 ppb, which is lower than measured in Shed Pond.

Phosphorous: Phosphorous is a major nutrient plants need for growth and is often a limiting factor; however, high phosphorous levels are often a sign of pollutants entering the waterbody. As levels of phosphorous increase, the amount of algae increases, resulting in reduced water quality. Shed Pond has a phosphorous level of 19 ppb*; the average in Maine is 11.2 ppb.

Color: This measure refers to the amount of dissolved organic acids such as tannins and lignin, resulting in tea colored water. The unit of measure for color is Standard Platinum Units or SPU. Color reduces the lake's transparency and increases phosphorus readings. The average color reading in Maine is 20.1 SPU; Shed Pond has a reading of 41 SPU, higher than the average for the state.

Alkalinity: This is the measure of the capacity of the water to neutralize acids (buffering). A lake's ability to buffer acids is affected by the natural geology of the surrounding area, and the presence of naturally available bicarbonate, carbonate, and hydroxide ions. It is measured in mg/L. The average alkalinity is 11.1 mg/L in Maine; Shed Pond's measure of alkalinity is 15.7 mg/L.

pH: Similar to alkalinity, pH is the measure of acidity of the water. How acidic or basic the water is will determine which plant and animal life will be present. The measure of acidity is on a scale of 1-14 with 7 indicating neutral acidity. A one unit change in pH represents a 10-fold change in the concentration of hydrogen ions (H⁺), which determines the acidity of the water. The average pH in Maine is 7.23; Shed Pond has a pH of 7.07.

Conductivity: Specific conductivity measure the ability of the water to carry an electrical current and is directly related to the dissolved ions (charged particles) in the water. Conductivity is measured in microSiemens per centimeter. This quality is used to calculate fish yield estimates. Specific conductivity will increase if there is an increase in pollutants entering the waterbody, usually in the form of runoff from urban or residential areas and roadways. Maine's average specific conductivity is usually below 95.3 microSiemens per centimeter; Shed Pond's specific conductivity is 54 microSiemens per centimeter.

Dissolved Oxygen: Adequate levels of dissolved oxygen (DO) in waterbodies is essential to most life in the lake. DO is an important indicator of water quality and it influences water chemistry. DO levels are strongly affected by water temperature: warmer water is less dense and its ability to hold oxygen is reduced. Shed Pond appears to have reduced DO levels during warmer months, as expected, but the levels of DO increase in colder months.

All of the above information indicates that Shed Pond has slightly higher than average levels of phosphorous, color, chlorophyll, and alkalinity. This is an indicator that Shed Pond is danger of algal blooms.

Shed Pond is a small pond owned by Kennebec Land Trust located on Readfield’s border with Manchester. The 300-acre watershed is somewhat isolated with only Gorden Road running through it. Water quality is listed as moderate-sensitive, and its level of protection is medium. Acceptable phosphorus allocation is only 0.031 (ppa), which means that it is constrained for development.

Carlton Pond-

Direct Drainage: 1,383 acres (92.7% in Readfield)

Area: 223 acres

Maximum Depth: 57 feet

Mean Depth: 24 feet

Invasive species: unknown

Number of dams: 1

Fisheries management: no fishery

Fish species:	
Banded Killifish (<i>Fundulus diaphanous</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Chain Pickerel (<i>Esox niger</i>)	Rainbow Smelt (<i>Osmerus mordax</i>)
Redbreasted Sunfish (<i>Lepomis auratus</i>)	Smallmouth Bass (<i>Micropterus dolomieu</i>)
White Perch (<i>Morone americana</i>)	

Source: *Lakes of Maine*

The Lakes of Maine website did not have any information available on mussel species, crayfish species, plant species or loon counts found on Carlton Pond.

Water Quality Assessment (overall averages unless otherwise noted with *)-

Transparency: Maine’s average: 5.3m, Carlton Pond’s transparency measure: 6.1m*

Chlorophyll: Maine’s average: 5.7 ppb, Carlton Pond’s chlorophyll measure: 4.5 ppb

Phosphorous: Maine’s average: 11.2 ppb, Carlton Pond’s phosphorous measure: 11 ppb*

Color: Maine’s average: 20.1 SPU, Carlton Pond’s color measure: 13 SPU

Alkalinity: Maine’s average: 11.1 mg/L, Carlton Pond’s alkalinity measure: 13.6 mg/L

pH: Maine’s average: 7.23, Carlton Pond’s pH measure: 6.96

Conductivity: Maine’s average: 52.6 uS/cm, Carlton Pond’s conductivity: 48 uS/cm

Dissolved Oxygen: Carlton Pond appears to have reduced DO levels during warmer months, as expected, but the levels of DO increase in colder months.

All of the above information indicates that Carlton Pond has slightly above average water quality when compared to state averages.

Carlton Pond, located in Readfield and Winthrop, is currently the backup water supply for the Augusta Water District, which serves up to 40,000 people per day. It discharges into Upper Narrows Pond, the primary water supply for the town of Winthrop.

Of the 10 lakes and ponds located wholly or partially in Readfield, only Carlton Pond is presently being used as a source of public drinking water. The Augusta Water District

pumps approximately 2.2 million gallons of water from several sources each day. Though Carlton Pond water was formerly the primary source, Cobbosseecontee Lake is used as well as several deep wells. The district has a filtration plant to treat all water.

The watershed of the pond is well protected. Between 1905 and 1908 the district purchased approximately 600 acres of land in Readfield and 50 acres in Winthrop and since that time has owned the entire perimeter of the pond. Today the District owns 710 acres surrounding Carlton Pond. According to Brian Tarbuck of the District, there are no current plans to sell or develop any of the district's ownership. It is currently listed as Tree Growth and managed for timber production. Portions of the watershed are also a state game preserve and public access to the pond is highly restricted. The district also owns and operates the dam controlling the pond's water level, which is located at the outlet in Winthrop.

Carlton Pond is on the DEP's Non-Point Source Priority Watershed Listing as a Threatened Lake because it is licensed by the Maine CDC Drinking Water Program as a public water system with a lake or pond as the surface water source. The DEP lists the pond as moderate-sensitive with a high level of protection for phosphorous loading. Its allowable phosphorous allocation is 0.052 pounds per year per acre. Carlton Pond is also on DEP's list of "Lakes Most at Risk from New Development" which requires projects in the watershed to meet additional standards (Chapter 502, *Stormwater Management Rule*).

The undeveloped nature of the watershed, including a virtually undeveloped shoreline, forces a consideration of major development impacts in the future. The Augusta Water District owns substantial amounts of land in the watershed, which is also valuable as open space. The Land Use Ordinance also establishes a 1,000-foot Resource Protection Zone surrounding the pond.

Carlton Pond is a Waterfowl Production Area as it is one of the few areas in the state that provides nesting habitat for black terns (*Chlidonias niger*), a state listed endangered species. Black tern populations have been monitored by the state since 1990, and MDIF&W manages their habitats by maintaining stable water levels in impoundments, taking efforts to deter predators, and using floating nest platforms.

Lovejoy Pond-

Direct Drainage: 1,158 acres (39% in Readfield)

Area: 379 acres

Maximum Depth: 22 feet

Mean Depth: 16 feet

Invasive species: unknown

Number of dams: 1

Fisheries management: warmwater

Fish species:	
Largemouth Bass (<i>Micropterus salmoides</i>)	American Eel (<i>Anguilla rostrata</i>)
White Perch (<i>Morone Americana</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Chain Pickerel (<i>Esox niger</i>)	Fallfish (<i>Semotilus corporalis</i>)
Smallmouth Bass (<i>Micropterus dolomieu</i>)	Minnnow species (<i>Cyprinidae</i> family)
Pumpkinseed (<i>Lepomis gibbosus</i>)	Rainbow Smelt (<i>Osmerus mordax</i>)
Sunfish species (<i>Lepomis</i> family)	White Sucker (<i>Catostomus commersoni</i>)
Yellow Perch (<i>Perca flavescens</i>)	

Source: Lakes of Maine

Plant species: Arrowhead, bladderwort, cattail, pickerel weed, pondweed, water lily and many more.

Mussels & Crayfish: No information available.

Loon Counts have taken place on Lovejoy Pond sporadically since 1983. The loon population has varied over the years, but the current population seems to be increasing slightly.

Year	# Adults	# Chicks	Year	# Adults	# Chicks
1983	6	1	1991	2	1
1985	5	2	1993	4	1
1986	0	0	2002	8	0
1987	2	2	2019	4	0
1989	1	0	2021	6	0
1990	0	0			

Source: Lakes of Maine

Water Quality Assessment (overall averages unless otherwise noted with *)-

Transparency: Maine’s average: 5.3m, Lovejoy Pond’s transparency measure*: 5.4m

Chlorophyll: Maine’s average: 5.7 ppb, Lovejoy Pond’s chlorophyll measure: 3.0 ppb

Phosphorous: Maine’s average: 11.2 ppb, Lovejoy Pond’s phosphorous measure*: 15 ppb

Color: Maine’s average: 20.1 SPU, Lovejoy Pond’s color measure: 11 SPU

Alkalinity: Maine’s average: 11.1 mg/L, Lovejoy Pond’s alkalinity measure: 13.5 mg/L

pH: Maine’s average: 7.23, Lovejoy Pond’s pH measure: 6.86

Conductivity: Maine’s average: 52.6 uS/cm, Lovejoy Pond’s conductivity: 51 uS/cm

Dissolved Oxygen: there does not appear to be a great reduction of dissolved oxygen at the lower depths of Lovejoy Pond.

Overall, the information provided indicates that the water quality in Lovejoy Pond is about average compared with other ponds and lakes in the state of Maine. Most notable, the phosphorous level in Lovejoy Pond is higher than average for the state.

Lovejoy Pond is listed under the Threatened Lake Priority List by the DEP as Sensitive due to sediment chemistry. This means the sediment chemistry has been analyzed to determine susceptibility to internal phosphorous release. Studies have shown that lakes with ratios of aluminum to iron less than three to one and aluminum to phosphorous less than 25 to one are more vulnerable to the release of sediment-bound phosphorous, which can lead to phosphorous loading. Lakes with these qualities are listed as sensitive due to sediment chemistry.

Water quality in Lovejoy Pond, located in Fayette, Readfield and Wayne, is considered moderate-sensitive with a high level of protection. Allowable phosphorous loading is 0.055 pounds/acre/year.

Torsey (Greeley) Pond-

Direct Drainage: 1,094 acres (33.6% in Readfield)

Area: 679 acres

Maximum Depth: 45 feet

Mean Depth: 15 feet

Invasive species: unknown

Number of dams: 1

Fisheries management: warmwater

Fish species:	
Brown Trout (<i>Salmo trutta</i>)	American Eel (<i>Anguilla rostrata</i>)
Brook Trout (<i>Salvelinus fontinalis</i>)	Brown Bullhead (<i>Ameiurus nebulosus</i>)
Smallmouth Bass (<i>Micropterus dolomieu</i>)	Northern Pike (<i>Esox 135ucius</i>)
Chain Pickerel (<i>Esox niger</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Largemouth Bass (<i>Micropterus salmoides</i>)	Pumpkinseed (<i>Lepomis gibbosus</i>)
Rainbow Smelt (<i>Osmerus mordax</i>)	Redbreasted Sunfish (<i>Lepomis auratus</i>)
White Perch (<i>Morone americana</i>)	White Sucker (<i>Catostomus commersoni</i>)
Yellow Perch (<i>Perca flavescens</i>)	

Source: *Lakes of Maine*

Plant species: Aquatic moss, arrowhead, bladderwort, bulrush, pickerel weed, pondweed, horsetail, coontail, waterlily, and many more.

Mussels & Crayfish: No information available.

Loon counts have taken place at Torsey Pond regularly since 1983. The loon population appears to have stayed relatively stable since this time.

Year	# Adults	# Chicks	Year	# Adults	# Chicks	Year	# Adults	# Chicks
1983	8	1	1996	10	3	2009	10	0
1984	7	0	1997	15	1	2010	10	1
1985	5	0	1998	11	4	2011	10	2
1986	8	0	1999	4	4	2012	11	2
1987	4	0	2000	6	3	2013	9	0
1988	15	4	2001	16	1	2014	12	1
1989	14	2	2002	7	3	2015	14	2
1990	13	4	2003	13	0	2016	16	3
1991	10	1	2004	10	2	2017	18	2
1992	7	2	2005	7	3	2018	7	1
1993	14	4	2006	18	2	2019	13	1
1994	15	3	2007	8	1	2020	10	3
1995	12	4	2008	12	0	2021	15	3

Source: Lakes of Maine

Water Quality Assessment (overall averages unless otherwise noted with *)-

Transparency: Maine’s average: 5.3m, Torsey Pond’s transparency measure*: 4.3m

Chlorophyll: Maine’s average: 5.7 ppb, Torsey Pond’s chlorophyll measure: 4.0 ppb

Phosphorous: Maine’s average: 11.2 ppb, Torsey Pond’s phosphorous measure*: 10 ppb

Color: Maine’s average: 20.1 SPU, Torsey Pond’s color measure: 15 SPU

Alkalinity: Maine’s average: 11.1 mg/L, Torsey Pond’s alkalinity measure: 14 mg/L

pH: Maine’s average: 7.23, Torsey Pond’s pH measure: 6.96

Conductivity: Maine’s average: 52.6 uS/cm, Torsey Pond’s conductivity measure: 43 uS/cm

Dissolved Oxygen: data shows that dissolved oxygen is reduced at around 26 feet deep and continues to decline until it reaches zero at approximately 36 feet deep. These circumstances are not unusual for a lake of this depth. Typically, the dissolved oxygen content is higher in the upper levels of lakes large enough to stratify, while they are reduced at depths.

Statistically, the water quality in Torsey Pond is above average for the state of Maine, based on these water quality values detailed above.

Torsey Pond is the headwater of the Cobbossee Watershed. The upper, deep basin in Mount Vernon narrows to a shallower southern basin in Readfield and discharges to Maranacook Lake. Rooted aquatic plants are prevalent in the southern basin of Torsey Pond. Data indicate stable or slightly improving water quality. Algal blooms have not been observed in the pond. The DEP ranks Torsey Pond as moderate-sensitive, with a level of protection as high.

Approximately 1/3 of the Torsey Pond watershed is in Readfield comprising about 1,100 acres. This includes Kents Hill and significant lakefront development. The major land use in the watershed is forest with agriculture and development as the largest phosphorus sources. Ongoing lake protection through stormwater management and other phosphorus controls will be needed to maintain the pond's good water quality and protect Maranacook Lake downstream.

Torsey Pond is on DEP's list of "Lakes Most at Risk from New Development" which requires projects in the watershed of waterbodies on this list to meet additional standards (Chapter 502, *Stormwater Management Rule*).

Torsey Pond is listed under the Threatened Lake Priority List by the DEP as Sensitive due to sediment chemistry. This means the sediment chemistry has been analyzed to determine susceptibility to internal phosphorous release. Studies have shown that lakes with ratios of aluminum to iron less than three to one and aluminum to phosphorous less than 25 to one are more vulnerable to the release of sediment-bound phosphorous, which can lead to phosphorous loading. Lakes with these qualities are listed as sensitive due to sediment chemistry.

Maranacook Lake (northern and southern basins)-

Direct Drainage: southern: 2,907 acres (50.8% in Readfield), northern: 6,604 acres (82% in Readfield)

Area: 1844 acres

Maximum Depth: 128 feet

Mean Depth: 30 feet

Invasive species: unknown

Number of dams: 1

Fisheries management: warm & cold water

Fish Species:	
Brown Trout (<i>Salmo trutta</i>)	Banded Killifish (<i>Fundulus diaphanous</i>)
American Eel (<i>Anguilla rostrata</i>)	Black Crappie (<i>Pomoxis nigromaculatus</i>)
Brook Trout (<i>Salvelinus fontinalis</i>)	Fallfish (<i>Semotilus corporalis</i>)
Brown Bullhead (<i>Ameiurus nebulosus</i>)	Lake Trout (<i>Salvelinus namaycush</i>)
Chain Pickerel (<i>Esox niger</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Largemouth Bass (<i>Micropterus salmoides</i>)	Pumpkinseed (<i>Lepomis gibbosus</i>)
Landlocked Salmon (<i>Salmo salar</i>)	Rainbow smelt (<i>Osmerus mordax</i>)
Redbreasted Sunfish (<i>Lepomis auratus</i>)	Slimy Sculpin (<i>Cottus cognatus</i>)
Smallmouth Bass (<i>Micropterus dolomieu</i>)	White Perch (<i>Morone americana</i>)
White Sucker (<i>Catostomus commersoni</i>)	Yellow Perch (<i>Perca flavescens</i>)

Source: *Lakes of Maine*

Plant Species: Bladderwort, bryozoan, bur-reed, coontail, pickerel weed, pipewort, pondweed, waterweed, wild celery and many more.

Mussels & Crayfish: Eastern elliptio and Eastern floater; no crayfish have been reported but may be present.

Loon counts have been done regularly since 1983. Since that time the loon population has stayed relatively stable.

Year	# Adults	# Chicks	Year	# Adults	# Chicks	Year	# Adults	# Chicks
1983	4	0	1996	18	0	2009	29	1
1984	6	0	1997	16	0	2010	27	2
1985	n/a		1998	14	0	2011	31	2
1986	n/a		1999	20	2	2012	23	1
1987	6	0	2000	25	2	2013	28	2
1988	n/a		2001	24	2	2014	29	1
1989	13	1	2002	21	3	2015	33	1
1990	15	2	2003	30	1	2016	25	4
1991	18	1	2004	21	0	2017	23	1
1992	18	2	2005	36	1	2018	9	3
1993	15	1	2006	23	0	2019	24	2
1994	15	2	2007	27	1	2020	43	0
1995	29	0	2008	23	2	2021	27	2

Source: Lakes of Maine

Water Quality Assessment (overall averages unless otherwise noted with *)-

Transparency: Maine’s average: 5.3m, Maranacook Lake’s transparency measure*: 5.5m

Chlorophyll: Maine’s average: 5.7 ppb, Maranacook Lake’s chlorophyll measure: 3.9 ppb

Phosphorous: Maine’s average: 11.2 ppb, Maranacook Lake’s phosphorous measure*: 10 ppb

Color: Maine’s average: 20.1 SPU, Maranacook Lake’s color measure: 11 SPU

Alkalinity: Maine’s average: 11.1 mg/L, Maranacook Lake’s alkalinity measure: 16 mg/L

pH: Maine’s average: 7.23, Maranacook Lake’s pH measure: 7

Conductivity: Maine’s average: 52.6 uS/cm, Maranacook Lake’s conductivity measure: 60 uS/cm

Dissolved Oxygen: data shows that dissolved oxygen is reduced sharply at around 36 feet, coinciding with a temperature drop. The dissolved oxygen rebounds and increases at around 52 feet; the temperature stays relatively consistent at this depth as well.

Overall, Maranacook Lake’s water quality is lower than average for the state.

Maranacook Lake is composed of two distinct basins. The northern basin located in Readfield, is smaller and shallower and exhibits water quality that is slightly below average for Maine lakes. The possibility of excessive watershed phosphorus loading and the potential for internal phosphorus recycling are real concerns for future water quality of this basin.

The southern basin of Maranacook Lake is located partially in Readfield and primarily in Winthrop, directly downstream of the northern basin. Maranacook Lake is a secondary water supply for Winthrop and is used as a source of drinking water by some lakefront owners. It is a large, deep lake. During stratification it remains well oxygenated to the bottom depths, providing a large volume of water to support a cold-water fishery.

Together the basins of Maranacook Lake and their watersheds pose the greatest challenge to water quality management in Readfield. The lake is rated “moderate-sensitive” and is classified as a “Lake Most at Risk from Development” by the DEP. The watershed in Readfield consists of over 9,500 acres (almost half of Readfield’s land area) and includes both Readfield Village and the Depot. There are extensive areas of recent development within the watershed. Concerns expressed by the Cobbossee Watershed District range from erosion along camp roads to runoff from the school parking lots.

Maranacook Lake is listed under the Threatened Lake Priority List by the DEP as ‘Sensitive’ due to sediment chemistry, the lake’s hydrology and threats in the watershed. This listing is based on predictions for the lake’s phosphorous concentration increasing due to watershed growth projections and watershed threats. The DEP listed the water quality category as moderate-sensitive in regard to phosphorous loading and the level of protection as high. The south basin has an allowable limit of 0.052 pounds phosphorous per year, per acre, while the north basin has an allowable limit of 0.032 pounds per year, per acre.

Echo Lake (Crotched Pond)-

Direct Drainage: 311 acres (5.8% in Readfield)

Area: 1,109 acres

Maximum Depth: 117 feet

Mean Depth: 21 feet

Invasive species: unknown

Number of dams: 3

Fisheries management: warm & cold water

Fish Species:	
American Eel (<i>Anguilla rostrata</i>)	Brook Trout (<i>Salvelinus fontinalis</i>)
Brown Bullhead (<i>Ameiurus nebulosus</i>)	Burbot (cusk) (<i>Lota lota</i>)
Chain Pickerel (<i>Esox niger</i>)	Common Shiner (<i>Luxilus cornutus</i>)
Fallfish (<i>Semotilus corporalis</i>)	Golden Shiner (<i>Notemigonus crysoleucas</i>)
Lake Trout (<i>Salvelinus namaycush</i>)	Landlocked Salmon (<i>Salmo salar</i>)
Largemouth Bass (<i>Micropterus salmoides</i>)	Pumpkinseed (<i>Lepomis gibbosus</i>)
Rainbow smelt (<i>Osmerus mordax</i>)	Redbreasted Sunfish (<i>Lepomis auratus</i>)
Slimy Sculpin (<i>Cottus cognatus</i>)	Smallmouth Bass (<i>Micropterus dolomieu</i>)
Splake (<i>Salvelinus hybrid</i>)	White Perch (<i>Morone americana</i>)
White Sucker (<i>Catostomus commersoni</i>)	Yellow Perch (<i>Perca flavescens</i>)

Source: Lakes of Maine

Plant Species: Aquatic moss, arrowhead, bladderwort, blueflag, bulrush, cattail, coontail, pickerel weed, pipewort, pondweed, rush, sedge, and many more.

Mussels & Crayfish: Eastern floater and Eastern lamp mussel; no crayfish have been reported but may be present.

Loon counts have been done regularly since 1983. Since that time the loon population has stayed relatively stable.

Year	# Adults	# Chicks	Year	# Adults	# Chicks	Year	# Adults	# Chicks
1983	17	1	1996	15	3	2009	20	0
1984	6	0	1997	13	1	2010	26	2
21985	12	1	1998	18	1	2011	16	1
1986	9	0	1999	18	0	2012	15	0
1987	14	0	2000	19	1	2013	11	4
1988	n/a		2001	12	0	2014	22	0
1989	17	1	2002	15	2	2015	14	1
1990	15	2	2003	21	2	2016	21	0
1991	19	2	2004	12	1	2017	15	1
1992	19	0	2005	16	2	2018	16	3
1993	16	2	2006	23	0	2019	17	2
1994	17	3	2007	17	0	2020	18	0
1995	12	6	2008	12	0	2021	16	0

Source: Lakes of Maine Website

Water Quality Assessment (overall averages unless otherwise noted with *)-

Transparency: Maine's average: 5.3m, Echo Lake's transparency measure*: 6.5m

Chlorophyll: Maine's average: 5.7 ppb, Echo Lake's chlorophyll measure: 2.5 ppb

Phosphorous: Maine's average: 11.2 ppb, Echo Lake's phosphorous measure*: 6 ppb

Color: Maine's average: 20.1 SPU, Echo Lake's color measure: 13 SPU

Alkalinity: Maine's average: 11.1 mg/L, Echo Lake's alkalinity measure: 12.2 mg/L

pH: Maine's average: 7.23, Echo Lake's pH measure: 6.79

Conductivity: Maine's average: 52.6 uS/cm, Echo Lake's conductivity measure: 47 uS/cm

Dissolved Oxygen: data shows that dissolved oxygen is reduced at around 32 feet, coinciding with a decrease in temperature. The dissolved oxygen rebounds slightly and increases to about 7ppm at around 39 feet. Both the temperature and the dissolved oxygen stay relatively stable through the deeper water after the initial plume.

The water quality in Echo Lake is above average compared with other waterbodies in the state of Maine. This lake is located in Readfield, Mount Vernon and Fayette. It supports wild populations of lake trout and salmon; brook trout are occasionally stocked by MDIF&W. In 2022, 500 nine-inch brook trout and 500 eight-inch Salmon were stocked in Fayette in Echo Lake.

Water quality is listed as "good," which is unusual for this area. The lake bottom remains well oxygenated throughout the summer. The portion of the watershed in Readfield is relatively small (311 acres) though there is some lakefront development. The portions of the watershed in Fayette and Mount Vernon are much more extensively developed.

Echo Lake is listed under the Threatened Lake Priority List by the DEP as 'Sensitive' due to sediment chemistry. This means the sediment chemistry has been analyzed to determine susceptibility to internal phosphorous release. Studies have shown that lakes with ratios of aluminum to iron less than three to one and aluminum to phosphorous less than 25 to one are more vulnerable to the release of sediment-bound phosphorous, which can lead to phosphorous loading. Lakes with these qualities are listed as sensitive due to sediment chemistry. DEP lists the lake as moderate-sensitive in regard to phosphorous loading. It has a high level of protection and an allowable pounds phosphorous per acre per year of 0.036.

Watersheds:

A watershed is a natural drainage basin that collects precipitation and sends it to a body of water through an interconnected system of streams, brooks, and other such wetlands. Many human activities in any part of a watershed can have negative impacts on the water quality into which the watershed drains.

Several of Readfield's lakes are within the Cobbossee Lakes system and thus within the jurisdiction of the Cobbossee Watershed District (CWD) of which Readfield is a member. The CWD provides technical assistance and review of development applications as well as volunteer lake quality monitoring and management of lake water levels. Even though

these lakes may not be wholly or even partially in Readfield, their watershed lies within Readfield's town boundaries, so they are included in this chapter.

A. Berry Pond

Berry Pond, located in Wayne and Winthrop, has approximately 1,300 acres of drainage area in Readfield. It shows dissolved oxygen depletion in the bottom waters to levels, which are considered to be high risk and has developed or will develop, a significant phosphorus internal recycling problem. Water quality in Berry Pond is considered moderate-sensitive, and it has a level of protection of medium. The phosphorous allocation is 0.029 pounds per acre (ppa), which means very strict measures should be in place to minimize phosphorus export.

B. Little Cobbosseecontee

Little Cobbosseecontee (Cobbossee) Lake, located in Winthrop, shows dissolved oxygen depletion in the bottom waters to levels which are considered to be high risk and has developed, or will develop, a significant phosphorus internal recycling problem. Water quality in the Little Cobbosseecontee is classified as poor-restorable the only lake with a watershed in Readfield so-designated. Its level of protection, as listed by the DEP regarding phosphorous loading is medium and it has an allowable limit of phosphorous per acre per year of 0.021, making it very constrained for development. There are over 500 acres of Little Cobbosseecontee watershed in Readfield, but it is relatively undeveloped, much of it used for agriculture. It, too, is on the DEP's list of "Lakes Most at Risk from Development."

C. Messalonskee Lake

Messalonskee Lake, located in Belgrade, Oakland and Sidney, shows dissolved oxygen depletion in the bottom waters to levels considered to have a moderate reduction in cold water fish habitat, but pose no immediate risk for the development of a significant phosphorus internal recycling problem. Messalonskee is also having problems with invasive aquatic plants, most notably variable leaf milfoil (*Myriophyllum heterophyllum*). The watershed of Messalonskee is almost 3,000 acres in Readfield's northeastern corner where there has been some development activity, but the lake has a relatively high phosphorus allocation of 0.058. The DEP lists it as moderate-sensitive for phosphorus loading and its level of protection as high.

Messalonskee Lake is also on DEP's list of "Lakes Most at Risk from New Development" which requires projects in the watershed to meet additional standards (Chapter 502, *Stormwater Management Rule*).

A more recent planning concern for all water bodies is the threat of invasive water plants. Maine, for years isolated from the plague of milfoil, is now seeing more and more frequent occurrences. Eurasian Milfoil (*Myriophyllum spicatum*), the most aggressive species, has been identified in Cobbossee Lake as of July 2018. Other species of milfoil have been

identified in waterbodies surrounding Readfield, such as Belgrade Stream, Messalonskee Lake and Androscoggin Lake.

The state has initiated several measures aimed at preventing the spread of aquatic invasive plants, including signs and monitors at most public boat landings. The CWD received a grant and utilized it to develop the Maranacook Lake Watershed Management Plan, published in 2008, which included strategies to control invasive species and improve water quality.

Wetlands:

Wetlands serve many important functions such as stormwater storage areas, surface water filtration systems, and critical habitat for certain species of birds, fish, aquatic mammals, and aquatic vegetation. They also serve as important breeding grounds for many species as well as important travel corridors. Wetlands also provide open space for some forms of recreational enjoyment or aesthetic appreciation.

Maps provided by the Maine Natural Areas Program, the National Wetlands Inventory and Maine Inland Fisheries and Wildlife (IFW) show wetlands information for Readfield. Wetlands are shown on several maps in the Appendix to this plan.

Maine Natural Areas Program (MNAP) defines wetlands based on their environmental benefit and the functions they serve for communities. Functional values include sediment retention, flood flow alterations, finfish habitat, flora/fauna habitat, and educational and cultural values. MNAP assigns one point per each function achieved by a wetland. The greater the benefit provided by the wetland to the community, the more points awarded. Besides the MNAP ranking, non-forested wetlands greater than ten acres in size are protected under state wetlands ordinances, which sets conditions for alterations, mitigation, and development within the wetland.

In Readfield there are several areas of extensive wetlands including: the stream and wet areas between Torsey Pond and Maranacook; the bog between North Road and Plains Road; and Beaver Brook, which empties into the southern basin of Maranacook Lake. Four wetlands are positively identified by the state as having a high value as waterfowl and wading bird habitat. They are found in the vicinity of the following water bodies: Brainard Pond, Beaver Brook, Dead Stream and Gardiner Brook.

Among other standards, the Readfield Land Use Ordinance provides protection of wetlands through a minimum structure setback of 25 feet from wetlands over two acres in size and 75 feet from wetlands over 10 acres or over two acres when associated with an open water body.

Vernal Pools:

A vernal pool is defined as a naturally occurring, temporary to permanent inland body of water that forms in a shallow depression and typically fills during the spring or fall and

may dry during the summer. The vernal pool contains no viable populations of predatory fish, and it provides the primary breeding habitat for wood frogs, spotted salamanders, blue spotted salamanders, and fairy shrimp. The presence of any one or more of these species is usually conclusive evidence of a vernal pool.

Vernal pools do not fall under the protection provided to wetlands by MNAP, but as of September 2007, significant vernal pool habitats are protected under the Natural Resources Protection Act (NRPA). A vernal pool is considered 'significant' if it has a high habitat value, either because 1) a state-listed threatened or endangered species uses it to complete a critical part of its life history, or 2) there is a notable abundance of specific wildlife. This new regulation protects areas within a 250-foot radius of the spring or fall high water mark of a significant vernal pool, which is considered critical terrestrial habitat. Any activity on, in, or over these areas must be approved by the Maine DEP and required either a Permit by Rule or individual NRPA approval.

The Conservation Commission, in collaboration with an environmental consulting firm, has been working on an ongoing project to document and map potentially significant vernal pools that undoubtedly exist in Readfield. The project is nearly complete, with only the task of selecting the significant vernal pools from the data already collected and map them, a task which is expected to be completed in 2023.

With new attention to their importance in the ecosystem, the town should incorporate some protection of vernal pools into its development standards. Extra protection through Shoreland Zoning is a consideration for these sites, as well.

Threats to Readfield's Water Resources:

Threats to water resources are many and include, but are not limited to, development and increased impervious surfaces related to development. Increased impervious surfaces cause run off and result in erosion during precipitation events if not properly managed. When the water runs off impervious surfaces, it collects pollutants which end up in stormwater drains and eventually find their way into waterbodies.

Another threat to Readfield's water resources is development in rural areas and along the shores of the many water bodies.

Both threats detailed above can be mitigated through proper stormwater management.

Work on public infrastructure near and in the water is carefully managed to avoid erosion and sedimentation. Careful consideration is also given to the miles of ditching that are town maintained and hundreds of road culverts that need periodic replacement. Public supplies of salted sand are stored in a Maine DEP approved building and erodible materials are stored away from drainage areas and water bodies. Best management practices are pulled from many sources but primarily from Maine DOT.

Point and Nonpoint Source Pollution:

Point Source Pollution can be linked back to one location, or point, such as a leaking oil tank. Point sources come from a direct source and are easily identified and managed. No point sources of pollution have been identified in Readfield.

Nonpoint Source Pollution cannot be traced to one single source. It includes stormwater runoff. Stormwater can come from anywhere, especially impervious surfaces. Stormwater is water that does not soak into the ground during a precipitation event, but flows on top of the ground instead, to a body of water. As this water travels across the surface of the ground, it collects pollutants such as petroleum product, heavy metals, fertilizers, manure, which originate from gas stations, farm fields, residential lawns and more.

Readfield has language in their Land Use Ordinance that sets standards that require the management of stormwater, based on state requirements. Surface and subsurface drainage systems are one options for minimizing stormwater runoff, as is minimal bare soil within a shoreland zone. The Town partners with local watershed districts to address gravel road issues. This is done through education and volunteer erosion control efforts.

Regulatory Protection:

In addition to state and federal standards to protect water quality, Readfield's Land Use Ordinance includes language to provide further protection of water resources (see Existing Land Use for more information).

The Land Use Ordinance designates three zones for the purpose of protecting water resources:

Shoreland Residential District (SR): includes all shoreland areas within 250 feet, horizontal distance, of the normal high-water mark of a great pond or the upland edge of a wetland consisting of ten (10) or more contiguous acres or as otherwise defined, other than those areas included in the Resource Protection District or the Stream Protection District. It includes areas that are appropriate for residential, recreational, and other non-intensive development activities.

Resource Protection District (RP): includes areas having current moderate or high habitat value and in which development would adversely affect water quality, productive fish or wildlife habitat, biotic systems, or scenic and natural values. However, areas which are currently developed, and which would meet the criteria of this district shall be placed in another suitable land use district. This district shall include:

- Wetlands and the areas 250 feet horizontally of the upland edge of the following wetlands: a wetland that is 10 acres or greater; wetlands associated with great ponds; and wetlands which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife.
- Wetlands and the areas within 25 feet horizontally of the upland edge of wetlands that are greater than 2 acres and less than 10 acres.

- Areas within 1,000 feet horizontally of the normal high-water line of Carlton Pond.
- Areas within 1,000 feet horizontally of the normal high-water line of Mill Pond, Shedd Pond and Brainard Pond.
- Areas of 1 or more contiguous acres with sustained slopes of 20% or greater.
- The following areas when they are located within 250 feet horizontally from the normal high-water line of a great pond; within 250 feet of the upland edge of a wetland; and within 75 feet horizontally of a stream:
 - Important wildlife habitat
 - Natural sites of significant scenic or aesthetic value.
 - Areas designated by federal, state and local government as natural areas of significance to be protected from development.
 - Existing areas of public access and certain significant archeological and historic sites.

Stream Protection District (SP): includes all land area within 75 feet, horizontal distance, of the normal high-water line of a stream as defined in Article 11 and other streams of local significance designated on the Official Land Use Map, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or within 250 feet, horizontal distance of the upland edge of a freshwater wetland. Where a stream and its 75-foot shoreland area is located within the 250-foot shoreland area of a great pond or a freshwater wetland, that land area shall be regulated under the terms of the district in which the great pond or wetland are located.

Additionally, the town adopted the following ordinances that provide resource protection:

- Floodplain Management Ordinance
- Sludge Ordinance
- Junkyard Permit Application
- Solid Waste Disposal and Recycling Ordinance

Local and Regional Coordination:

Local Partners:

Readfield's Conservation Commission, a voluntary board of nine members, is active and engaged in protecting the town's natural and water resources. The Readfield Conservation Commission is active in managing critical resource lands on town property.

Regional Partners:

Kennebec Land Trust (KLT) is a non-profit organization that works with landowner and communities to protect the Kennebec Valley's natural features, working landscapes, and fragile ecosystems. The properties entrusted to the KLT are usually open to the public, such as Torsey Pond Nature Preserve and Macdonald Conservation Area for example. The KLT works to preserve natural resources through land protection, stewardship, education, advocacy, and cooperation. KLT is active in Readfield offering landowner assistance with conservation easements and accepting donations of property.

Readfield is a member of the Cobbossee Watershed District (CWD) as a large portion of this watershed lies within town boundaries. The CWD provides technical assistance and review of development applications as well as volunteer lake quality monitoring and management of lake water levels.

Many land holdings are public, including the Carlton Pond watershed and town land.

Analysis:

Readfield has historically taken active measures to preserve the water quality of the many water bodies within its boundaries. Through collaboration with various local and regional partners, Readfield has thoughtfully protected significant landholdings surrounding waterbodies, wetlands and other areas throughout town to ensure their continued protection. The town's many conserved and preserved properties and open space all offer protection to natural resources for the betterment of the community.

The Readfield Conservation Commission is active in the community and works with town officials and other stakeholders in maintaining currently conserved properties.

The Land Use Ordinance includes Shoreland Zoning regulations and is updated regularly. This ordinance is imperative for the continued protection of water quality. The language in the Land Use Ordinance sets standards for properties in shoreland zones, but also stormwater management, phosphorous control, new development and more.

In short, Readfield should continue its forward-thinking approach to safeguarding water quality through preservation and conservation of sensitive lands and well-written ordinances that offer the utmost protection.

Future Considerations:

- ❖ Are there specific point and nonpoint sources of pollution that Readfield could take additional steps to eliminate or limit?
- ❖ Are public works crews using best management practices to protect water resources in their daily operations?

COMMUNITY ASSESSMENT PART TEN: NATURAL RESOURCES

Readfield's natural resources are an essential element for the town's health, wealth, vitality, development, and economy. In addition to providing key habitat for plants and animals, areas with significant natural resources also have aesthetic benefits for residents, and key roles for water storage and pollution filtration. The location and function of natural resources have shaped Readfield's pattern of development since antiquity. Preserving and protecting them serves to preserve and protect residents' quality of life and future.

The following chapter summarizes information about the landscape of Readfield to help explain why the town's natural resources are important, identifies the most pressing concerns facing these various but connected ecosystems, and proposes goals and policies to support the conservation and rehabilitation of these resources. This Plan should ensure that new development occurs without diminishing the natural environment, encourage landowners to protect and steward the natural resources on their properties, and spur town officials to provide resources and information to help protect Readfield's environment.

Surficial Geology:

The advance and retreat of the Late Wisconsin Period glacier molded Readfield's landscape. As the glacier advanced, the ice mass scraped loose geologic material off the surface of the ground. When it retreated, the glacier left behind this heterogeneous mixture of sand, silt, clay and stones, called till, which today covers most of Readfield. One variety of till is fine grained and compact with low permeability and poor drainage. The other is loose, sandy, and stony with moderate permeability and good drainage.

Other surficial features include:

- Swamp deposits (peat, silt, clay and sand) located in wetlands;
- Glacial-marine deposits (silt and clay) located near inlets to Maranacook Lake;
- Glacial-stream deposits (sand and gravel) just west of Tingley Brook, near Torsey Pond;
- End-moraine deposits (till and/or sand and gravel) surrounding Beaver Brook.

Bedrock outcrops interrupt the predominant, thick till blanket. Large areas of bedrock outcrop occur on the east-facing slopes of Kents Hill, from Monks Hill down to the east shore of Carlton Pond and on the hilly area just north and east of Readfield Depot.

Topography:

Readfield has a varied topography – basically extending lower to higher, from east to west. The highest elevation is just over 700 feet above sea level at the peak of Palmetter Ridge south of Kents Hill and on the Mount Vernon/Readfield town line west of Church

Road. The lowest elevation, approximately 190 feet above sea level, is where a feeder stream to Little Cobbossee Lake exits the southeast corner of town. Maranacook Lake has an elevation of approximately 211 feet.

Large portions of the town have slopes that exceed 20-25 percent in grade (20-25 feet in rise per 100 feet in horizontal distance). Development becomes increasingly problematic as the slope gradient increases. Roads on steep slopes are more costly to construct and maintain and can be more dangerous to travel, particularly for emergency vehicles and school buses during winter. Steep slopes can make buildings and subsurface disposal systems more expensive to construct and maintain. The Maine Subsurface Wastewater Disposal Law prohibits new subsurface waste disposal systems on slopes greater than 20%. Additionally, steep areas are more susceptible to erosion problems. Development on slopes greater than 20% should be avoided due to the high cost of construction and likelihood of environmental damage.

Readfield's Land Use Ordinance which incorporates the Shoreland Zoning Regulation, places some limits on development of steep slopes, as well. Certain performance standards specify construction techniques or limit construction altogether on slopes. Areas of steep slope over two acres are zoned "Resource Protection" and have additional regulation and requirements.

Soils:

Soils in the Readfield area are typical of this part of Kennebec County -- dominated by loam and sand developed from glacial till and meltwater. With few exceptions, Readfield soils fall into the Hollis-Paxton-Charlton-Woodbridge Association. These are sandy loams typically found intermingled in hill and ridge areas at elevations of 200 to 700 feet. While the Hollis soils are generally shallow and do not retain water well, the Paxton-Charlton-Woodbridge soils are typically deep and moderately well drained. This soil association has historically been used for forestland, hay, pasture, orchards, cultivated crops and homebuilding.

The Natural Resource Conservation Service (NRCS) has published *Soil Survey Data for Growth Management in Kennebec County, Maine* (1989), which is considered the authority for suitability of soils for specific purposes. The predominant soils in Readfield are Woodbridge and Paxton stony fine sandy loams with 3% to 15% slopes. These soils are rated as having a relatively high potential for low-intensity development where slopes do not exceed 8 percent. Hollis soils are rated "medium" for low-intensity development.

In addition to the predominant Woodbridge and Paxton soils, there are small pockets of Scantic and Scio soils, typically associated with wetland areas and Ridgebury Fine Sandy Loams, the third soil type present in Readfield. Both types are rated very low in potential for development because of poor permeability and high-water table and are most suited for growing trees.

The Soils Map (Appendix) displays NRCS Potential Ratings for Development, based on soil suitability for development. Areas where new systems are not permitted or may not be permitted are identified. The mapping of these soils involved a degree of generalization, meaning the outlined areas may include small areas of soils suitable for development. However, predominant soils are poor for development. The presence of poor soils does not by itself exclude development; it does, however, make it more costly.

All soils when excavated, disturbed, or scarred are subject to accelerated erosion. Eroding soils contribute to the degradation of water quality in lakes, ponds and streams. Silt can reduce visibility, harm fish populations and contribute phosphorus and other nutrients to the water body. Phosphorus is a naturally occurring nutrient which, when present in high concentrations in water bodies, can cause algal blooms. Eroding soils from uncontrolled stormwater runoff can contribute significantly to phosphorus levels in water bodies.

Approximately half of the land area of Readfield is highly erodible and/or has shallow overburden. Of particular concern are the most highly erodible areas near major water bodies or feeder stream systems. Carlton Pond, Maranacook Lake, and Torsey Pond all have highly erodible soils along portions of their shoreline.

Readfield's Land Use Ordinance contains performance standards to protect against excessive erosion during and after construction. Sections 8.10 and 8.11 require developers to provide adequate stormwater management and erosion control measures, respectively, and Section 8.12 requires phosphorus control measures for projects subject to site review within lake watersheds. The parameters the Land Use Ordinance set under Section 8.12 were obtained by DEP's *Phosphorous Control in Lake Watershed* publication (1992).

Islands:

In the Readfield end of Torsey Pond there is only one "real" island. It has a dwelling on it. There are also a couple of very small islands in Torsey and a large marsh area that at times consists of "marsh islands." There are three large and three small islands in the northern basin of Maranacook Lake. Two of the large islands and one of the small islands have structures on them.

Wildlife Habitat:

Water bodies, watercourses, and wetlands are necessary habitat for the continued survival of many wildlife species. The many watercourses, wetlands, and unfragmented blocks of land in Readfield provide sanctuary for woodland birds, animals, and aquatic species including critical habitat for certain rare or endangered species.

The extent and quality of wildlife habitat is an indicator of not just the richness and diversity of the flora and fauna in Readfield, but the overall health of the ecosystem. The

availability of high-quality habitat for plants, animals, and fish is essential to maintaining abundant and diverse populations for ecological, economic, and recreational purposes.

The Maine Department of Inland Fisheries and Wildlife (MDIF&W) administers a program called Beginning with Habitat (BwH) to identify significant wildlife habitat and critical natural areas under the National Resources Protection Act.

BwH, a collaborative program of federal, state and local agencies and non-governmental organizations, is a habitat-based approach to conserving wildlife and plant habitat on a landscape scale. The goal of the program is to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine. BwH compiles habitat information from multiple sources, integrates it into one package, and makes it accessible to towns, land trusts, conservation organizations, and others to use in a proactive approach to conservation. This information can be seen on Readfield's Critical Natural Resources Map, with descriptions of essential features below.

Significant habitats, as defined by MDIF&W, includes species appearing on the official state or federal list of endangered or threatened species, high and moderate value deer wintering areas, and high and moderate value waterfowl and wading bird habitats.

Before conducting any activities in, on, or over significant wildlife habitats, a National Resources Protection Act (NRPA) permit must be obtained. Activities include construction, repair, or alteration of any permanent structure; dredging, bulldozing, removing or displacing soil, sand, or vegetation; and drainage or filling. The standard for protecting significant habitats highlights mitigation and compensation. Actions must be taken to A) avoid negative impacts on habitats, B) minimize the impacts if unavoidable, C) restore or rehabilitate impacted habitats, D) reduce an impact over time, or E) replace the affected habitat.

Deer Wintering Areas:

Although Whitetail deer are reasonably common in Readfield, their existence is predicated on sufficient habitat. Summer habitat is commonly referred to as "edge habitat", which includes farm fields, orchards, and open areas adjacent to forested lands. The habitat limitations for deer occur in the winter when there is heavy snow cover with extreme cold. Deer "wintering areas" (DWA) are defined as a forested area used by deer when snow depth in the open/hardwoods exceeds 12 inches; deer sinking depth in the open/hardwoods exceeds 8 inches and mean daily temperatures are below 32° F. Non-forested wetlands, non-stocked clear cuts, hardwood types, and stands predominated by Eastern Larch are included in DWAs only if less than 10 acres in size. Agricultural and development areas within DWAs are excluded regardless of size. Deer wintering areas that have yet to be confirmed through professional survey are considered "Candidate Deer Wintering Areas" until otherwise verified.

Readfield has four "Candidate Deer Wintering Areas", as none of them have been confirmed through survey. They are in the areas of Gardiner Brook, Hoyt Brook, Bog

Pond, and the westerly side of Monk's Hill. Their size varies and they are spread pretty evenly throughout town, except around the village areas.

None of these areas are threatened by development, though they may be threatened by certain forest management operations. The number of deer yards in Readfield has not changed since the 2009 Comprehensive Plan update. MDIF&W does not recommend regulatory standards with respect to preserving deer wintering areas but is willing to work with landowners to adapt management practices that will preserve their integrity.

Other Wildlife:

Raccoon, beaver and red fox are the most abundant species of furbearers in Readfield followed by mink, fisher, coyote and otter all of which are present in smaller numbers.

Accurate or even estimated population counts of waterfowl populations in municipalities are not available. The Maine Audubon Society has been conducting loon surveys throughout the state since 1983; that information is available in the Water Resources Chapter. The Maine Department of Inland Fisheries and Wildlife is also conducting an ongoing survey of wild duck populations, of which the information is yet available.

Other than generalized habitat protection measures, primarily for wetlands, the state has no coordinated program for maintaining species populations. Various conservation groups and lake associations engage in programs to promote local populations such as putting out nesting boxes, and this occurs in Readfield on an ongoing basis.

There are numerous waterfowl and wading bird habitats scattered throughout Readfield, varying in size. These habitats provide breeding, migration, and wintering grounds for a multitude of bird species. Since 2006, Maine's Shoreland Zoning Regulation requires that waterfowl and wading bird habitats designated by MDIF&W must be protected by a 250-foot buffer.

Readfield has upwards of 20 known inland waterfowl/wading bird habitats designated by MDIF&W, they can be seen on the High Value Plant & Animal Habitats Map. They are predominantly around Torsey and Maranacook Lakes, Brainard Pond, Mill Pond, Carlton Pond, Gardner Brook, Tingley Brook and Bog Stream, although there are other locations as well.

Rare, Endangered, and Valuable Species and Habitats:

Beginning with Habitat compiles data on rare, endangered, and valuable species and habitats into a map, High Value Plant & Animal Habitats of Readfield. This map includes rare, threatened, or endangered wildlife, rare or exemplary plants and natural communities, essential wildlife habitats, and significant wildlife habitats.

Animals:

A Bald eagle (*Haliaeetus leucocephalus*) is known to nest on the south portion of Torsey Pond, near Old Kents Hill Road. Typical breeding habitats include large trees, primarily old white pines, in close proximity to water where food is abundant and human disturbance is minimal. Once prolific in Maine, they were nearly extirpated throughout their entire range due to widespread use of environmental contaminants. With bans on the use of these contaminants and habitat protection measures, bald eagles have made a recovery. In 2009 they were removed from the State's Endangered Species list, though they remain listed as Special Concern. Bald eagles and their nests are protected by the U.S. Fish and Wildlife Services under the Bald and Golden Eagle Protection Act.

Plants:

One site containing an Endanger Plant has been identified. The species' identity as well as a more definite site location have been masked for its protection. Two sites containing rare plants or plants of Special Concern have been identified, as well: one south of Kents Hill School, one on the eastern boundary of town, next to Shed Pond. More information on rare plants found in Readfield is available from the Maine Natural Areas Program books at the Town Office.

Maine Natural Areas Program through Maine Department of Agriculture, Conservation & Forestry ranks species on both a global level and a state level. Using a 5-point ranking system from critically imperiled (1) to secure (5), facilitates a quick assessment of a species or habitat type's rarity. Each species or habitat is assigned both a state (S) or global (G) ranking on the scale of 1-5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; for example, something that is state imperiled may be globally secure.

- **Stiff Arrowhead (*Sagittaria rigida*)** is a plant species classified as Special Concern. It's state ranking is S2 which is high risk for extirpation in Maine due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors. This plant's global ranking is G5 which means it is globally secure and at a very low risk for extinction globally due to a very extensive range, abundant populations, or occurrences, and little to no concern from decline or threats.



- **Habitat:** Calcareous or brackish mud or water.
- **Ecological Characteristics:** In Maine, this species is typically found in fresh to brackish tidal mud flats.
- **Range:** Maine and Quebec to Minnesota, south to Virginia, Tennessee, Missouri, and Nebraska.

- **Known Distribution in Maine:** This rare plant has been documented from a total of 13 towns in Kennebec, Lincoln, Penobscot, Sagadahoc, and York counties.
- **Phenology:** Flowers July – September.
- **Reasons for Rarity:** At northern limit of range.
- **Conservation Considerations:** Prevent degradation of marsh and estuary habitat from adjacent land uses.

➤ **Broad Beech Fern (*Phegopteris hexagonoptera*)** is a plant species classified as Special Concern. It's state ranking is S2 which is high risk for extirpation in Maine due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors. This plant's global ranking is G5 which means it is globally secure and at a very low risk for extinction due to a very extensive range, abundant populations, or occurrences, and little to no concern from decline or threats.



- **Habitat:** Rich, often rocky, hardwood forest (upland).
- **Ecological Characteristics:** Generally found in sunny, more open spots in moist woods.
- **Range:** Quebec and Maine to Ontario and Minnesota, south to northern Florida and Texas.
- **Known Distribution in Maine:** This rare plant has been documented from a total of 29 town(s) in the following county(ies): Androscoggin, Aroostook, Cumberland, Franklin, Kennebec, Knox, Oxford, Somerset, York.
- **Phenology:** Fruits in August
- **Reasons for Rarity:** At northern limit of range.

➤ **Small Whorled Pogonia (*Isotria medeoloides*)** is a member of the orchid family and is ranked at S2 which is high risk for extirpation in Maine due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors. The plant's global ranking is G2/G3 which means it is globally imperiled as well, and at a high to moderate risk of extinction (species) or collapse (ecosystem) due to range restrictions, small populations, declines, threats, or other factors.



- **Habitat:** Mid-succession mixed forests. [Hardwood to mixed forest (forest, upland)]
- **Ecological characteristics:** Small whorled pogonia typically occurs in mid-successional mixed woods with sparse shrub and herb layers and thick leaf litter. It often occurs near intermittent streamlets or where a hardpan impedes water percolation into the soil.

- **Known Distribution in Maine:** This rare plant has been documented from a total of 19 towns in the following counties: Androscoggin, Cumberland, Kennebec, Oxford, and York.
- **Phenology:** Flowers in June.
- **Reason(s) for rarity:** Unknown; rare throughout its range. This is an extremely rare orchid, often called the rarest orchid in eastern North America.
- **Conservation considerations:** Orchids attract some specialty gardeners, and populations are vulnerable to unscrupulous or uneducated collectors. Plants usually do not survive transplanting and removing them harms the natural population and may cause its eventual disappearance. This orchid has not been successfully propagated, and any plants offered for sale have been dug from the wild. Populations are vulnerable to conversion of their habitat to residential or commercial use, which is partly responsible for the species' rarity. Partial removal of the canopy may be beneficial, as long as subsequent undergrowth does not overgrow the plants.

Habitat:

Also noted on the BwH High Value Plant & Animal Habitats Map is an exemplary natural community of a northern hardwood forest. The species found in this forest include beech, birch, and maple trees. This exemplary natural forest habitat has a state ranking of S5, meaning it is secure or at a very low to no risk of extirpation due to extensive range, abundant population or occurrences, with little to no concern from declines or threats.



These hardwood forests are characterized by a closed canopy, usually dominated by a combination of beech, yellow birch, and sugar maple. Paper birch, red maple, conifers, and red oak may be present at lower cover. Striped maple is a common subcanopy tree. The variable shrub layer is dominated by tree regeneration. The herb layer may be dominated by tree seedlings. Herbs are sparse, usually <15% cover; but cover, richness and composition vary with site conditions.

Undeveloped Habitat Blocks, Connectors, and Conserved Land:

There is a distinct, direct relationship between the number and variety of wildlife, and the size of their habitat. Obviously, there is urban wildlife like skunks or mourning doves, which do not require much open land to thrive, but other types of animals are much less conspicuous, and require unbroken patches of forest to thrive. As roads, farms, and houses intrude on the habitat of these creatures, the large habitat blocks become fragmented and the wildlife that relies on them disappears.

Development in rural areas often fragments these blocks, reducing their value for wildlife habitat. Wildlife travel corridors linking individual habitat blocks together are critical to

accommodate animal movement between areas. Ensuring wildlife travel corridors helps preserve the region's biodiversity and maintain the rural community character that defines Readfield. Limiting development at the edges of unfragmented habitat also helps maintain environmental integrity by giving forest-dwelling creatures a natural buffer.

The BwH map, Undeveloped Habitat Blocks & Connectors and Conserved Land illustrates the distribution of undeveloped blocks of land in Readfield. This map also illustrates the various ownerships and conservation types of these blocks of land. Two blocks stand out as largest: an unbroken section (except for the railroad track) in the northeastern part of town (approximately 2,674 acres), and one in the southwestern part of town (approximately 2,150 acres). Both blocks include deer wintering yards, waterfowl and wading bird habitat, wetlands, as well as the endangered plant species detailed above. In the southwestern block, a considerable portion of the land is conserved either privately or by the municipality. In the block in the northeastern part of town, there does not appear to be any conserved land.

Overall, currently there is not much development pressure in these large, unfragmented blocks, especially for large tracts of forested land, which make up most of Readfield.

Conserved land that contributes to these large, unfragmented blocks include those areas open for recreation, limited recreation, and conservation. Below is a list of conserved, protected, or open space lands in Readfield:

Recreation Areas:

Readfield Beach
Readfield Fairgrounds
Fogg Farm Conservation Area
Torsey Pond Nature Preserve
Readfield Town Farm & Forest
Mill Stream Dam
Maranacook Community School
Wyman Memorial Forest
Gannett Woods
Echo Lake Watershed Preserve
Macdonald Conservation Area
Rosmarin and Saunders Family Forest
Tyler Conservation Area
Kents Hill School
Luce Memorial Forest
Allen-Whitney Memorial Forest

Other Conserved Areas:

Readfield Recreation Lot
Parks Lot
Readfield Corner Water Association
Avery-Smith Shore Land
Westman Woods
St. Andre Fields
Carleton Pond
Torsey Pond Outlet Conservation Area
Lakeside Orchards
Kents Hill Orchard
Old Fairgrounds Field

Cemeteries:

Kents Hill Cemetery
Readfield Corner Cemetery
Whittier Cemetery
East Readfield Cemetery
Huntoon Cemetery
Armstrong Cemetery
Dudley Plains Cemetery
Case Cemetery

Threats to Readfield's Natural Resources:

As Readfield grows and changes, there has been an increase in residential development in rural areas and in abandoned agricultural fields. While the town has no regulatory tool to prevent or redirect this development other than provisions for cluster development, new development should be strongly encouraged in the designated growth areas to prevent habitat fragmentation. Strong and appropriately applied zoning severely limits development in a majority of our most sensitive areas.

Remediation Sites:

Readfield has three remediation sites listed by the DEP. One site is the old location for the municipal landfill on North Road. It has been closed since 1994. It falls within the Messalonskee Lake Watershed. Another site is located on Route 17. This remediation site is within multiple watersheds: Pleasant (Mud) Pond, Annabessacook Lake, Maranacook Lake, and Cobbosseecontee Lake watershed. The last site is at 100 Main Street and was the location of Kents Hill Lumber Co. Inc. This remediation site falls in the Androscoggin Lake watershed. All three have been closed and are undertaking post-closure obligations.

Regulatory Protection:

The federal government and the State of Maine have an abundance of protections for environmental preservation and natural resources. Additionally, Readfield has added its own layer of protection in the form of various ordinances. The town has adopted the following ordinances that offer protection to natural and water resources:

- Land Use Ordinance
- Floodplain Management Ordinance
- Sludge Ordinance
- Junkyard Permit Application
- Solid Waste Disposal and Recycling Ordinance

One of Readfield's strongest protection efforts is the town's Land Use Ordinance, which includes the Shoreland Zoning Regulations. It is aimed at protecting and preserving natural resources, open space, and habitat, by designating specific zoning designations with specific parameters. (See Existing Land Use Chapter for more detailed information on this.)

Readfield has three zoning districts designated for protecting natural resources:

Shoreland Residential District (SR): includes all shoreland areas within 250 feet, horizontal distance, of the normal high-water mark of a great pond or the upland edge of a wetland consisting of ten (10) or more contiguous acres or as otherwise defined, other than those areas included in the Resource Protection District or the Stream Protection District. It includes areas that are appropriate for residential, recreational, and other non-intensive development activities.

Resource Protection District (RP): includes areas having current moderate or high habitat value and in which development would adversely affect water quality, productive fish or wildlife habitat, biotic systems, or scenic and natural values. However, areas which are currently developed, and which would meet the criteria of this district shall be placed in another suitable land use district. This district shall include:

- Wetlands and the areas 250 feet horizontally of the upland edge of the following wetlands: a wetland that is 10 acres or greater; wetlands associated with great ponds; and wetlands which are rated “moderate” or “high” value by the Maine Department of Inland Fisheries and Wildlife.
- Wetlands and the areas within 25 feet horizontally of the upland edge of wetlands that are greater than 2 acres and less than 10 acres.
- Areas within 1,000 feet horizontally of the normal high-water line of Carlton Pond.
- Areas within 1,000 feet horizontally of the normal high-water line of Mill Pond, Shedd Pond and Brainard Pond.
- Areas of 1 or more contiguous acres with sustained slopes of 20% or greater.
- The following areas when they are located within 250 feet horizontally from the normal high-water line of a great pond; within 250 feet of the upland edge of a wetland; and within 75 feet horizontally of a stream:
 - Important wildlife habitat
 - Natural sites of significant scenic or aesthetic value.
 - Areas designated by federal, state and local government as natural areas of significance to be protected from development.
 - Existing areas of public access and certain significant archeological and historic sites.

Stream Protection District (SP): includes all land area within 75 feet, horizontal distance, of the normal high-water line of a stream as defined in Article 11 and other streams of local significance designated on the Official Land Use Map, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or within 250 feet, horizontal distance of the upland edge of a freshwater wetland. Where a stream and its 75-foot shoreland area is located within the 250-foot shoreland area of a great pond or a freshwater wetland, that land area shall be regulated under the terms of the district in which the great pond or wetland are located.

Readfield also identifies two zoning districts aimed at preserving rural, open parts of town. The rural zoning designations are designed to emphasize and promote low density development while retaining the rural character of the town. They are detailed below:

Rural Residential District (RR): is comprised of land areas similar in nature to those in the rural district, in terms of their composition (substantial areas of open space, farmland and forest land) and their value with respect to recreational, scenic and other resource-based opportunities. This district, however, is more restrictive in terms of allowable uses, and primarily seeks to accommodate low density residential use, agriculture and forestry operation which are compatible with the preservation of Readfield’s rural character, and which are protective of sensitive natural resources and scenic/visual quality.

Rural District (R): includes areas which contain a large acreage of open space, farmland and forest land. Lands within this district are especially important for the recreational, scenic, and other natural resource-based opportunities which they offer. The purpose of the rural district designation is to ensure that proposed development and land uses are compatible with the preservation of Readfield's open, rural character and are protective of sensitive natural resources and visual/scenic quality. The rural district also accommodates certain commercial and light industry uses and strives to maintain a development pattern of mixed, low density use while protecting critical natural and scenic resources.

Local and Regional Coordination:

Local Partners:

Readfield has an active Conservation Commission that includes 9 volunteer members, established under Title 30-A §3261 authority granted to Maine cities, with the following duties:

- ❖ Keep records of its meetings and activities and make an annual report to the municipality;
- ❖ Conduct research, in conjunction with the planning board, if any, into the local land areas;
- ❖ Seek to coordinate the activities of conservation bodies organized for similar purposes; and
- ❖ Keep an index of all open areas within the municipality, whether publicly or privately owned, including open marshlands, swamps and other wetlands, for the purpose of obtaining information relating to the proper protection, development or use of those open areas. The commission may recommend to the municipal officers or any municipal body or board, or any body politic or public agency of the State, a program for the better protection, development or use of those areas, which may include the acquisition of conservation easements.
- ❖ Any body politic or public agency of the State conducting planning operations with respect to open areas within a municipality having a conservation commission shall notify that conservation commission of all plans and planning operations at least 30 days before implementing any action under that plan.

Powers entrusted to the commission. The commission may:

- ❖ Advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it considers necessary;
- ❖ Have the care and superintendence of the public parks and, subject to the approval of the municipal officers, direct the expenditure of all money appropriated for the improvement of those parks;
- ❖ Acquire land in the municipality's name for any of the purposes set forth in this section with the approval of the municipal legislative body; and
- ❖ Receive gifts in the municipality's name for any of the commission's purposes and shall administer the gift for those purposes subject to the terms of the gift.

Readfield's Conservation Commission works in partnership with other local and regional organizations toward protecting natural resources. The Conservation Commission is

charged with working on projects on the parcels of land on which they have oversight. The Commission spearheaded a large project of mapping significant vernal pools in town to be completed in 2023. They were also involved in the development and review of the Readfield Open Space Plan.

Readfield Trails Committee plans and coordinates the development of environmentally acceptable trails within Readfield. The committee promotes safe, functional connections between the various activity centers of the town and provides linkage, where possible, between the recreation trails within the town and adjacent towns.

Readfield Recreation Board aims to provide self-supporting recreation and athletic program opportunities for citizens of Readfield through the support of volunteers. They are responsible for supporting and expanding town recreation and athletic programs. They encourage volunteer participation and improve coordination of those volunteers. The Recreation Board considers long-range public beach needs and explores the acquisition of additional shoreline areas for public use. In recent years the Board has explored opportunities to provide recreational access to the Augusta Watershed District lands surrounding Carlton Pond.

Regional Partners:

The Conservation Commission and the Town of Readfield work closely with the Kennebec Valley Land Trust toward conserving land through acquisition and easements.

The Kennebec Land Trust (KLT) is a non-profit organization that works with landowners and communities to protect the Kennebec Valley's natural features, working landscapes, and fragile ecosystems. The KLT works to preserve natural resources through land protection, stewardship, education, advocacy, and cooperation. The properties entrusted to the KLT are usually open to the public, and include:

- Avery-Smith Shore Land
- Fogg Farm Conservation Area
- Macdonald Conservation Area
- Rosmarin and Saunders Family Forest
- Tyler Conservation Area
- Torsey Pond Outlet Conservation Area
- Wyman Memorial Forest
- Echo Lake Watershed Preserve
- Gannett Woods
- Readfield Town Forest
- St. Andre Fields
- Torsey Pond Nature Preserve
- Westman Woods Preserve

Maine Farmland Trust is a statewide organization that protects farmland, supports farmers, and advances the future of farming. They strive to protect Maine's farmland and revitalize the rural landscaping by keeping agricultural lands working and helping farmers and communities. The organization partners with many entities including local and regional land trusts and municipalities. They accomplish this protection in a number of ways: through donated easements, purchased easements, stewardship, and partnering with local Land Trusts.

New England Forestry Foundation (NEFF) is another entity that works to conserve and protect forested lands such as Luce Memorial Forest and the Allen-Whitney Memorial

Forest in Readfield. NEFF leads by example in forestry practices. They demonstrate that wood can be harvested while protecting the health of the forest. NEFF works directly with conservation-minded family landowners who want to ensure permanent protection for their wooded properties. They help these landowners meet their conservation goals through use of conservation easements, conservation restrictions, planned giving, and other innovative land-protection methods.

Analysis:

Readfield has an abundance of natural resources that the town has proactively worked to protect. The Land Use Ordinance has been crafted to offer protection to areas known to possess both natural resources and open space.

Several protected species of both animals and plants make their homes in the rich habitat Readfield provides. Protecting these species ultimately comes down to protecting their habitat. With its abundance of conserved, protected areas, and large, unfragmented blocks of land, Readfield has historically taken measures to do just that.

The biggest threat to natural resources is likely residential development in rural areas or open space. The town has little in the way of nonregulatory incentives to encourage development in growth areas, though without the benefit of public water and sewer.

With the town's focus and prioritization on outdoor recreation, they will need to find a balance between residential and economic development pressures and preservation of natural resources.

Future Considerations:

- ❖ Should Readfield update the existing Open Space Plan?
- ❖ What parts of town should be prioritized for preserving natural resources?
- ❖ How can the town better promote the importance of conserved land and wildlife corridors?
- ❖ Should Readfield do more to protect its wildlife habitat land such as deer wintering yards and other land that is not formally conserved?
- ❖ Should Readfield do more to protect its rural areas?
- ❖ How can the town further support private landowners manage their Farm and Open Space and Tree Growth parcels? These lands are key for wildlife habitat and wildlife corridors.

COMMUNITY ASSESSMENT PART ELEVIN: EXISTING LAND USE

As a community grows, its character is defined by the use of its land area. The community's self-image as a small city, farm town, or suburb is molded by the actions of its residents in the development of their various enterprises.

Most people live in a certain area because they appreciate the character of the community. However, a community's character can shift over time. In order to prevent Readfield from becoming a community in which the residents do not wish to be part, the shift needs to be managed. This often means walking a fine line between letting residents develop land in their own best interest, and imposing limits to protect the community's interest.

Examples of trends that can change a community's character include loss of open space, loss of productive farmland, increasing cost of public services, or lack of vitality in the village center. For these types of trends, adjustments can be made to manage growth and avoid negative results.

The Town of Readfield fits the classic example of a small New England town. With its village centers, beautiful historic homes, and large tracts of undeveloped agricultural land, Readfield has successfully preserved its quintessential rural character. Leadership and thoughtful planning contribute to the town's well-preserved character, as do location. As a bedroom community for Augusta, there is limited demand for large-scale retail uses or big subdivisions. Yet, Readfield's proximity to larger cities means residents do not have far to travel to meet their needs or find employment.

Readfield does have challenges in its future, as do all towns. Growth and change are inevitable parts of life and if the town wants to continue to preserve its unique historic character and small-town feel, it will have to find a balance for a sustainable future.

Community Overview:

Readfield is comprised of about 21,120 acres including approximately 1,280 acres or 5.8 percent surface water. The town's landscape is mostly open farmland, forest, and scenic views of lakes, which account for the rural character.

Like many towns in Maine, Readfield is the culmination of a historical growth pattern based on settlement over the course of some 250 years. Initial settlement came about in the form of homesteaders, intent on converting land from forest to farmland to sustain their families. Small industries followed after the farmers settled the land. The advent of railroad and later automobile introduced competition and the industries capitulated; however, some of the small villages resulting from the industries survived and are still in existence today.

The Existing Land Use Chapter serves to review the current land use patterns and development in Readfield. Similar to many rural municipalities in central Maine, Readfield can be characterized as a rural residential community within commuting distance to regional hubs including Augusta, Lewiston and Auburn. Readfield remains committed to preserving this rural residential character while simultaneously allowing controlled, small-scale growth and development consistent with the community's vision. Smaller commercial developments are encouraged, especially within the mixed-use Village Districts and Rural Districts. Strip development, which is viewed as a step away from the rural residential character of the town, has been avoided.

Settlement Patterns:

Readfield's current day land uses reflect a typical suburban and rural community. A sizeable portion has been developed along the town's highways and lake shores. A review of recent building permits indicates no particular pattern for overall development; much of it has been scattered throughout town rather evenly. Suburban style development has increased and forest land under active management has decreased.

Areas of urban development (contiguous developed parcels) are not widespread in Readfield; but they do form a distinct pattern of settlement. The villages of Kents Hill, Readfield Corner, and Readfield Depot are categorized as "urban" land cover. Maranacook Lake and the eastern shore of Torsey Pond are also areas of denser development.

Readfield's relatively small, but stable population over the past few decades has allowed the town to avoid the sprawl beyond what exists. The distance from I-95 has resulted in no commercial clusters that are often associated with interchanges in a town.

Residential Land Uses:

Residential uses are most concentrated in the villages of Readfield Corner, Readfield Depot, and Kents Hill. While these villages remain the most densely settled areas in town, they are no longer the developmental powerhouses they once were. Residential development has largely shifted to lakefronts, along major travel corridors, and more rural areas, as a result of the abundant supply of land and the ease of access brought on by good road systems. There are currently no particular areas of dense development in rural areas that are a threat to natural resources.

Recently, the shores of both Maranacook and Torsey Lakes have seen high density residential development. While there does not seem to be a trend in conversion of seasonal to year-round homes, it does happen. These conversions often go unreported to the town and happen infrequently, so tracking is not efficient.

Subdivision Developments:

New subdivisions typically reflect patterns in development throughout town and beyond. Subdivisions are regulated in Readfield by the town's Land Use Ordinance, which reflects the State Statutory Ordinance on subdivisions.

The analysis and statistics on the number of subdivisions in Readfield is based on the state definition of "subdivision". Maine defines subdivision as:

The division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term "subdivision" includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or replacement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.

For comparison, the state does not consider the following to be subdivisions:

1. Gifts to [of land] relatives,
2. Transfer to governmental entity,
3. Transfer to conservation organizations,
4. Transfer of lots for forest management, agricultural management, or conservation of natural resources,
5. Unauthorized subdivision lots in existence for at least 20 years.

As there are specific details relating to what constitutes a subdivision and what does not that are outside the scope of this plan, review of the enabling statutes is suggested (MRS Title 30-A §4401 et seq. Municipal Subdivision Law, and MRS Title 12, §682-B. Exemptions from Subdivision Definition).

In the 1960s, prior to Readfield's adoption of their Land Use Ordinance, large parcels along the shores of Maranacook and Torsey Lakes were subdivided and divided up with very small camp lots. Corresponding with the population increase in the 1970s (see Demographics Profile Chapter), subdivision activity at this time, both on the shoreland and upland, was at a peak. This trend continued with the ratio between total acreage of a subdivision and the number of approved lots gradually rising until 1977, whereupon minimum building lot size standards increased.

In the 20-year period between 1985 and 2004, the average number of lots resulting from subdivisions per year was approximately 6. The average rate of new home construction over that same time period was 15 homes per year. This means that only 40 percent of all new building lots were the result of subdivisions; more than half of the new homes in that 20-year period were not related to subdivisions.

TABLE 1: APPROVED SUBDIVISIONS FROM 1914 TO 2023

Subdivision Index--Town of Readfield	Location	# Of Lots	Total Acres	Date
Tibbetts Farm	No info available			1914
Campus Point	West Shore Maranacook	11	3	1949
Lazy Loon/Colony	East Shore Maranacook	48	unknown	1950
Lake Maranacook East Shore	East Maranacook			1952
Aldrich's Shore (Touisset Shores)	North Shore Maranacook	15	8	1961 - 65
Thorp Lakeshores	East Shore Maranacook	47	11	1963
Maranacook Lake Shore Phase I & II	West Shore Maranacook	140	unknown	1965
Nobus Point	West Shore Maranacook			1969
Risen Camp	No info available			1969
Bryant Heights Subdivision	Off Sturtevant Hill Road- Russell Road	19		1971
Pine Rest (Crest - Bliss)	East Shore Maranacook	10	5	1971
Chase on Torsey	East Shore Torsey	8	8	1972
Torsey Land (Rourke/Merrill)	West Shore Torsey	5	5	1972
William Berry Subdivision	Plains Road	2	3	1973
Country Vistas	Thundercastle Road	16	22	1973
Lake View	West Shore Maranacook	3	6	1973
Newland-Phase I	Mooer & Chase Road	3	15	1973
Quiet Harbor	West Shore Torsey	20	11	1973
Avalon Park	North Shore Maranacook	6	13	1974
Harmony Hills	Rt 17 SE of Kents Hill	16	52	1974
Newland-Phase II	Mooer & Chase Road	4	10	1974
Robert/Sachs	Sturtevant Hill Road	4	30	1974
Bryland Heights	Off Sturtevant Hill Road	19	25	1975
Howard Bates Subdivision	Rt 135	3	41	1976
William Berry Subdivision (revised)	Plains Road	2	3	1976
Cote, John	North Wayne Road	4	21	(a) 1976
Biagotti	Nickerson Hill Road	4	33	1977
Lawrence, James	Lane Road	3	5	1977
Pool, Pearle	West Torsey Shores	3	3	(b) 1977
Wilson, Robert	Sturtevant Hill Road	2	20	1977
Allison (Nickerson Hill)	Nickerson Hill Road	4	10	1978
Bates, Elizabeth	Rt 41	4	38	1978
Hilltop Acres	Nickerson Hill Road	4	9	1978
Nickerson Hill (Allison subdivision)	Nickerson Hill Road	4	10	1978
Old Fairgrounds Phase I	Rt 17 NE of RF Corner	7	14	1978
Perkins, Lawrence	Morer and Chase	4	9	1978
Schmidt, J&A	Rt 41	3		1978
Camp Menatoma	East Shore Lovejoy	16	90	(c) 1980
Mildred Lane	West Maranacook	6	30	1980
Millet Manor	Rt 17	3	3	1980
Packard Shores	East Maranacook Shore	4	10	1980
Ross Ridge	Gay Road Marden	8	19.3	1983

Subdivision Index--Town of Readfield	Location	# Of Lots	Total Acres	Date
Kennecook Farms Estate	Hawes Lewis Road	6	45	1984
Packard Shores East	Off South Road	4	20	1984
Broadview Heights I	Church Road	6	15	1986
Broadview Heights I (revised)	Church Road	6	15	1986
Packard Shores East (revised)	East Shore Maranacook	1	2	1986
Vivianian Wyman Heirs	North Road	3	3	(b) 1987
Maranacook Cove	Rt 41	6	17.3	1988
Readfield Plains	Gay Road	11	80	1988
Clark Lot	Luce Road	3	6	1989
Diplock, Robert	North Road	1	2	1989
Dowsett Lot A	Gordon Road	3	51	1989
Fogg Farm East I	Fogg Road	6	30	1989
Broadview Heights II	Church Road	1	2	1990
Broadview Heights II (revised)	Church Road	1	2	1990
Fogg Farm South	Fogg Road	7	42.5	1990
Fogg Farm West II (Homestead)	Fogg Road	4	46	1990
Kentwood Shores	Kentwood Dr off Wesleyan Road Lovejoy Pond	9	20	1990
Fogg Farm East II	Fogg Road	6	30	1993
North Road Terrace	North Road	5	18	1993
Adams, Joe and Beverly	Luce Road	2		1994
Old Fairgrounds Phase II	Old Fairgrounds Road	10	25	1994
The Barn	Main St	3	5	1995
Mace's on Maranacook	Maces Cottage Road	7	21	1996
Newland-Phase II 50-A Revised	Mooer & Chase Road	4	10	1996
Quarry Ridge	South Road	5	20	1997
Torsey View Estates	Chimney Road	3	15	1997
Lovejoy Heights	Main Street Kents Hill	3	9	1998
Mace's on Maranacook 40-A Phase II	Maces Cottage Road	7	21	1998
Purington Lots	Off North Road	4	9.33	1998
Wings Mills	Wings Mills Road	4	10	2001
Robert/Sachs (revised)	Sturtevant Hill Road			2002
Big Sky Acres	Sturtevant Hill Road	3	21	2003
Mace's on Maranacook (amended)	Maces Cottage Road	7	21	2003
Broadview Heights II (amended)	Church Road	6	15	2004
Maranacook Meadows	South Road	3	19	2004
Quarry Ridge	South Road	5	20	2004
Mace's on Maranacook (amended)	Maces Cottage Road	7	21	2005
Saunders Lots (Touissett Point)	North Shore Maranacook	50	8	2005
Scribner Hill Farm	Gorden Road /Scribner Hill Road	17	49	2006
Torsey View Estates	Chimney Road	3	15	2006
Trefethen	P Ridge Road	22	4	2006
Weymouth Way	Chase Road	18	6	2006
Country Vistas (amended)	Thundercastle Road	16	22	2007

Subdivision Index--Town of Readfield	Location	# Of Lots	Total Acres	Date
Poulin, Noella M. Loving Trust	No info available			2007
Quarry Ridge (amended)	South Road	5	20	2007
Weymouth Way (revised)	Chase Road	18	6	2007
Balsam Ridge	Rt 41	13	240	2008
Menatoma (revision to lot 12)	East Shore Lovejoy	4	10	2008
Weymouth Way (revised)	Chase Road	18	6	2008
Torsey Shores	East Shore Torsey	102	unknown	1963 - 65
Tallwood	Tallwood Road	14	4	1988, 2008,

Source: Readfield Town Officials & Planning Board

- (a) Subdivision not recorded*
- (b) After-the-fact approval and not recorded*
- (c) Plus, subdivision of buildings*

It is worth noting that although Readfield's Land Use Ordinance allows for and encourages cluster subdivisions anywhere that a standard subdivision is permitted, none have ever been created to date.

Industrial and Commercial Development:

Traditionally, most commercial development in Readfield has occurred along Route 17, which bisects the town, north and south, and at Readfield Corner. The Route 17 area is also home to two industrial facilities: By the Board Lumber located just east of Readfield Depot, and Saunders Manufacturing, located on Nickerson Hill Road, just off Route 17. Additionally, Readfield is host to many smaller enterprises, such as home occupation and single-person businesses throughout town.

There are also several recreation-based businesses in town. The Boy Scouts of America own an island in Maranacook Lake for recreational uses, and the Kennebec Valley YMCA runs Camp KV, a day camp that offers recreational opportunities. The Girl Scouts of Maine own Camp Kirkwood on Lovejoy Pond, which encompasses 100 acres and is open in May and again in September to mid-October for troop and group rentals. During the summer months of June, July, and August, The Summer Camp uses Camp Kirkwood to hold camp for disadvantaged girls only.

The Institutional and Service Sector:

There are a range of businesses in Readfield that provide critical services to people throughout the town and the region. Many of Readfield's public facilities and services are located in the village areas or just outside of them. The Town Office, Library, and the volunteer fire and rescue department are located at Readfield Corner, and the Historic Society is at Readfield Depot. Readfield's municipal buildings have been well maintained and improved over the past decade with notable improvements to the Fire Station,

Library, and Gile Hall. Readfield Elementary School is on South Road, just south of Readfield Depot. Maranacook Community High School and Middle School are located off Route 17 between the villages of Readfield Corner and Readfield Depot. The Kents Hill School is in the historic village of Kents Hill. With student enrollment fluctuating little in recent decades the institutional capacity of the education system appears to be sufficient to address current and future use.

There is a small, privately owned water system in Readfield Corner that supplies water for approximately 20 homes. The Readfield Corner Water Association is managed by the Winthrop Utilities District. Maine Department of Environmental Protection holds an agreement which regulates and restricts the capacity of the system. It has limited potential for expansion.

Retail Development Patterns:

As with many other rural towns in the region, Readfield has experienced a gradual but steady decline in its retail sector since the interstate was built. Retail chains, fast food establishments, and other highway-oriented businesses have chosen to locate in areas closer to highways for increased visibility and business. This has not affected Readfield, generally as the town is comprised of smaller businesses and fewer national chains in the retail sector.

The small businesses in Readfield's retail sector contribute to its unique character by providing shopping with the appeal of buying locally. Readfield's village centers are the critical contributors to the retail sector. Fewer large chains and commercial businesses give the town the opportunity to concisely form the character and shape the direction of the village areas by regulating design criteria and other aspects of future development patterns.

The challenge of growing the retail sector is an opportunity for the town to focus on revitalizing its village areas while taking advantage of the link between needed goods and services and the number of consumers within Readfield's market area, particularly those passing through or coming to visit the lakes and ponds in town.

Existing Land Uses:

Readfield's variety of land uses and patterns are worth describing in more detail. The Existing Land Use Map showing locations of districts and land uses. Below are descriptions of the general land use types in town, which are about the built form and context as much as the land use category.

The Village Areas:

The allowable land uses of Readfield's villages are discussed in the Current Regulations section of this chapter. The village areas are typical of other traditional New England

towns in that they were the first locations settled and as such contain many historic buildings which have been well preserved.

Readfield Corner, located at the crossroads of Sandy River Road (Route 17) towards Hallowell, and north to south from Mount Vernon to Winthrop along Route 41, is more likely to remain the active town center for the community with the Library and Town Office. This village offers a small, private water supply system, though its expansion is limited. The Maranacook Community School, town beach, several historic landmarks, and a village trail are also located here.

Readfield Depot, at the junction of Route 17 and South Road and North Road, is more of a small rural center that is less likely to grow naturally. This village flourished with the construction of the railway in 1849 and boasted many prominent destination resorts. With the passing of the destination resort era, the decline of railroad travel, and relocation of businesses out of the village, Readfield Depot faltered and began to fade. More recently, several new businesses have opened here, revitalizing this village.

Kents Hill, this village was initially settled with a church and school, not as a business district as the others were. The Readfield Religious and Charitable Society was initiated in 1824, then it became the Maine Wesleyan Seminary in 1825. Today, this building is a private college preparatory school called Kents Hill School. Kents Hill is located along State Route 17 in the northwest part of town, heading towards Fayette.

Each of Readfield's villages are characterized by a mixture of cultural, commercial, educational, and residential uses. There is plentiful opportunity for expansion of commercial, retail, light industrial, and residential land uses in the villages. Since the construction of I-95 and the resulting ease of access to larger shopping centers, Readfield's villages have been on the decline. Before I-95, visitors were more apt to travel through Readfield's villages and patronize the local shops.

To promote and revitalize these villages, the town could create more green spaces and open space land corridors. Encouraging walkability would also increase the appeal in village areas.

Moving out from the core villages areas, the land uses change and the density of development decrease. Kents Hill is surrounded by the largest portions of the *Academic District* and provides student housing and other academic-related uses. Surrounding all of the villages is the *Village Residential District*, intended for a higher density of residential development than in more rural areas. Both districts boast historic buildings still used as residences. These districts are more wooded and often have larger lots than in the village areas, though not required by regulations. Sidewalks are less common, but on many streets the traffic volumes are lower. Residents in these areas are more likely to drive to retail and service centers due to distance from those locations.

Outside of the Village Residential and Academic Districts are the more rural, natural areas of Readfield. Readfield is predominantly a rural community including agriculture and

natural landscapes. Residents embrace their farming heritage and have worked to structure the town in such a way as to protect and encourage it.

These *rural areas* include both protected and unprotected open space, agricultural fields, and conservation areas. Land that is not protected and privately owned is theoretically developable should the need arise. Zoning requires nearly two acres per residence in all rural areas, although the Land Use Ordinance has provisions that allow for cluster subdivisions in all districts where a traditional subdivision would be permitted. The purpose of allowing cluster subdivisions is to allow for flexibility of design with reduced lot sizes.

Open spaces and conserved land are an essential part of Readfield’s landscape, community character, and land use. As mentioned earlier, some of this land is protected through public ownership or other limitations. This land includes those in a wild or natural state and used for either passive or active recreation, all of which contribute to the feel of the town and the reputation as a regional recreational hub. Readfield has a solid base of open space and conserved land that is owned outright:

TABLE 2: CONSERVED LAND OWNERSHIP AND ACREAGE

Entity	Acres Owned	Notes
Town of Readfield	199.1	Mostly in conservation, excl. cemeteries
State of Maine	2.1	Two boat launches and a picnic area
Kennebec Land Trust	809.8	Multiple parcels around the Town
New England Forestry Foundation	326	In process, abuts Town Forest
TOTAL	1,337	

Source: Readfield Town Officials

In addition to outright ownership, Readfield partners with several entities in collaboration toward conserving open space through easements and other agreements. Regional and statewide partners include Kennebec Land Trust, Maine Farmland Trust, and the New England Forest Foundation.

Agriculture and forestry were the original engines of Readfield’s economy. Though its importance has decreased over time, the preservation of farm and forest land is hugely important and beneficial to a thriving community. Readfield has approximately 2,509 acres of prime farmland and 812 acres of statewide significant farmland, which equals about 16 percent of total land area. The extent of Readfield’s prime farmland can be best seen on the *Agricultural and Forestry Resources Map*. The amount of acreage in Readfield enrolled in the Farm Tax Law, Open Space Tax Law, and the Tree Growth Tax Law adds up to 5,414 acres or 26 percent of the land base.

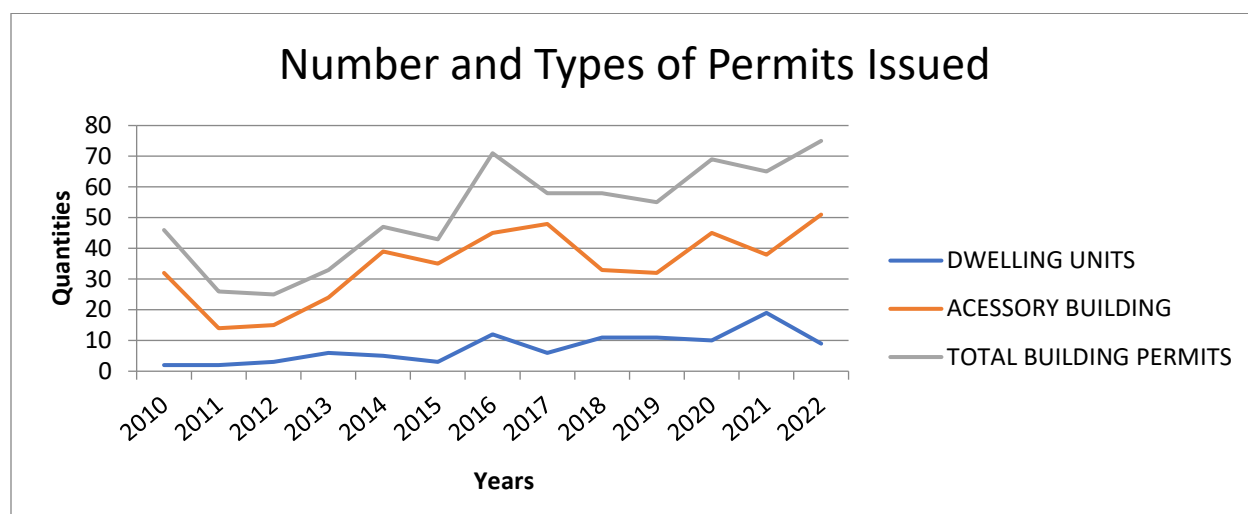
The Town of Readfield owns a parcel of land that is roughly 100-acre; this is the Town Farm/Forest. It is presently under a 10-year timber management plan which began in 1986. There are recreational trails available on the lot, but due to its remote location difficulty with accessing it, these trails have not been emphasized.

Readfield is also the process of acquiring a 326-acre parcel of land adjacent to the existing Town Forest and contiguous with other conserved properties. In the southwest corner of Readfield, this acquisition will serve to create a significant green corridor of open space.

Land Use Trends:

Currently, most of the development in Readfield has been spread throughout the town and on a lot-by-lot basis. Residential development far outweighs commercial or industrial development in the past decade. Few subdivisions have been created in the past 10 years. Recently, there has been a significant uptick in permits issued. While many were for renovations or reinvestment in existing buildings, there has been an increase in new home construction, too. There have been no permits issued this year for new houses in the Shoreland Zone, but many of these houses have been permitted for renovation. Figure 1 below shows the quantities and types of permits issued since 2010.

FIGURE 1: NUMBER AND TYPES OF PERMITS ISSUED 2010 – 2022*



Source: Readfield Town Officials
 *Through October 31, 2022

Table 3 below shows the same data as Figure 1, but in table form. Based on the total building permits issued, 2022 has the highest overall quantity, most of which were accessory buildings. While 2022 has been a slower year for new housing starts, that can be attributed to the considerable increase in the cost of construction materials.

There is a noticeable upward trend in the number permits issued beginning in 2016. Between 2015 and 2016 the number of permits issued for new homes jumped up a staggering 300 percent. While this number shrank by half in 2017, it increased again from 2018 on. Between 2021 and 2022 the number of permits issued for accessory buildings increased by 34 percent as of the end of October 2022, so there is still a chance for issuance of additional accessory building permits. Between 2010 and 2022, the total number of building permits issued increased by 63 percent.

TABLE 3: PERMIT QUANTITIES 2010 THROUGH 2022

<u>Years</u>	<u>DWELLING UNITS</u>	<u>ACCESSORY BUILDING</u>	<u>Other</u>	<u>TOTAL BUILDING PERMITS</u>
2010	2	32	12	46
2011	2	14	10	26
2012	3	15	7	25
2013	6	24	3	33
2014	5	39	3	47
2015	3	35	5	43
2016	12	45	14	71
2017	6	48	4	58
2018	11	33	14	58
2019	11	32	12	55
2020	10	45	14	69
2021	19	38	8	65
2022*	9	21	15	75

Source: Readfield Town Officials

* Through October 31, 2022

KEY:

- Dwelling Units= New houses, double wide trailers, mobile homes
- Accessory Buildings= Garages, barns, sheds, major renovations
- Other= minor renovations, driveways, demos, car junk yards, solar, miscellaneous
- Total Building Permits= Total for all year

While Readfield has tracked the construction for dwellings sufficiently, the other counts are somewhat more subjective. That said, this data shows undeniable trends, outside of the anomaly of 2022.

- There has been an increase in home starts in the past decade from an average of approximately 3.5 per year in the first half of the decade to an average of about 10 per year in the second half of the decade.
- Additions, garages, and major renovations are always more than, and loosely inverse to, new home starts, which makes economic sense.
- The relative increase in total permits issued could be related to more active code enforcement, better tracking, or awareness of the need for permits, but is definitely

impacted by the issuance of more permit types (examples being permits for things like cannabis enterprises and solar project).

The location of residential development, in recent years, is not in line with the community's vision as most has occurred in more rural areas, not in designated growth areas. The community's vision states the desire to protect the rural areas from sprawl and development.

New residential development is more challenging to direct than commercial development, especially without public sewer or water supply. Generally, people are moving to Readfield for the peaceful, rural atmosphere which prompts new housing construction in more rural settings. Unfortunately, without incentives to encourage development in predetermined locations, there is little the town can do to curtail this trend.

Current Land Use Ordinance:

Readfield has a complete Land Use Ordinance that includes:

- Article 1- General Provisions
- Article 2- Administration, Enforcement and Penalties
- Article 3- Non-Conformance
- Article 4- Permit Requirements
- Article 5- Permit Review Requirements
- Article 6- Permit Review, Application Procedures and Standards
- Article 7- Land Use Districts and Regulations
- Article 8- Performance Requirements and Standards
- Article 9- Commercial and Industrial District Adoption Procedure
- Article 10- Road Standards
- Article 11- Definitions

Readfield's Land Use Ordinance is complete, thorough, and received periodic updates. The intent of the Ordinance is to set standards for how the town should develop and evolve in the future. To accomplish this, it establishes zoning districts and land uses, lot dimensions, performance standards, and protects natural resources. It also regulates subdivisions, shoreland zoning, subsurface waste disposal, and sets phosphorous control measures. The town has a separate Floodplain Management Ordinance outlined below.

The Planning Board is responsible for reviewing major developments through the site plan review and subdivision processes. They are also responsible for reviewing any request for zoning amendments, such as implementing the Commercial and Industrial floating zone.

Readfield employs a part-time Code Enforcement Officer (CEO) to carry out and uphold the Land Use Regulations. The town has an active and involved Planning Board, for which the CEO is staff, as the town does not have the workload to employ a designated Planner. The town's current administrative capacity, including both the CEO and Planning Board, is sufficient for managing its land use regulations.

The Existing Land Use Map shows the way the land is developed in a general sense and the Zoning Map shows the town's 9 zoning districts. The zoning districts and their specific parameters are outlined in Table 4 below. The districts are summarized as follows:

Three Designated Growth Areas and their purposes:

Village District: is comprised of areas that can support a range of land uses including higher density residential uses, commercial, community and governmental facilities and light industry. The Village District designation is intended to promote a compact (rather than sprawling) pattern of development in the district areas, and to encourage the preservation, revitalization and expansion of Readfield's two village areas (Readfield Corner and Readfield Depot: while Kents Hill is a village, it does not have this zoning district designation). The Village District designation strives to accommodate the denser, mixed land use patterns described above while seeking to maintain the character and historical integrity of the village areas, and to ensure that proposed development and land uses are compatible with existing land uses in the village.

Village Residential District: includes areas where the primary use is for higher density residential neighborhoods. Non-residential uses are strictly limited in this district. The designation encourages a more compact pattern of residential development and seeks to ensure that the existing residential character and visual quality of the village residential areas are maintained.

Academic District: is comprised of land areas that support development of educational institutions and effective delivery of their programs and activities including housing, health care, and food services. The purpose of this designation is to ensure a homogeneous pattern of development on land now occupied by educational institutions focused exclusively on accommodation of the institution's development needs and excluding unrelated residential, commercial and industrial uses. In the Academic District, only uses which directly support or relate to the principal permitted academic use shall be operated and unrelated residential, commercial and industrial uses will be excluded.

This zoning district is new as of the 2009 Comprehensive Plan. The Academic District includes lands now owned or occupied by:

- Maranacook Community School
- Kents Hill School
- Readfield Elementary School

Two classifications of Rural Areas and their purposes:

Rural District: includes areas which contain a large acreage of open space, farmland and forest land. Lands within this district are especially important for the recreational, scenic, and other natural resource-based opportunities which they offer. The purpose of the rural district designation is to ensure that proposed development and land uses are compatible with the preservation of Readfield's open, rural character and are protective of sensitive natural resources and visual/scenic quality. The rural district also accommodates certain commercial and light industry uses and strives to maintain a development pattern of mixed, low density use while protecting critical natural and scenic resources.

Rural Residential District: is comprised of land areas similar in nature to those in the rural district, in terms of their composition (substantial areas of open space, farmland and forest land) and their value with respect to recreational, scenic and other resource-based opportunities. This district, however, is more restrictive in terms of allowable uses, and primarily seeks to accommodate low density residential use, agriculture and forestry operation which are compatible with the preservation of Readfield's rural character, and which are protective of sensitive natural resources and scenic/visual quality.

Three Classifications of Shoreland Areas and their purposes:

Shoreland Residential District: includes all shoreland areas within 250 feet, horizontal distance, of the normal high-water mark of a great pond or the upland edge of a wetland consisting of ten (10) or more contiguous acres or as otherwise defined, other than those areas included in the Resource Protection District or the Stream Protection District. It includes areas that are appropriate for residential, recreational, and other non-intensive development activities.

Resource Protection District: includes areas having current moderate or high habitat value and in which development would adversely affect water quality, productive fish or wildlife habitat, biotic systems, or scenic and natural values. However, areas which are currently developed, and which would meet the criteria of this district shall be placed in another suitable land use district. This district shall include:

- Wetlands and the areas 250 feet horizontally of the upland edge of the following wetlands: a wetland that is 10 acres or greater; wetlands associated with great ponds; and wetlands which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife.
- Wetlands and the areas within 25 feet horizontally of the upland edge of wetlands that are greater than 2 acres and less than 10 acres.
- Areas within 1,000 feet horizontally of the normal high-water line of Carlton Pond.
- Areas within 1,000 feet horizontally of the normal high-water line of Mill Pond, Shedd Pond and Brainard Pond.
- Areas of 1 or more contiguous acres with sustained slopes of 20% or greater.
- The following areas when they are located within 250 feet horizontally from the normal high-water line of a great pond; within 250 feet of the upland edge of a wetland; and within 75 feet horizontally of a stream:
 - Important wildlife habitat
 - Natural sites of significant scenic or aesthetic value.
 - Areas designated by federal, state and local government as natural areas of significance to be protected from development.
 - Existing areas of public access and certain significant archeological and historic sites.

Stream Protection District: includes all land area within 75 feet, horizontal distance, of the normal high-water line of a stream as defined in Article 11 and other streams of local significance designated on the Official Land Use Map, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or within 250 feet, horizontal distance of the upland edge of a freshwater wetland. Where a stream and its

75-foot shoreland area is located within the 250-foot shoreland area of a great pond or a freshwater wetland, that land area shall be regulated under the terms of the district in which the great pond or wetland are located.

Commercial and Industrial Floating Zone and Mobile Home Overlay District:

Commercial and Industrial District: established for the purpose of allowing the opportunity for large scale commercial or industrial uses to locate or expand in the community if this can be accomplished with minimal negative impact, although large scale commercial operations are generally not in keeping with the town's character. This district is the only district which may accommodate commercial and industrial uses with structure in excess of 5,000 square feet. The purpose of this designation seeks to ensure that proposed uses are compatible with existing uses and the rural character of the town and are protective of natural resources and visual quality. Land proposed for designation as commercial/industrial shall follow the adoption procedures in Article 9.

Mobile Home Park Overlay District: may accommodate mobile home parks and developments where designated on the Town of Readfield Land Use Map, subject to the requirements of the underlying district.

TABLE 4: CURRENT ZONING DISTRICTS

Growth Areas	Village (Readfield Corner + Readfield Depot)	Requires preservation, revitalization, and expansion to support higher density, mixed-use developments	Minimum Lot Size: 20,000 Square Feet
	Village Residential (Kents Hill, areas surrounding Readfield Corner and Readfield Depot)	Supports higher density residential developments near distances from the village areas	Minimum Lot Size: 40,000 Square Feet
	Academic (Maranacook Community School, Kents Hill School, and Readfield Elementary School)	Supports development of educational institutions and effective delivery of their programs and activities including housing, health care, and food services	Minimum Lot Size: 40,000 Square Feet
Rural Areas	Rural	Large open lots allowing mixed low density use while protecting critical natural and scenic resources.	Minimum Lot Size: 80,000 Square Feet
	Rural Residential	Residential low-density development in rural areas with severely limited commercial development	Minimum Lot Size: 80,000 Square Feet
Shoreland Districts	Shoreland Residential	Allows low-intensity residential and recreational development within Shoreland Zone	Minimum Lot Size: 80,000 Square Feet
	Resource Protection	Preserve water quality, productive fish + wildlife habitat, and scenic + natural values	Minimum Lot Size: 80,000 Square Feet
	Stream Protection		Minimum Lot Size: 80,000 Square Feet
Other Districts	Commercial/Industrial District (Floating Zone)	Allows community to assess larger commercial developments in Readfield	Minimum Lot Size: 80,000 Square Feet
	Mobile Home Park Overlay	Only where designated on Land Use Map	Must meet underlying district requirements

Source: Readfield's Land Use Ordinance

Projections:

Referring to the population projections in the Demographic Profile, it is difficult to anticipate any future demand at all for housing – projected population estimates by two outside sources have Readfield’s population between 2,611 in 2038 (State Economist’s projection)- a 0.5 percent increase, and between 2,842 to 3,100, which is a 9 to a 19 percent increase (KVCOG’s projection). Obviously, these are very different scenarios and underscore the undependable nature of population projections.

It is important to note that these projections do not take into account the decline in household size, which requires additional housing to accommodate individuals living alone. While the population has been relatively steady since the 2010 census (decrease of 0.04 percent between 2010 to 2020), 71 new housing units were added in the last decade (information from town officials), likely to accommodate the shrinking household size. Between 1980 and 1990, the population increase from 1,943 to 2,033 (90 people or 4.6 percent); this minor population increase resulted in the construction of 133 new homes in that ten-year period (Census information).

Household size cannot continue to shrink indefinitely. If it shrinks another five percent over the next 15 years, the average household size will be about 2.45 persons per household. In order to house the projected population of approximately 2,971 or so residents, the town would need to contain 1,213 housing units, which it already exceeds, negating the need for additional housing.

Another important factor is the aging population, which will likely require the construction of more one story or handicapped accessible homes to aid in aging in place. With the increase in popularity of residents, young and elderly alike, living alone, smaller homes will become in much higher demand. In short, the population may not be increasing but the changes in the demographics of the population may result in the need for more homes or a different type of home.

Depending on the growth/change scenario the town chooses to adopt, the number of new houses and land that goes with them will change. It is unreasonable to assume that no new houses will be built, regardless of existing housing stock. The construction of new houses will consume more land for development. For example, if 20 new houses are constructed over the next 10-year period, in the Rural Residential District (approximately 2 acre lots per house) that would add up to at least 40 acres; in the Village Residential District (approximately 1 acre lots per house), that would be at least 20 acres.

In either scenario, Readfield will undoubtedly experience new development within its existing residential districts. Ideally, those new homes would be in the designated growth areas, which is consistent with comprehensive planning guidelines. But based on past trends, this is unlikely without incentives to make it happen. Any residential growth in the rural area, while significant, is usually limited by available road frontage and diminished by the sheer size of the town itself.

Commercial and industrial development in Readfield in the past 10 years has been minimal. Most notably, two self-storage unit businesses have opened, two medical marijuana establishments with a third on the way, and several light industrial marijuana growing operations. Based on these trends, no significant commercial or industrial development is projected in the planning period.

Floodplain Management Ordinance:

The town has chosen to participate in the National Flood Insurance Program and agrees to comply with the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as outlined in the Floodplain Management Ordinance, adopted in 2011. Maps are updates with federal data releases.

It is the intent of the Town of Readfield, Maine to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards.

The Town of Readfield has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 30-A M.R.S.A., Section 3001-3007, 4352 and 4401-4407 and Title 38 M.R.S.A., Section 440.

The National Flood Insurance Program, established in the aforesaid Act, provides that areas of the Town having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measure be applied in such flood hazard areas. This Division B Ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the Town of Readfield, Maine.

The areas of special flood hazard, Zones A and AE for the Town of Readfield, Kennebec County, Maine identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study- Kennebec County" dated June 16, 2011 with accompanying "Flood Insurance Rate Map" dated June 16, 2011 with panels: 292, 294, 311, 313, 314, 316, 317, 318, 319, 338, 457, 476, 477, 481, 482, 484, 501 derived from the county wide flood insurance rate map entitled "Digital Flood Insurance Rate Map, Kennebec County," are hereby adopted by reference and declared to be a part of this Ordinance.

Analysis:

It is undeniable that Readfield is growing and changing based on the review of number of permits issued each year and the analysis in this chapter. The town will need to find ways to protect its rural areas and abundant open space to prevent negative impacts related to growth.

The town may need to examine the type of available housing stock to continue to provide adequate housing for existing residents as they age in place. This may mean encouraging

the construction of specific types of homes, such as one-story, handicapped accessible, or elderly housing.

The town's Land Use Ordinance will need to be reviewed for consistency with this Comprehensive Plan update and for future consistency with new legislative requirements from 2022. The Land Use Ordinance should also be reviewed as it relates to directing growth to prevent sprawl. This will be analyzed in the Future Land Use section.

Issues for Further Study and Discussion:

- ❖ Does the existing Land Use Ordinance provide for the land use patterns that Readfield wants for the future? Does it provide a balance between agricultural, residential, and commercial uses to accommodate Readfield's residents? Are there the right number of zoning districts?
- ❖ Are all existing zoning districts relevant? In particular, does the Commercial and Industrial District floating zone serve a useful purpose or should this regulatory tool be revisited?
- ❖ How can Readfield's villages be kept sustainable and viable? Are there any areas that need special attention? Is there any where that should be expanded?
- ❖ What measures can Readfield take to be prepared for increased development? How can the town better direct the location of residential development?
- ❖ How can the town promote the Village Districts as an inviting area for future development? For example, can walkability be increased? Are there enough parks or green spaces for the public to gather?
- ❖ What utilities should be considered if offering density bonuses? Should broadband be included?
- ❖ How effective is current zoning at protecting water quality and open space?

III. RECOMMENDATIONS

- One: General Recommendations
- Two: Land Use Plan
- Three: Capital Investment Planning Process
- Four: Regional Coordination

RECOMMENDATIONS PART ONE: GENERAL RECOMMENDATIONS

This section of the Plan lists general recommendations, in the form of policies and strategies, for each element of the plan. These recommendations are intended to address the issues raised in the review and analysis of the chapters in the *Community Assessment* section. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this section, the implementation priority is divided into near-term, mid-term, long-term, and ongoing, defined as the following:

- **“Near-term”** is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances and are generally easily achievable actions.
- **“Mid-term”** activities will be commenced and/or completed between two and five years after adoption of the plan. These consist of lower-priority activities or those which require additional planning or preparation to accomplish.
- **“Long-term”** activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- **“Ongoing”** is used to identify strategies which are currently in place and should continue.

Implementation Mechanism and Evaluation Measures:

The Select Board, in conjunction with the Town Manager and other boards, committee, and commissions deemed appropriate, will assist with the implementation of the strategies identified in the Comprehensive Plan. The plan will be reviewed biannually for implementation progress in all categories, with specific focus on:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community’s designated growth areas and rural areas;
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

In part, the evaluation process is dependent upon tracking growth and development. This will become more important as Readfield grows. The town should be able to monitor

growth at least annually and respond if it becomes apparent that it does not align with strategies in this plan or the community's vision.

If Readfield's evaluation concludes that portions of the current plan and/or its implementation are not effective, the Select Board will propose changes.

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Policies:	Strategies:	Implementation:
<p>HISTORIC RESOURCES:</p> <p>Readfield has an abundance of historic buildings and sites, many of which have been well maintained and preserved. Readfield has an active Historic Society that strives to preserve the town's valued heritage. Other buildings that are privately owned present a challenge in preserving and restoring. Some historic buildings have fallen into disrepair over the years. The town currently has no requirement above the state requirements for site assessment for historic artifacts.</p> <p>Goal: Identify, preserve and enhance Readfield's significant historic, archeological and cultural heritage sites.</p>		<p>Chapter 1, page 15</p>
Policies:	Strategies:	Implementation:
<p>1. Preserve and enhance important historic and archaeological resources through an integrated approach that includes education, open space planning, land use regulation, regulatory and non-regulatory incentives and land acquisition techniques where appropriate.</p>	<p>1.1: Include important archaeological and historic resources in the Open Space Plan.</p> <p>1.2: Continue to record oral history interviews with the town's older citizens.</p> <p>1.3: For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>Conservation Commission, Historical Society, mid-term.</p> <p>Historical Society, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
<p>2. Educate the public and municipal officials, especially the Code Enforcement Officer and Planning Board, about protection of historic and archaeological resources.</p>	<p>2.1: Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</p>	<p>Town Manager, Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>2.2: Establish a mechanism whereby municipal officials (e.g., Code Enforcement Officer, Planning Board, Zoning Board of Appeals) receive training on preservation of historic and archaeological resources. Coordinate with recommendations in Natural Resources Goals and Policies.</p> <p>2.3: Provide public education on preservation of historic and archaeological resources. Consider developing a walking tour of Factory Square.</p> <p>2.4: Encourage the appreciation and use of historic sites such as the Union Meeting House and the Jesse Lee Church.</p>	<p>Town Manager, Planning Board, CEO, ongoing.</p> <p>Historic Society, ongoing.</p> <p>Historic Society, ongoing.</p>
<p>3. Support and encourage the Readfield Historical Society, the Friends of the Union Meetinghouse and other organizations in their endeavors to preserve the cultural heritage of the community.</p>		<p>Select Board, Town Manager, ongoing.</p>
<p>4. Protect to the greatest extent practicable the significant historic and archeological resources in the community.</p>	<p>4.1: Seek funding from the Maine Historic Preservation Commission (MHPC), Maine State Archives and other sources to complete the inventories of significant archaeological and historic resources.</p> <p>4.2: Assist in nominating buildings/sites to the National Register of Historic Places.</p> <p>4.3: Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archeological resources.</p>	<p>Historic Society, ongoing.</p> <p>Historic Society, ongoing.</p> <p>Select Board, Town Manager, Historic Society, ongoing.</p>

Policies:	Strategies:	Implementation:
5. Improve protections for archeological and historic resources in the Land Use Ordinance.	<p>5.1: Consider enhanced protection of potential historic and archaeological resources in the review of new development through the Land Use Ordinance.</p> <p>5.2: In situations where significant historic or archaeological resources may be impacted, require that the Maine Historic Preservation Commission and the Readfield Historical Society be given an opportunity to review and comment on the development early in the permitting process.</p>	<p>Planning Board, Town Manager, Select Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
6. Consider the adoption of a Historic Preservation Ordinance or land use standards to protect historically significant properties.	6.1: Consider the development of historic preservation standards to protect the integrity of historic properties throughout the Town.	Select Board, Planning Board, Town Manager, mid-term.

Policies:	Strategies:	Implementation:
<p>LOCAL ECONOMY: Chapter 2, page 37</p> <p>Readfield’s local economy is an important contributor to the health and vitality of the town and is linked to many other areas of town policy. Like many other communities, Readfield is facing trends that are unfavorable, such as rural location and lack of investment capital. But Readfield has several assets as well – it’s waterbodies, recreational opportunities and good quality of life. The town should continue to promote these assets, cooperate with private businesses and regional economic players, and maintain a focus on suitable economic development to succeed in building a more robust economy.</p> <p>Goal: Allow for new commercial, service and clean light industrial growth in designated growth areas to diversify the Town’s tax base, promote local job opportunities and make important services available for local citizens. The scale of new uses should be in keeping with existing community character.</p>		
Policies:	Strategies:	Implementation:
<p>1. To support the type of economic development activity the community desires, reflecting the community’s role in the region.</p>	<p>1.1: Direct industrial, commercial uses (excluding home occupations) including retail land uses to village areas or other districts appropriately zoned for those uses (including the Commercial Industrial District).</p> <p>1.2: Maintain performance and design standards for commercial and industrial developments in the Land Use Ordinance. These standards should assure that all development subject to review is well planned, minimizes environmental impacts, makes good use of the site, provides adequate and safe vehicular access and protects adjacent residential neighborhoods and commercial establishments.</p>	<p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>

Policies:	Strategies:	Implementation:
	<p>1.3: If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</p> <p>1.4: Explore tools to help existing businesses stay in Readfield.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Readfield Enterprise Comm., Select Board, ongoing.</p>
<p>2. Consider the expansion of the Readfield Enterprise Committee or the appointment of an Economic Development Committee to address issues related to the establishment and growth of local, small business.</p>	<p>2.1: Continue to support the Readfield Enterprise Committee.</p> <p>2.2: Initiate a study and proposal for the siting and infrastructure for a new small business development area.</p> <p>2.3: Continue to implement the recommendations of the <i>2004 Readfield Corner Revitalization Study</i> to make new commercial development in the village districts more attractive.</p> <p>2.4: Investigate avenues for greater small business assistance including financing, technical assistance or incubator facilities.</p> <p>2.5: Create an economic development plan that recognizes gaps, evaluates current village areas, and supports all existing, new, and desired businesses, including home businesses.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Readfield Enterprise Comm., ongoing.</p> <p>Select Board, Town Manager, Readfield Enterprise Comm., ongoing.</p>

Policies:	Strategies:	Implementation:
<p>3. Encourage the development of new, small businesses, which includes essential services (such as home health care), as well as seasonal and tourist-related businesses.</p>	<p>3.1: Support and encourage new nursery schools and day care facilities throughout the town.</p> <p>3.2: Support development of information and communication technology needed by small businesses.</p> <p>3.3: Evaluate existing process for home occupation review and approval, and as appropriate make recommendations for modifications.</p>	<p>Select Board, CEO, mid-term.</p> <p>Broadband Comm., Enterprise Comm., mid-term.</p> <p>Planning Board, CEO, mid-term.</p>
<p>4. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.</p>	<p>4.1: Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.</p> <p>4.2: If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</p> <p>4.3: Consider leveraging the Readfield Enterprise Fund which offers 0% loans for capital improvements for small businesses by expanding the scope to encourage appropriate and desired economic development.</p> <p>4.4: Investigate and consider opportunities to revitalize the downtown village areas.</p>	<p>Town Manager, Planning Board CEO, short term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Town Manager, Readfield Enterprise Comm, ongoing.</p> <p>Select Board, Town Manager, mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>4.5: Explore options for adaptive reuse of underutilized/historic buildings to develop a strategy and long-term implementation plan for their rehabilitation and reuse (land banking).</p> <p>4.6: Support future economic growth compatible with the environment and landscape of the village area by improving public access, sidewalks, update infrastructure, bury utilities, and promote connected parking lots to improve walkability.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, Planning Board, mid-term.</p>
<p>5. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.</p>	<p>5.1: Participate in any regional economic development planning efforts.</p>	<p>Select Board, Town Manager, ongoing.</p>

Policies:	Strategies:	Implementation:
<p>HOUSING:</p> <p>Readfield has a growing housing stock, mostly of a rural nature, despite designated growth areas in more developed parts of town, such as the village areas. Considering the changing demographic structure of the town, the town can anticipate need for more rental housing and senior housing. Affordability is definitely an issue for both owner-occupied homes, as well as for rentals, partly because of the tight market for them.</p> <p>Readfield has a complete Zoning Ordinance and zoning districts that are designed to accommodate a variety of land uses and protect residential neighborhoods from commercial encroachment.</p> <p>Goal: To encourage and promote a range of affordable, decent housing opportunities for Readfield citizens.</p>		<p>Chapter 4, page 57</p>
Policies:	Strategies:	Implementation:
<p>1. Encourage and promote adequate workforce, age restricted, affordable housing to support the community's and region's economic development.</p>	<p>1.1: Investigate options for partnering with other organizations to accomplish this.</p> <p>1.2: Explore options for Tax Increment Finance.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>2. Work with local and state authority to facilitate the creation of quality elderly housing, work force housing, and affordable housing, including rental housing.</p>	<p>2.1: Consider developing or joining a regional housing consortium to construct more workforce and rental housing.</p> <p>2.2: Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.</p> <p>2.3: The town should consider retaining certain tax-acquired properties which may be best suited to provide housing opportunities for affordable housing or elderly housing.</p> <p>2.4: Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</p>	<p>Select Board, mid-term.</p> <p>Select Board, long term.</p> <p>Select Board, CEO, short term.</p> <p>Select Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>2.5: Continue to explore grant opportunities to improve the quality of the existing housing stock.</p> <p>2.6: Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.</p> <p>2.7: Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p> <p>2.8: Consider the creation of a Readfield Housing Committee to support housing efforts.</p> <p>2.9: Recognizing that affordable housing projects require regional expertise and resources. Support the development of those resources.</p>	<p>Town Manager, Select Board, ongoing.</p> <p>Select Board, Town Manager, Planning Board, CEO, mid-term.</p> <p>Select Board, Town Manager, Planning Board, CEO, mid-term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, mid-term.</p>
<p>3. Create and promote energy efficient housing (Efficiency Maine). Leverage the Energy Efficiency Ordinance and find other partnerships to promote energy efficiency.</p>	<p>3.1: Explore grant opportunities for energy efficient upgrades.</p>	<p>Town Manager, Select Board, ongoing.</p>
<p>4. Investigate strategies and options to balance and manage value of open space with the need for affordable and workforce housing.</p>		<p>Select Board, Town Manager, Conservation Commission, ongoing.</p>
<p>5. Promote and direct development of housing in areas that are not prime farmland.</p>	<p>5.1: Explore nonregulatory measures to encourage development in designated growth areas.</p>	<p>Select Board, Town Manager, Planning Board, Conservation Commission, ongoing.</p>

Policies:	Strategies:	Implementation:
<p>6. Investigate and assess the condition and environmental impact of seasonal waterfront housing stock on associated waterbody.</p>	<p>6.1: Track seasonal homes and their current condition and proposed use (year-round, seasonal, rental, etc.)</p> <p>6.2: Evaluate provisions of the Land Use Ordinance related to standards governing the conversion of seasonal into year-round dwellings and single-family into multi-family (or accessory) units and propose revisions as appropriate.</p> <p>6.3: Through tracking, evaluate condition of existing wastewater disposal system to ensure compliance with state standards and to prevent negative environmental impacts.</p> <p>6.4: Explore tracking methods for short term vacation rentals to evaluate possible impacts on the environment and town related to short term rentals.</p>	<p>CEO, assessor, ongoing.</p> <p>Planning Board, CEO, short term.</p> <p>CEO, ongoing.</p> <p>CEO, mid-term.</p>
<p>7. Ensure land use controls encourage the development of quality affordable housing, including rental housing.</p>	<p>7.1 Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p> <p>7.2: Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Planning Board, short term.</p>
<p>8. Amend the Land Use Ordinance to reflect the State’s Department of Economic and Community Development’s legislation and rule. The goal of this new law is to alleviate housing affordability issues by increasing housing options for low-income and moderate-income individuals.</p>	<p>8.1: Update the Land Use Ordinance in all pertinent sections to reflect the various requirements of the new legislation.</p>	<p>Planning Board, Town Manager, CEO, short term.</p>

Policies:	Strategies:	Implementation:
PUBLIC FACILITIES AND SERVICES:		Chapter 5, page 74
<p>Readfield provides limited public services to its residents. The Town is responsible mainly for fire, and emergency services, public works, and cooperates with the school district on education. There is a small public water supply system with limited capacity in Readfield Corners. The Town, therefore, needs to be very good at controlling its budget. Cost-effective methods of service delivery are a top priority.</p>		
<p>Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</p>		
Policies:	Strategies:	Implementation:
<p>1. To efficiently meet identified public facility and service needs.</p>	<p>1.1: Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics.</p> <p>1.2: Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.</p> <p>1.3: Continue to work towards making all public buildings and properties ADA accessible.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.</p>	<p>2.1: Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.</p> <p>2.2: Support the Winthrop Utilities District in protecting, and as appropriate, expanding the public water supply at Readfield Corner</p> <p>2.3: Explore options for regional delivery of local services.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>

Policies:	Strategies:	Implementation:
3. Encourage citizen participation in community affairs by keeping residents informed of town activities and opportunities.	<p>3.1: Provide wider distribution of school newsletters to the community.</p> <p>3.2: Issue a periodic newsletter with a synopsis of town board actions and news of other community activities.</p> <p>3.3: Annually publish a directory of all local officials, organizations, businesses, and services, perhaps as a pullout section in the Town Report.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
4. Improve and encourage citizen participation in town government and community affairs.	<p>4.1: Explore ways to encourage residents to volunteer for local boards, committees and activities.</p> <p>4.2: Expand and support "people resource" banks like the Handy Helpers.</p> <p>4.3: Annually recognize individual volunteers who have made significant contributions of their time.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Age Friendly Comm., ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
5. Continue to hold Readfield Heritage Days annually to foster community spirit and reinforce the rural character of the town.	<p>5.1: Encourage participation and elicit feedback and suggestions for ways to improve and revitalize Readfield Heritage Days from residents.</p> <p>5.2: Consider the expansion of and support for the Heritage Days Committee.</p> <p>5.3: Expand Heritage Days to include booths for town farms, committees, clubs and institutions to maintain and enhance public property and open space amenities.</p>	<p>Select Board, Town Manager, Historical Society, short term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, School Board, Historical Society, short term.</p>
6. Continue to maintain taxes as low as possible.	6.1: Improve planning for capital expenditures through an annual Capital Improvements Program (CIP) based on the Capital Investment Plan.	Select Board, Town Manager, ongoing.

Policies:	Strategies:	Implementation:
	<p>6.2: Work with the school board to undertake long-term school facilities planning.</p> <p>6.3: Receive from the Fire Department an annual assessment of the adequacy of and need for future replacement of fire equipment.</p> <p>6.4: Require the Road Committee to establish a long-term plan for road improvements and construction needs using a system such as Road Surface Management System.</p> <p>6.5: Continue to plan for long-range solid waste disposal and recycling needs.</p> <p>6.6: Plan for open space acquisition and community park and recreation development.</p> <p>6.7: Consider funding for a town public works department.</p> <p>6.8: Reduce potential future town expenses by encouraging new development in locations close to existing public facilities and services.</p> <p>6.9: Investigate non-tax sources of revenue to support and promote desirable amenities for recreation.</p>	<p>Select Board, Town Manager, School Board, ongoing.</p> <p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Road Committee, ongoing.</p> <p>Select Board, Town Manager, Solid Waste & Recycling Committee, ongoing.</p> <p>Select Board, Town Manager, Conservation Commission, Trails Committee, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Planning Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
<p>7. Consider the use of special assessments or public facility impact fees to ensure new and existing developments that require additional or expanded town services/facilities contribute financially towards these municipal expenses, especially transportation, education, recreation/open space and solid waste disposal.</p>	<p>7.1: Finance open space and recreational facilities acquisition and improvement through impact fees or other sources as recommended in the Open Space Plan.</p> <p>7.2: Investigate special assessments or impact fees as a means to raise revenue for phosphorous mitigation in lake watersheds.</p> <p>7.3: Investigate special assessments as a means to raise revenue for downtown improvements in Readfield Corner.</p>	<p>Select Board, Town Manager, Conservation Commission, ongoing.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>
<p>8. Require developers to provide facilities to serve new developments including upgrades to existing public facilities, as necessary.</p>	<p>8.1: Continue to require necessary public improvements and financial guarantees to ensure proper construction as part of the Planning Board review process.</p> <p>8.2: Incorporate requirements or options for designation of open space and affordable housing into the subdivision review standard.</p>	<p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p>
<p>9. Update the Open Space Plan (created in 2006).</p>	<p>9.1: Explore opportunities to enhance the open space in the village areas by improving accessibility and amenities to municipal parcels that improve comfort, promote sociability, and multi-use activities that complement the natural beauty and ecological aspects of this area.</p>	<p>Conservation Commission, Recreation Committee, Trails Committee, Town Manager, short term.</p>
<p>10. Improve staffing and resources for the Fire Department and Emergency Medical Services to accommodate the town's demographics.</p>	<p>10.1: Continue to work with local employers to encourage volunteer participation by employees and target the recruitment of volunteers who are available during weekdays.</p> <p>10.2: Inventory and assess existing water supply sources and develop plans for acquiring and developing new sources where needed.</p>	<p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>10.3: Investigate opportunities to engage RSU# 38 to encourage students to pursue training through Capital Area Technical Training Programs.</p> <p>10.4: Seek opportunities to recruit resident volunteers for free EMS training through local community colleges and other agencies.</p> <p>10.5: Investigate re-establishing a site for an ambulance at the fire station.</p>	<p>Select Board, Town Manager, School Board, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p>
<p>11. Seek increased opportunities for regional cooperation with neighboring towns.</p>	<p>11.1: Follow-up on recommendations of regionalization studies.</p> <p>11.2: Establish a protocol to look at opportunities for equipment sharing, including purchases of new equipment.</p> <p>11.3: Engage neighboring towns in planning for disaster mitigation.</p>	<p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., short term.</p>
<p>12. Work with state and county officials to increase enforcement of traffic laws especially in residential neighborhoods.</p>	<p>12.1: Investigate the possibility of contracting for a sheriff's deputy for dedicated, part-time coverage.</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>13. Continue to improve the town's management of solid waste, including increased recycling, by aggressively pursuing waste reduction and recycling efforts.</p>	<p>13.1: Investigate user fees for trash disposal based on volume or weight.</p> <p>13.2: Continue to work on the recycling strategies including improvements to separation of recyclables, disposal of hazardous waste, home composting and periodic opportunities for disposal of items not normally accepted at the transfer station.</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, ongoing.</p>

Policies:	Strategies:	Implementation:
	<p>13.3: Continue to seek opportunities to cooperate with Wayne and other communities for a regional solution to disposal of solid waste, demolition materials, white metal goods, stumps and tires.</p> <p>13.4: Investigate the feasibility of turning some solid waste activities over to the private sector.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>14. Coordinate with officials at Kents Hill to formulate a long-term strategic plan between Readfield and the school that is mutually beneficial.</p>	<p>14.1: Explore the possibility of school officials and town officials meeting periodically to ensure that the needs of both entities are understood and are being met.</p> <p>14.2: Investigate the possibility of improving walking and biking access between Kents Hill and the village areas.</p> <p>14.3: Consider how the town and Kents Hill can promote affordable housing to benefit both parties.</p> <p>14.4: Explore options for collaboration to encourage the development and revitalization of the village areas in Readfield.</p>	<p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p>

Policies:	Strategies:	Implementation:
<p>FISCAL CAPACITY:</p> <p>Readfield is in acceptable financial condition, with no debt and sound financial management. In general, revenues have been reasonably stable in the last decade. The Town Manager and Select Board are committed towards achieving a balanced budget with respect to the municipal side and seek innovative and sustainable solutions to that end.</p> <p>Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</p>		<p>Chapter 5, page 74</p>
Policies:	Strategies:	Implementation:
<p>1. To finance existing and future facilities and services in a cost-effective manner.</p>	<p>1.1: Formalize the town’s Capital Investment Program and expand its scope of anticipated needs 10 year into the future.</p> <p>1.2: Support legislative initiatives to increase state financial support to towns and schools.</p> <p>1.3: Explore grant opportunities available to assist in the funding of capital investments within the community.</p> <p>1.4: Seek new, compatible and diverse forms of industrial and commercial development to be situated in appropriate locations.</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>
<p>2. To explore grants available to assist in the funding of capital investments within the community.</p>	<p>2.1: Maintain a working knowledge and listing of grants and deadlines for financing special projects.</p> <p>2.2: Explore the educational budget alternatives and ways to reduce the per student cost.</p> <p>2.3: Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.</p>	<p>Town Manager, Select Board, short term.</p> <p>Select Board, School Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.	3.1: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Select Board, Town Manager, ongoing.
4. Explore options to encourage and manage development outside municipal tax dollars.	4.1: Explore opportunities to provide financial support other than tax dollars to fund projects that would be beneficial to the community at large. 4.2: Encourage planning and grant writing activities.	Select Board, Town Manager, ongoing. Select Board, Town Manager, ongoing.

Policies:	Strategies:	Implementation:
<p>TRANSPORTATION: Chapter 6, page 86</p> <p>Transportation is an essential element to the local economy and community. At its simplest, it provides access to jobs, services, and supplies. Without transportation and road access, a community could not exist.</p> <p>Readfield’s transportation system provides access both within the town and to larger market areas. The road network serves primarily motor vehicles and is generally in good condition, but with no close access to the interstate system.</p> <p>Goal: To plan for, finance and develop an efficient transportation system and facilities and services to accommodate anticipated growth and economic development.</p>		
Policies:	Strategies:	Implementation:
<p>1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.</p>	<p>1.1: Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>2. To safely and efficiently preserve or improve the transportation system in the most cost-effective way.</p>	<p>2.1: Initiate or actively participate in regional and state transportation efforts.</p> <p>2.2: Update access management standards in the Land Use Ordinance and coordinate with state standards on arterial and collector routes.</p> <p>2.3: Work with MDOT to improve the existing transportation system.</p> <p>2.4: Take into consideration scenic road corridors when planning, designing and executing roadway improvements.</p> <p>2.5: Work closely with the MDOT to set appropriate speed limits on state and local roads.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, Planning Board, Road Comm., mid-term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, Planning Board, Road Comm., mid-term.</p> <p>Select Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
	<p>2.6: Ensure that road maintenance and improvement operations minimize erosion, phosphorous runoff, protect groundwater and maintain safety.</p> <p>2.7: Promote the development of a park-and-ride lot in a central location in Readfield perhaps in conjunction with other traffic and parking improvements.</p>	<p>Select Board, Town Manager, short term.</p> <p>Planning Board, Select Board, Town Manager, short term.</p>
<p>3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.</p>	<p>3.1: Consider adopting standards for encouraging the construction of more sidewalks, bicycle paths, and other off-road pathways in designated growth areas.</p> <p>3.2: Continue to invest in pedestrian and bicycle infrastructure in designated growth areas.</p> <p>3.3: Explore options to connect and make schools and public areas more accessible for safe walking and bicycling.</p> <p>3.4: Where possible, give preference to road improvements within growth areas in the road improvements plan.</p> <p>3.5: Establish a town policy for retaining unpaved roads, reverting paved roads to gravel and/or discontinuing roads in those areas of the community where growth is discouraged.</p> <p>3.6: Ensure that public rights-of-way are retained for access and recreation on discontinued roads.</p> <p>3.7: Map existing discontinued and abandoned roads that retain public rights-of-way.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, Road Committee, short term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>

Policies:	Strategies:	Implementation:
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	4.1: Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> ○ Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); ○ State access management regulations pursuant to 23 M.R.S.A. §704; and ○ State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. 	Select Board, Town Manager, mid-term.
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	5.1: Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board, Town Manager, mid-term.
6. Ensure that private roads do not become a burden to the town.	6.1: Conduct an inventory and assessment of existing private roads and make recommendations concerning maintenance, design and cost to alleviate impact on public roads, water bodies and other resources. 6.2: Explore the possibilities of the town taking ownership of private roads that may be impacting public resources or natural resources.	Select Board, Town Manager, mid-term. Select Board, Town Manager, mid-term.
7. Investigate options for alternate means of community transportation to encourage ride sharing and providing assistance to those in need.	7.1: Investigate and continue to support programs that provide transportation for elderly, disabled, and low-income community members, such as Neighbors Driving Neighbors, and Kennebec Valley Community Action Program.	Town Manager, Age Friendly Committee, ongoing.

Policies:	Strategies:	Implementation:
<p>RECREATION:</p> <p>Readfield is an unofficial hub for recreation in the region. The town provides an abundance of opportunities for active and passive recreation through either organized programs or individual endeavors. Readfield has many acres of preserved land coordinated across many different types of ownership and preservation. With such a broad range of opportunities, obviously there are several areas available for improvement.</p> <p>Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.</p>		<p>Chapter 7, page 99</p>
Policies:	Strategies:	Implementation:
<p>1. To maintain/upgrade existing recreational facilities and public water resources as necessary to meet current and future needs.</p>	<p>1.1: Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</p> <p>1.2: Improve access and upgrade the facilities and amenities at Readfield Beach, to include the addition of ADA accessibility.</p> <p>1.3: Consider long-range public beach needs and explore the acquisition of additional shorefront area(s) for public use.</p> <p>1.4: Work with the state to establish reasonable controls on motorized traffic on Maranacook Lake, Torsey Pond, Echo Lake and Lovejoy Pond.</p> <p>1.5: Continue to encourage and support the activities at the Town Beach.</p>	<p>Town Manager, Recreation Board, mid-term.</p> <p>Town Manager, Age Friendly Comm, Recreation Board, short term.</p> <p>Town Manager, Recreation Board, mid-term.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p>

Policies:	Strategies:	Implementation:
<p>2. To preserve and develop open space for recreational use where appropriate.</p>	<p>2.1: Determine appropriate levels and locations for open space and recreation land within Readfield.</p> <p>2.2: Incorporate the trail network concept into open space planning to prioritize multi-use trail linkages of dispersed open space parcels.</p> <p>2.3: Identify and promote greenbelts through the town for wildlife habitat, visual amenity, open space and recreation that could be established in cooperation with public and private landowners.</p> <p>2.4: Continue to increase the Open Space Fund (established for future acquisition of natural lands) through fund-raising, grants and impact fees as identified in the Open Space Plan.</p> <p>2.5: Continue to develop and update the Open Space Plan.</p>	<p>Conservation Commission, Trails Comm., Recreation Board, ongoing.</p> <p>Planning Board, Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Recreation Board, Trails Comm., Town Manager, ongoing.</p> <p>Town Manager, Conservation Commission, Trails Comm., Recreation Board, ongoing.</p> <p>Conservation Commission, Town Manager, ongoing.</p>
<p>3. Plan and develop a townwide system of interconnected trails for multiple forms of recreational use, taking into account landowner relations, environmental protection and public safety.</p>	<p>3.1: Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible. Formalize these arrangements with easements or licenses whenever possible.</p> <p>3.2: Continue to support expansion and maintenance of the snowmobile trail network through designation of registration fee revenue, donations from individuals and businesses and state and federal grant funding.</p>	<p>Town Manager, Conservation Commission, Trails Comm., mid-term.</p> <p>Conservation Commission, Blizzard Busters, Trails Comm., mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>3.3: Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</p> <p>3.4: Maintain and increase, where possible and appropriate, opportunities to use local private recreation resources such as conservation lands, Camp K-V and the Kents Hill School.</p> <p>3.5: Maintain communications with owners of private recreation resources and work cooperatively to address issues of public use.</p> <p>3.6: Explore opportunities to provide expanded recreational access on the Augusta Watershed District lands surrounding Carleton Pond.</p>	<p>Select Board, Conservation Commission, Trails Committee, Town Manager, ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p>
<p>4. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.</p>	<p>4.1: Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.</p>	<p>Town Manager, Select Board, mid-term.</p>

Policies:	Strategies:	Implementation:
<p>5. Investigate opportunities to promote, protect, and support a wide range of public recreation activities and programs, both indoor and outdoor, for all ages.</p>	<p>5.1: Continue to support the work of the town’s Recreation Board, Trails Committee, and Conservation Commission.</p> <p>5.2: Continue encourage participation and improve volunteer coordination, while supporting and expanding town recreation programs.</p> <p>5.3: Investigate the need/desire for an appropriately located community center.</p> <p>5.4: Support initiatives of the Age Friendly Committee.</p> <p>5.5: Consider hiring a part-time community or recreation programming position.</p> <p>5.6: Coordinate the efforts of the Recreation Board, Conservation Commission and Trails Committee on matters relating to community recreation and stewardship of municipally owned properties.</p> <p>5.7: Support the work of those committees responsible for improvements to the fairgrounds property, including development of a vision (Fairgrounds Management Plan). Provide guidance for usage.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Town Manager, Recreation Board, ongoing.</p> <p>Select Board, Town Manager, Recreation Board, short term.</p> <p>Age Friendly Comm., Recreation Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, Recreation Board, Conservation Comm., Trails Comm., short term.</p> <p>Select Board, Town Manager, Recreation Board, Conservation Comm., Trails Comm., mid-term.</p>
<p>6. Continue an active program to manage and retain public recreation lands and opportunities.</p>	<p>6.1: Secure permanent, legal public access to the Town Forest from within the town.</p> <p>6.2: Research discontinued and abandoned roads to determine present public rights. Retain public easements</p>	<p>Select Board, Town Manager, Recreation Board, mid-term.</p> <p>Select Board, Town Manager, ongoing.</p>

Policies:	Strategies:	Implementation:
	<p>for recreational purposes on any town roads discontinued in the future.</p> <p>6.3: Evaluate the costs versus benefits of all properties offered to the town.</p> <p>6.4: Encourage the responsible use and stewardship by residents of all town recreational and conservation resources.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Conservation Commission, Trails Comm., Recreation Board, ongoing.</p>

Policies:	Strategies:	Implementation:
<p>RURAL ECONOMIC RESOURCES:</p> <p>Rural economic resources were Readfield’s first form of economic development, are still an important part of the town, both for historic purposes and current income for many households. Forest and farmland provide multiple other benefits. Overall, farming in Maine is evolving from a commodity-based, mass market industry to locally based businesses, and this could be an important opportunity for the town. Forest management is supported by markets for wood products that are beyond local control, but since forests gain value from one year to the next, it can generally withstand temporary fluctuations.</p> <p>Agricultural Goal: Support existing farmers and promote growth in this sector, Readfield endeavors to materially support community-based agriculture and farming that:</p> <ul style="list-style-type: none"> • Preserves the rural character of the Town. • Increases economic opportunities, cultural activities and educational opportunities associated with farming & sustainable agriculture. • Engages students & faculty from our schools in agriculture education & internships with local farms. • Promotes sustainable agriculture and healthful, organic local food production. • Supports existing farms and attracts new farm-based enterprises. <p>Forestry Goal: Encourage sustainable forestry and support woodlot owners.</p>		<p>Chapter 8, page 113</p>
Policies:	Strategies:	Implementation:
<p>1. Codify a Voluntary Municipal Farm Support Program to enter into "farm support arrangements" with eligible farmland owners to reduce property taxes on working farmlands and farm buildings.</p>	<p>1.1: Consider the benefits of forming an Agricultural Committee in Readfield to aid the town in the creation of this program. (See Winslow as an example)</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>2. Investigate ways to encourage youth education, interest, and participation in agriculture, forestry, and farming.</p>	<p>2.1: Explore options to engage farmers and schools to start an FFA chapter and agricultural education program centered around internships with local farms.</p> <p>2.2: Work with schools to encourage partnerships with local farms by procuring locally grown food.</p>	<p>Select Board, Town Manager, School Board, mid-term.</p> <p>Select Board, Town Manager,</p>

Policies:	Strategies:	Implementation:
	<p>2.3: Engage sources to assist in the development of a forestry curriculum such as the Maine Tree Foundation, Project Learning Tree, Maine Audubon, the Kennebec Land Trust, and Professional loggers and contractors.</p> <p>2.4: Engage students and faculty from Maranacook Community School in a forestry curriculum & paid internships with local loggers, sawmills and supporting industries.</p> <p>2.5: Use the Readfield Town Forest and adjacent conservation areas to demonstrate best forestry practices and connect students to Science Technology Engineering and Math (STEM) education.</p>	<p>School Board, mid-term. Select Board, Town Manager, School Board, mid-term.</p> <p>Select Board, Town Manager, School Board, mid-term.</p> <p>Conservation Commission, Select Board, School Board, short term.</p>
<p>3. Expand, promote, encourage and increase local awareness of the importance and value of agriculture in Readfield to increase the viability of farming and agriculture.</p>	<p>3.1: Engage agricultural support groups such as Future Farmers of America (FFA), the Maine Organic Farmers and Growers Association (MOFGA), the Maine Farmland Trust and 4H in supporting and expanding the agricultural sector.</p> <p>3.2: Expand agriculture-oriented activities and events on the town calendar and Heritage Days, such as Farmers Markets, Farm days and 4 H competitions</p> <p>3.3: Increase awareness of and encourage owners of productive farm and forest land to enroll in the current-use agricultural, tree growth, and open space tax law programs.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
	<p>3.4: Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.</p> <p>3.5: Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</p>	<p>Select Board, Planning Board, short term.</p> <p>Select Board, Town Manager, Planning Board, short term.</p>
<p>4. Identify prime agricultural and forest lands capable of supporting large commercial forestry operations. Investigate how to best protect and safeguard those areas.</p>	<p>4.1: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.</p> <p>4.2: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.</p> <p>4.3: Amend land use ordinances to require development in critical rural areas, maintaining areas with prime farmland soils as open space to the greatest extent practicable.</p> <p>4.4: Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.</p> <p>4.5: Encourage regulatory techniques to protect prime farmland such as requiring cluster subdivisions and requiring minimum setbacks from working farms.</p>	<p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, short term.</p> <p>Planning Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
	4.6 Explore non-regulatory options such as conservation easements, and public purchase of development rights.	Town Manager, Select Board, short term.
5. Use the most current standards available for erosion and stormwater control, site reclamation and vegetative buffers in approving mineral extraction operations.	5.1: Continue to review and update the Land Use Ordinance regularly to reflect most up to date requirements.	Planning Board, Town Manager, ongoing.

Policies:	Strategies:	Implementation:
<p>NATURAL AND WATER RESOURCES: Chapters 9 & 10, pages 148 & 124</p> <p>Readfield’s land and water assets provide a necessary buffer against environmental degradation, provide habitat for a diverse assemblage of wildlife species and support resource-based economic activities such as forestry. Water-based assets provide a basis for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.</p> <p>Water Resources Goal: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.</p> <p>Land Resources Goal: To protect the State's other critical natural resources, including without limitations, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.</p>		
Policies:	Strategies:	Implementation:
<p>1. Provide education and outreach to the community to work towards improving habitat.</p>	<p>1.1: Offer a minimum of two public field trips annually focused on contemporary conservation related issues such as optimizing pollinator habitat and identifying, controlling or eradicating invasive species.</p> <p>1.2: Encourage resource protection on important lands in town by coordinating with private landowners to assess areas identified as resource protection zones as candidates for Earth Day community cleanup / remediation.</p> <p>1.3: Organize workdays for students focusing on municipal conservation work.</p>	<p>Conservation Commission, School Board, mid-term.</p> <p>Conservation Commission, School Board, mid-term.</p> <p>Conservation Commission, School Board, mid-term.</p>
<p>2. Encourage conservation planning and programming to improve Readfield’s conserved/preserved lands.</p>	<p>2.1: Update the Fairgrounds Management Plan and Readfield Open Space plan within one year of receiving the updated Readfield Comprehensive plan.</p>	<p>Select Board, Town Manager, Conservation Commission, Trails Comm., Recreation Board, short term.</p>

Policies:	Strategies:	Implementation:
	<p>2.2: Develop and implement a management plan for the Torsey Pond Nature Preserve. Update and implement the management plan for Town Forest.</p> <p>2.3: Address invasive plant issues by mapping problem areas, educating the public and eradicating invasives on town owned property regularly when seasonally appropriate.</p> <p>2.4: Monitor possible sales of land having significant conservation value, with a goal of protecting with easements or purchases.</p> <p>2.5: Assess all town properties for pollinator habitat enhancement potential.</p>	<p>Conservation Commission, Trails Committee, short term.</p> <p>Conservation Commission, Trails Committee, short term.</p> <p>Conservation Commission, short term.</p> <p>Conservation Commission, Trails Committee, short term.</p>
<p>3. To conserve critical natural resources in the community.</p>	<p>3.1: Educate the public about the town’s natural resources to raise awareness and improve protection efforts.</p> <p>3.2: Continue to offer public education program concerning natural resources, their importance to the community, the types of activities that can jeopardize them and what landowners can do to protect them.</p> <p>3.3: Minimize the fragmentation of large parcels of undeveloped land, seek to preserve a variety of different habitats and seek to ensure that travel corridors connect wildlife habitats.</p>	<p>Conservation Commission, Trails Committee, short term.</p> <p>Conservation Commission, short term.</p> <p>Planning Board, Conservation Commission, mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>3.4: Require additional biological information and/or studies in the application process when critical natural areas or species may possibly be affected by proposed development.</p> <p>3.5: Encourage conservation easements and other tools where possible when property is developed in critical areas.</p> <p>3.6: Work with owners, local land trust, and other partners of unique natural areas, wildlife and critical habitats, agricultural lands and high productivity forestlands to manage land in an environmentally sensitive manner and to protect land through conservation easements and/or encourage participation in other programs designed to retain undeveloped land.</p> <p>3.7: The Open Space Plan should seek to protect lands with critical habitat values.</p> <p>3.8: Maintain performance standards to regulate disturbance of slopes greater than or equal to 20%, or on sites with soils having high erosion potential or limitations for on-site sewage disposal or structural development.</p> <p>3.9: Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.</p>	<p>Planning Board, ongoing.</p> <p>Planning Board, Conservation Commission, ongoing.</p> <p>Planning Board, Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, short term.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>

Policies:	Strategies:	Implementation:
	<p>3.10: Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.</p> <p>3.11: Through local land use ordinances, require subdivisions or non-residential property developers to look for and identify, through utilizing outside resources/subject matter experts as necessary, 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.</p> <p>3.12: Through local land use ordinances, require the planning board to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.</p>	<p>Planning Board, Conservation Commission, short term.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
<p>4. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</p>	<p>4.1: Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.</p> <p>4.2: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.</p> <p>4.3: Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.</p>	<p>Select Board, Town Manager, Planning Board, short term.</p> <p>Select Board, Town Manager, Conservation Commission, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>4.4: Maintain membership of the Cobbossee Watershed District (CWD) and Kennebec Land Trust (KLT) and continue to work with other organizations devoted to protection of natural resources in Readfield.</p> <p>4.5: Cooperate with the state, relevant organizations, and other communities to protect lakes and lands from invasive species.</p> <p>4.6: Continue to investigate potential grants and other tools aimed at the removal/eradication of invasive species.</p>	<p>Conservation Commission, Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p>
Water Resources Policies and Strategies Below:		
<p>5. To protect current and potential drinking water sources.</p>	<p>5.1: Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:</p> <ul style="list-style-type: none"> ○ Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §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 <p>5.2: Establish standards that prohibit potentially harmful land use activities from locating within 300 feet of public water supply wells.</p> <p>5.3: Maintain groundwater protection standards for use and storage of</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>toxic or hazardous materials and mineral extraction.</p> <p>5.4: Work to educate the residents about potential well water quality issues, including PFAS.</p>	<p>Select Board, Town Manager, short term.</p>
<p>6. To protect significant surface water resources from pollution and improve water quality where needed.</p>	<p>6.1: Consider amending local land use ordinances, as applicable, to incorporate Low Impact Development (LID) design standards.</p> <p>6.2: Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.</p> <p>6.3: Continue to collect information and educate the public on water quality issues involving lakes and potential sources of nutrients and contamination.</p> <p>6.4: Develop and maintain a display area at the Town Office with educational materials on preserving lake water quality to include information on both terrestrial and aquatic invader identification.</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, Conservation Commission, CEO, short term.</p> <p>Conservation Commission, short term.</p> <p>Conservation Commission, short term.</p>
<p>7. To protect water resources in growth areas while promoting more intensive development in those areas.</p>	<p>7.1: Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</p>	<p>Town Manager, Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>7.2: Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</p>	<p>Town Manager, CEO, short term.</p>
	<p>7.3: Maintain up-to-date and flexible regulatory standards for land use activities to protect lake water quality. Such standards should include measures such as buffers, erosion and stormwater runoff controls, Low Impact Development (LID) design standards to minimize phosphorus contamination.</p>	<p>Planning Board, CEO, ongoing.</p>
	<p>7.4: Incorporate LID standards into the Land Use Ordinance to manage stormwater runoff.</p>	<p>Planning Board, CEO, ongoing.</p>
	<p>7.5: Maintain standards for earth moving and land clearing activities in lake watersheds.</p>	<p>Planning Board, CEO, ongoing.</p>
	<p>7.6: Utilize the Department of Environmental Protection's handbook, <i>Phosphorus Control in Lake Watersheds</i>, to aid in establishing density, design and development standards to meet lake water quality goals.</p>	<p>Planning Board, CEO, ongoing.</p>

Policies:	Strategies:	Implementation:
	7.7: Continue to work with the Cobbossee Watershed District to control phosphorus loading of lakes.	Conservation Commission, Planning Board, CEO, ongoing.
8. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.	<p>8.1: Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.</p> <p>8.2: Seek funds to assist homeowners in voluntary upgrading of inadequate systems.</p> <p>8.3: Continue to require the upgrading of nonconforming systems for seasonal conversions or substantial improvements to shoreland properties.</p>	<p>Planning Board, CEO, ongoing.</p> <p>Select Board, Town Manager, short term.</p> <p>Planning Board, CEO, ongoing.</p>
9. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	<p>9.1: Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</p> <p>9.2: Provide educational materials at appropriate locations regarding aquatic invasive species.</p> <p>9.3: Participate in and implement the Maranacook Lake Watershed Management Plan.</p> <p>9.4: Seek funding to create a similar plan for Torsey Pond.</p>	<p>Conservation Commission, CEO, ongoing.</p> <p>Town Manager, Conservation Commission, short term.</p> <p>Town Manager, Conservation Commission, short term.</p> <p>Conservation Commission, mid-term.</p>

Policies:	Strategies:	Implementation:
	<p>9.5: Continue to work with CWD and neighboring towns on projects and measures to reduce phosphorous loading in lakes.</p> <p>9.6: Establish ongoing dialogue concerning development and water quality issues with communities that share watersheds.</p> <p>9.7: Establish a protocol for acquisition and management of dams in coordination with other towns.</p> <p>9.8: Seek the removal of any sources of potential contamination, such as wastewater disposal systems or old vehicles or buildings, from within the floodplain.</p>	<p>Conservation Commission, ongoing.</p> <p>Conservation Commission, ongoing.</p> <p>Conservation Commission, mid-term.</p> <p>Conservation Commission, Select Board, mid-term.</p>
<p>10. Establish construction and maintenance standards for public and private roads to minimize their impact on the natural environment, surface water quality, and on the visual character of the town.</p>	<p>10.1: Consider approaching the protection of surface water quality through the establishment of standards for construction and maintenance of public and private roads.</p> <p>10.2: Propose an ordinance requiring that all roads within lake watersheds be improved to a standard consistent with Best Management Practices for Water Quality (BMPs).</p> <p>10.3: Explore options to include Best Management Practices in Article 10 Road Standards in the Land Use Ordinance to reduce the impact of public and private roads on the natural environment and on visual character.</p>	<p>Select Board, Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	10.4: Identify and list prospective stormwater management projects on public and private roads that may be eligible for federal grants or cost-sharing. Pursue funding when available.	Select Board, Town Manager, mid-term.
11. Ensure language in the Land Use Ordinance provides adequate protection for all significant natural resources. Work with state, regional and federal officials to obtain accurate identification and assessment of significant natural resources.	<p>11.1: Include language in the Land Use Ordinance that requires developers to identify/delineate and protect aquifers, wetlands, natural areas, rare plant and animal species, critical habitat, vernal pools and other significant natural resources, as necessary.</p> <p>11.2: Continue to review the Land Use Ordinance for consistency with state and federal requirements.</p> <p>11.3: Adopt standards for the protection of forested wetlands.</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p>
12. Exceed the minimum requirements of Maine's Shoreland Zoning Law and Natural Resource Protection Act for more effective protections along shoreland areas.	12.1: Explore options to better protect watersheds, waterbodies and natural areas above and beyond the minimal requirements set forth in the state's Shoreland Zoning Ordinance.	Conservation Commission, Planning Board, CEO, short term.

RECOMMENDATIONS PART TWO: LAND USE PLAN

Readfield's Comprehensive Plan Vision Statement:

The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages.

This vision commits to preserving the rural character of our community with a plan for a sustainable future.

1. Overview:

Future Land Use Vision: Preservation of Readfield's character, natural beauty, and agricultural heritage were at the forefront of discussions during creation of the Comprehensive Plan. As the vision relates to the Future Land Use, this section will seek to highlight the steady growth seen over the last decade while charting a path forward to preserve, support, and improve the qualities town residents value. Encouraging sustainable growth and environmental conservation are paramount and can be achieved through proper land use strategies. As a town that possesses a variety of critical resources, incredible water sources, and important historical landmarks, Readfield's future land use requires continued focus to preserve and secure these crucial elements for future generations.

Future Growth: One of the most important elements in the plan for Readfield's future is its plan for growth. This plan is based on many assumptions that support continued growth while prioritizing the preservation of town character. Examples of assumed future growth include new home construction, increased economic development, expansion of public services and recreational opportunities, just to name a few. The physical impacts that are a direct result of the projected future growth, development, and cost of providing public services are the primary concerns covered in this chapter. When planning for future growth, it is essential to bear in mind that public services are more costly to provide for development spread throughout town rather than to village areas or locations with higher density. This is true of not just roads but also for schools, buses, utilities, fire protection, and other services. A balance can be found between the existing growth trends of more rural development and Readfield's historic growth patterns, by guiding future development with careful intent and providing cost-effective public services, all in keeping with the town's vision for preservation of rural character and a sustainable future.

2. Future Land Use Plan

Readfield's Land Use Ordinance manages growth and sprawl by clearly setting parameters for allowable land uses in each zoning district. By providing zoning districts with different minimum lot sizes, different land uses, and varying density

standards, Readfield is providing residents, potential residents, and businesses with options to best fit their needs.

Readfield will maintain the same future growth areas designated in the previous plan, which are the two Village Districts, Village Residential Districts, and the Academic Districts, which collectively comprise a sizable area that, in part, encompasses land along a portion of the State Route 17 corridor, a location already densely developed. These growth areas were designated in the 2009 Comprehensive Plan and are still not at capacity.

Managing land use also protects natural resources, of which Readfield has many. The policies and strategies for managing the town's future land use are detailed in Part II (Policies and Strategies for Future Land Use).

The purpose of the Land Use Plan, and the Comprehensive Plan as a whole, is to highlight issues raised by the Town of Readfield and its residents, determine desired outcomes, and outline possible strategies to accomplish these outcomes in the appropriate section of the Plan. The Plan is not intended to implement or direct any changes on a granular level, as that would be too narrow a focus, and outside the scope of the plan.

3. Current Land Use Patterns

As described in more detail in Part Eleven (Existing Land Use), Readfield's Land Use Ordinance establishes nine different land use districts (plus one overlay district) in order to "guide and direct development so that it will not conflict with the best interests of the Town in regard to protection of the environment, public health, safety, flood damage prevention, and economic well-being." Existing land use controls have built a strong foundation to bolster the rural character of the town and are intended to direct growth towards appropriate locations. Readfield has two distinct villages districts (while Kents Hill is a village, it does not have the Village District designation in the Land Use Ordinance) which allow a variety of land uses, an Academic District specifically for support services to the educational sector, and Village Residential Districts surrounding the villages and intended for a higher density of residential development on smaller lots. Any new development will be directed into one of these three, generously sized districts, outlined in more detail in the Land Use Ordinance.

Readfield's pattern of development reflects initial settlement patterns, which resulted in higher density around the villages and more commercial and industrial types of development around the existing educational sector. Encouraging future growth in these already developed areas supports the community's vision and will serve to protect Readfield's abundant natural resources and farming heritage.

Upon completion of the Comprehensive Plan, the town's Land Use Ordinance should be reviewed to make sure it is updated according to state statute and the current needs of Readfield.

4. Land Use Districts Within Designated Growth Areas

Readfield has a sizable area designated for growth which includes three zoning districts with a variety of allowable uses. Unfortunately, in the last decade minimal new development has located in the designated growth areas; most of it has been in the rural areas. The town is not proposing to change the designated growth areas, but to investigate new, effective ways of encouraging growth into desired locations. This approach is covered more fully in the Policies and Strategies Table in Part II. Areas currently designated for growth in the Land Use Ordinance and on the Future Land Use Map are:

- ***Village District***

Readfield Corner and Readfield Depot constitute the Village Districts and can be seen on the *Future Land Use Map*. These districts include the older sections of town and were defined based upon existing dense development patterns and infrastructure. They contain a variety of residential, commercial, recreational, municipal, and educational uses, all of which contribute to the village character. The configuration of these growth areas has been shaped since the early developmental days of Readfield when people traveled mostly by train. Both villages have multiple road junctions with several primary roads into and out of the districts.

The Land Use Ordinance describes the Village Districts as comprised of areas that can support a range of land uses including higher density residential uses, commercial, community and governmental facilities and light industry. The Village District designation strives to promote a compact and dense (rather than sprawling) pattern of development, allow mixed land use patterns while maintaining the character and historical integrity, and to ensure that proposed development and land uses are compatible with existing land uses already in the villages. The ultimate goal in the Village Districts is to encourage preservation, revitalization and expansion.

Readfield Corner is the only location in town that has public water supply, but as previously discussed, its capacity is limited, and expansion is not possible. The town has no plans for pursuing public water and sewer services, as there is no demand or desire for this infrastructure.

Designating the Village Districts as growth areas is in line with the community's vision as they are ideal locations for the town's continued growth of mixed-uses including commercial and residential land uses at a higher density than in other locations. Development in this area, if done properly, will keep sprawl out of rural areas and protect natural resources.

- ***Village Residential District***

The Village Residential Districts, shown on the *Future Land Use Map*, consists of the predominantly built-up areas of town, specifically residential structures on small lots and few other uses. In fact, non-residential uses are strictly limited here. The Village Residential District includes areas around Kents Hill, Readfield Corner, and Readfield Depot. The 2008 Comprehensive Plan expanded the original Village Residential Districts by approximately 900 acres: roughly 530 acres north and west of Readfield Corner and 370 acres west and north of Readfield Depot.

The goal of this designation is to encourage and protect higher density residential development, in the pre-established existing scale, while preserving the character and visual appeal of the village areas. New construction, alterations, and proposed changes of use must be consistent with the residential character of the districts.

This growth area designation is in keeping with the community's vision because it promotes higher density residential development near the villages, prevents residential sprawl into rural areas, and supports a sustainable future by directing future growth into locations that are already densely settled. This reduces the cost of providing public services to more remote parts of town, too.

- ***Academic District***

The Academic District, created in the 2009 Comprehensive Plan, is so designated to support only uses which are directly related to the principal permitted academic uses, including educational institutions and effective delivery of their programs and activities. This district includes areas owned or occupied by Maranacook Community School, Kents Hill School, and Readfield Elementary School. Allowable uses include housing, health care, and food services, to name a few. The purpose of limiting the allowable development in this district is to promote a homogeneous pattern of development on land now occupied by educational institutions, focused exclusively on accommodation of the institution's developmental needs and excluding unrelated residential, commercial and industrial uses.

The Academic District reflects the community's vision by encouraging thoughtful development and creation of a plan for a sustainable future. Keeping all aspects and necessary services for the successful operation of academic institutions in one location will reduce the cost of supplying these services as they will not be spread all over town.

Due to the rate and location of development in Readfield since the adoption of the 2009 Comprehensive Plan, there is currently no need to increase or change the designated growth areas. They fit the criteria outlined in Section 7 below, are not at

capacity, and align with the community's vision for the future of the town. There are no extraordinary natural constraints in the designated growth areas that would limit their potential. The most obvious constraint for development is that the town does not have or want public sewer and has a very limited public water supply that cannot be expanded. The areas currently designated for growth are shaped by natural opportunities and historic growth patterns, are consist generally with locations suitable land for development, and are home to many if not all public facilities.

In the last decade, most of the new development in Readfield has been outside of the growth areas and located instead in old farm fields and along rural road corridors. These rural locations are exactly what the town wants to preserve, by strategically defining intended growth areas away from rural locations and to areas that are already more developed.

5. Land Use Districts Outside Designated Growth Areas

The Land Use Ordinance identifies and describes three land use districts (and one overlay district) that do not include designated growth areas:

- *Two Classifications of Rural Areas: The purpose of the rural district designation is to ensure that proposed development and land uses are compatible with the preservation of Readfield's open, rural character and are protective of sensitive natural resources and visual/scenic qualities. The rural districts also accommodate certain commercial and light industrial uses and strive to maintain a development pattern of mixed, low density use while protecting critical natural and scenic resources.*
 - *Rural Residential District:* is generally located along major roadways and serves primarily low-density residential housing. The district severely limits commercial activities that are not related to natural resource uses. This district seeks to accommodate low density residential use, agriculture and forestry operation which are compatible with the preservation of Readfield's rural character, and which are protective of sensitive natural resources and scenic/visual qualities.
 - *Rural Mixed-Use District:* this designation is intended to preserve existing rural development patterns of mixed-use, lower density developments in rural parts of town. This is the portion of the Rural District that is already developed to some extent. This District was created at the suggestion of the 2008 Comprehensive Plan.
- *Three Classifications of Shoreland Areas:* the overall purpose of these designations is to protect water quality, productive fish or wildlife habitat and scenic and natural areas.
 - *Shoreland Residential District:* includes all shoreland areas within 250 feet,

horizontal distance, of the normal high-water mark of a great pond or the upland edge of a wetland consisting of ten (10) or more contiguous acres or as otherwise defined, other than those areas included in the Resource Protection District or the Stream Protection District. It includes areas that are appropriate for residential, recreational, and other non-intensive development activities.

- *Resource Protection District:* includes areas having current moderate or high habitat value and in which development would adversely affect water quality, productive fish or wildlife habitat, biotic systems, or scenic and natural values. However, areas which are currently developed, and which would meet the criteria of this district shall be placed in another suitable land use district. This district includes:
 - Wetlands and the areas 250 feet horizontally of the upland edge of the following wetlands: a wetland that is 10 acres or greater; wetlands associated with great ponds; and wetlands which are rated “moderate” or “high” value by the Maine Department of Inland Fisheries and Wildlife.
 - Wetlands and the areas within 25 feet horizontally of the upland edge of wetlands that are greater than 2 acres and less than 10 acres.
 - Areas within 1,000 feet horizontally of the normal high-water line of Carlton Pond.
 - Areas within 1,000 feet horizontally of the normal high-water line of Mill Pond, Shedd Pond and Brainard Pond.
 - Areas of 1 or more contiguous acres with sustained slopes of 20% or greater.
 - The following areas when they are located within 250 feet horizontally from the normal high-water line of a great pond; within 250 feet of the upland edge of a wetland; and within 75 feet horizontally of a stream:
 - Important wildlife habitat
 - Natural sites of significant scenic or aesthetic value.
 - Areas designated by federal, state and local government as natural areas of significance to be protected from development.
 - Existing areas of public access and certain significant archeological and historic sites.
- *Stream Protection District:* includes all land area within 75 feet, horizontal distance, of the normal high-water line of a stream as defined in Article 11 of the Land Use Ordinance and other streams of local significance designated on the Official Land Use Map, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or within 250 feet, horizontal distance of the upland edge of a freshwater

wetland. Where a stream and its 75-foot shoreland area is located within the 250-foot shoreland area of a great pond or a freshwater wetland, that land area shall be regulated under the terms of the district in which the great pond or wetland are located.

- *Commercial and Industrial District (CID)*: this is a “floating zone”, which is not depicted on the Land Use Map or Zoning Map nor is it designated as a growth or rural area. This District was established for the purpose of allowing the opportunity for large scale commercial or industrial uses to locate or expand in the community if this can be accomplished with minimal negative impact, although large scale commercial operations are generally not in keeping with the town’s character. This district is the only district which can accommodate commercial and industrial uses with structures in excess of 5,000 square feet. The Land Use Ordinance seeks to ensure that proposed uses are compatible with existing uses and the rural character of the town and are protective of natural resources and visual quality. Proposals to designate land as commercial/industrial are required to be reviewed in accordance with the adoption procedures in Article 9 of the Land Use Ordinance. Applicable provisions of the Ordinance include:
 - Town Meeting approval is required for the development of commercial or light industrial uses proposing a structure greater than 5,000 square feet in size.
 - In addition to Town Meeting approval, Planning Board review is required under the site location provisions of the Land Use Ordinance. Any development proposed and accepted under this standard must be designed and constructed essentially as presented at Town Meeting.
 - Buildings for the storage of agricultural or forestry machinery or products are not subject to the requirements of this district.
 - Potential CID designation is not allowed in districts other than the Village District and the Rural Mixed-Use District.

- *Mobile Home Park Overlay District*: may accommodate mobile home parks and developments where designation on the Town of Readfield Land Use Map, subject to the requirements of the underlying district.

The 2009 Comprehensive Plan recommended maintaining the existing Rural Residential District and splitting the existing Rural District into two separate districts: Rural Resource and Rural. For a variety of reasons that recommendation was not implemented. Under this Plan, the Town should explore the creation of a Rural Resource District (in addition to the current Rural Residential and Rural Mixed Use) for the purpose of providing special protection to certain rural areas including, but not limited to: land in or eligible to be in Tree Growth, Farmland, or other open space programs; significant wildlife habitat; substantial areas of soils rated as prime for agriculture or poor for development; scenic views; conservation areas; and, significant acreages of undeveloped land.

6. Anticipated Growth

At the conclusion of the Housing Chapter of this Plan, growth and population projections and land consumption were presented based on current trends, ordinances, and lot sizes. One projection predicts no need for the construction of new housing, while another projection estimates approximately 8 – 17 new houses a year will be needed for the predicted population increase. A best guess would be on the lower side of this estimate at approximately 8 new houses per year.

Considering the potential land use impacts of the estimated number of new houses is critical. Since growth happens slowly it is difficult to visualize, and the full effect is not realized until it is too late to change.

For example, building lots in the Village Residential District have a minimum lot size of approximately 1 acre. Since the Village Residential District is in the designated growth area, this is one location where new construction will be encouraged. Even at the lowest growth projection of 8 new houses per year, with every new lot at the minimum legal size, 10 years would result in a minimum of 80 acres of development, not considering new road construction or land required for utilities. If there were 8 new houses a year constructed in the Rural Residential District, which has a minimum lot size of approximately 2 acres, that would be a minimum 160 acres, again not considering new road construction or other necessities associated with new developments. Both estimates outlined above are on the conservative side of the potential projection.

The minimal projection of 80 new acres of development in the Village Residential District only equates to one eighth of a square mile, well within the Village Residential District's 2.1 square mile capacity to accommodate. It is important to recognize that all of those developed lots will need frontage on a public road or a newly created subdivision road. Hypothetically, if each one-acre lot were square, each would require 200 feet of road frontage. This scenario would result in a need for a sizable number of roads filled with new homes and/or commercial development.

A potential location for new commercial development is the Academic District; however, the existing purpose of this district is to ensure a homogeneous pattern of development with the existing educational institutions. Currently, the only allowable uses are those that directly support or are related to the principal permitted academic uses and all other development, such as unrelated residential, commercial, and industrial are not allowed. This is a limiting factor for commercial and industrial development in this district.

The Village Districts can also accommodate commercial and light industrial uses; however, the Village Districts are intended to promote a compact pattern of development, while encouraging preservation, revitalization, and expansion within the village areas. Per the Land Use Ordinance, development in the village areas must be

done in a way that maintains the historical village integrity and character, while ensuring compatibility with existing uses.

The Commercial and Industrial District (CID) is a 'Floating Zone' not depicted on the Land Use Map or Zoning Map, nor is it designated as a growth area or rural area. It provides a mechanism that allows the town the opportunity to assess on a case-by-case basis the scale, impacts and location of a proposed commercial/industrial use as part of an evaluation process to determine whether the proposal is in keeping with Readfield's community character. In accordance with Article 9 of the Ordinance, this Floating Zone is prohibited in the Village Residential District.

Readfield does not have public sewer and only limited public water, which further restricts commercial and industrial development and limits the types of development feasible in any approved locations. However, this can be leveraged as a way to preserve the rural character of the town by preventing unwanted or undesirable large scale commercial or industrial development.

Commercial and industrial development is typically more difficult to predict, and the limitation on locations and lack of access to public water and sewer in Readfield make these predictions even less viable. In the past decade, the largest, new commercial developments have been the addition of two self-storage unit businesses. Other smaller, new commercial businesses include two medical marijuana establishments with a third in progress. This development has all occurred in the Village Districts. Growing cannabis in greenhouses, considered light-industrial businesses, has increased in rural areas as well.

When considering recent and historic growth trends in Readfield, it's difficult to imagine a significant amount of commercial or industrial development in the future. The town is vastly more residential than it is commercial and typically does not promote land for these types of use. In the future, the mostly likely new commercial development would be more light-industrial uses of growing cannabis in greenhouses.

The challenge in the creation of this plan is to work with the current rate of development, which most of the Town's residents feel is about right, and to manage development in such a way as to reduce the impacts it will have on both the town's rural character and on town services. The best way to accomplish this is by encouraging new development to be located near each other and close to existing public services rather than in more rural areas. Readfield's designated growth areas fit these criteria of directing new development into more densely settled areas and close to existing town services, but the town needs to find a way to successfully encourage new development to locate into the designated growth areas to realize the town's vision.

The strategies listed in the Policies and Strategies Table are in keeping with the community's vision in that they promote community character by encouraging appropriate growth in the more densely settled parts of town. By directing residential,

commercial, and industrial development into designated growth areas and away from rural locations, Readfield is preserving its agricultural, ecological and rural character while demonstrating dedication in creating a sustainable future for the town which exemplifies the community's vision.

7. Directing Growth

Some growth areas are intended to accommodate higher density housing, while others are intended for development necessary to support and improve Readfield's academic sector. Most commercial activities, except for home occupations and natural resource businesses (agriculture, forestry, etc.), will be directed or strongly encouraged to locations which have been predetermined as designated growth areas, as will most future municipal capital investments. Anticipated major capital investments needed to support the proposed land use will depend on implementation of strategies in Public Facilities and Services Chapter.

A fundamental strategy when promoting a designated growth area is to direct a minimum of 75 percent of municipal growth-related capital investments into these locations. This strategy demonstrates the town's commitment to using public investments and land use regulations to reduce or discourage development pressure in other areas, while encouraging it in the designated growth areas. It is important to note that road maintenance and other maintenance-type expenditures in designated rural areas would not count as a "growth-related" expenditure.

Even designated future growth areas have natural or developmental constraints. Examples of development constraints include availability of public water and sewer infrastructure, wetlands, and rock or ledge outcroppings. For obvious reasons, future growth should be directed away from sensitive natural areas and toward areas served by municipal services. Current designated growth areas have one or more of the following attributes which should also be considered in making any future designations of growth areas:

- Many of the town's public facilities and services are already in this location,
- The area contains existing homes and most businesses,
- The area is located at the intersection of most State Routes that run through town and has some available road frontage,
- The area is an existing downtown center,
- There are relatively few natural development constraints,
- The area aligns with the Vision Statement.

The following have been identified as possible general approaches to encouraging growth in the growth area:

- Review the Land Use Ordinance to ensure outdoor recreation is encouraged, allowed, and incentivized, especially in the designated growth areas. .
- Develop areas as gateways to the community, with improved entry signs.

- Promote a range of compatible mixed uses in both Village Districts, including high density residential uses, village-scale commercial uses such as businesses, offices, retail and industrial uses of 5,000 SF or less, community facilities such as governmental uses, and quasi-governmental facilities.
- Prohibit most new or expanded commercial and industrial uses in the Village Residential District.
- Explore how publicly owned Readfield land might be utilized in the designated growth area and identify potential for public land usage.

The following have been identified as possible general approaches to discouraging growth outside the designated growth area:

- Coordinate efforts to implement conservation projects and seek out land conservation opportunities.
- Incorporate future potential for agriculture and forestry into the town's economic development planning and strategies.
- Continue to promote enrollments in current-use agricultural and tree growth tax programs.
- Work with the Planning Board, Select Board, and developers to avoid infrastructure improvements and other types of development that promote growth in rural areas.
- Continue to avoid sprawl development while identifying locations for small-scale commercial development in the designated growth areas.
- Accommodate larger commercial and industrial development in the Rural Mixed-Use District under the special CID "floating zone" provisions provided the development is designed to preserve the rural character of the area and meets all other standards and requirements.
- Assure that town practices and regulations encourage or provide incentives for the protection of sensitive natural resources and the continued use of land for farming, forestry and as open space.

The following are suggested non-regulatory measures to encourage development in the designated growth areas that do not require changes to the Town's Land Use Ordinance:

- Invest in growth areas with infrastructure and improvements.
- Create an inviting environment in the designated growth areas that is attractive to development.
- Proximity of growth areas to parks.
- Improve and create sidewalks to promote walkability in village areas.
- Continue to market available land and buildings.
- Improve access to back lots.
- Improve parking provisions.
- Pursue downtown development improvements.
- Make façade improvements.

- Encourage outdoor recreation and community-based recreation in growth areas to attract and retain development.
- Encourage the development of affordable housing and workforce housing in designated growth area.

Traditionally, expansion of public water or sewer would be considered as a non-regulatory change to encourage development in designated growth areas, but as discussed in other chapters, the minimal public water infrastructure is limited and cannot be expanded. Additionally, expansion of this type is not desired or necessary in town.

8. Land Use Regulation and Monitoring

Readfield reviews and updates its Land Use Ordinance regularly to ensure its enforceability and compliance with State legislation. This ordinance is all-encompassing, including provisions to meet the requirements of the Mandatory Shoreland Zoning Act, regulate subdivisions, set phosphorous control standards, regulate stormwater management, sets permit and site plan review requirements, and all other aspects related to land use and development. The town also has a separate Floodplain Management Ordinance, as mandated by the State.

Readfield employs a part-time, fully certified Code Enforcement Officer and has a Planning Board consisting of 7 volunteer member and two volunteer alternates that are actively involved in the community.

The Land Use Ordinance will need to be reviewed at the completion of the Comprehensive Plan to ensure consistency. It will also need to be reviewed once the State establishes guidelines for the new legislation for affordable housing that was enacted in early 2022.

Although the Town updates the Ordinance on a regular basis, several issues related to the Ordinance were identified during development of the Comprehensive Plan that should be evaluated/addressed:

- In Articles 7 and 11, the Land Uses and Definitions sections respectively, there is ambiguous language that essentially creates a gray area for what is allowed and what is not allowed.
- A process should be outlined for preventing the submission of repeat applications that are substantively similar to previously denied applications, in order to avoid wasting time and effort and undermining the integrity and purpose of the application process.
- Article 7- Land Use Districts and Regulations:
 - Academic District is missing from the list of Land Use Districts list, but is described in the list of District Purposes and is shown on the Zoning Map,
 - The Commercial and Industrial District (CID) is not fully explained as a Floating Zone in Article 7 nor is “floating zone” defined in Article 11. Under Section 4- District Purposes, for the Commercial and Industrial

District, information should be included that explains in which districts the CID floating zone can be established.

- It should be clear which districts make up the designated growth areas and rural areas. Currently, there is no reference to the designated growth areas in the description of the districts.
- A chart breaking the districts down would help clarify the intent of the district. For example, the chart would show Designated Growth Areas followed by which districts make up that area, Rural Areas followed by the districts that make up the rural areas, Shoreland Districts and which districts fall into that category, and Other Districts, which would include the Commercial and Industrial Floating Zone and the Mobile Home Park Overlay District.
- The town may want to revisit the parameters and allowable uses in the Academic District. In discussions with town staff, it was pointed out that the uses in this district are not currently homogenous and exclusive to uses that strictly support the permitted academic uses. There are underutilized or unused student housing buildings in this district that have potential for affordable or workforce housing, but under the exact limitations of the Academic District as laid out in the Land Use Ordinance, this type of mixed-use housing may not be allowable because it is not related to the principal academic uses.
- The “Expanded Village Residential District” delineation needs to be removed from the Zoning Map. This area was created by the 2008 Comprehensive Plan, but now has been incorporated into the original Village Residential District. As it currently appears, it looks like a district separate from the Zoning Districts in the map key.

The Town should consider establishing a formal system for tracking growth and development that would monitor growth on at least an annual basis and trigger an appropriate response if it becomes apparent that growth is beyond the expected levels or not in line with the community’s vision. The Code Enforcement Officer (CEO) will be instrumental in setting up this tracking system, as they already keep records of permits issued and subdivisions. The following methods are recommended:

- The CEO will continue to utilize a permit tracking system to identify the location, by district, of new housing and commercial buildings. Conversions from seasonal lake camps to year-round residences should also be tracked.
- The CEO will prepare a written report for the 2023 calendar year, and on an annual basis, thereafter, containing the data from the permit tracking history. The report will be presented to the Planning Board and town Select Board for review and discussion.
- The Planning Board and town officials should continue to do a comprehensive review of the Land Use Ordinance regularly to ensure it reflects the town’s changing needs, in conjunction with the annual town meeting warrant development process.

The effectiveness of land use planning is greatly improved if it not vastly different across town lines. Therefore, this plan recommends that the town make efforts (at least once per year) to meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

9. Comprehensive Plan Implementation

Readfield's Board of Selectmen should consider an approach to implement and monitor the progress of this Comprehensive Plan. One option is creating and appointing an Implementation Committee that will work in coordination with the Select Board. Currently, the Select Board and Town Manager review the Comprehensive Plan quarterly to ensure and evaluate implementation and progress. The Implementation Committee could expand on that, by consulting the 2008 Comprehensive Plan and determining which strategies were implemented and evaluating their level of success. Part of this process should include noting which strategies were not implemented and why. This will enable the committee to make informed decisions about implementation probabilities for this plan and ways to achieve success.

As the committee works towards implementation of the Strategies identified in this Comprehensive Plan, it should be reviewed for implementation progress in the following specific categories:

- E. The degree to which the Future Land Use plan strategies have been implemented,
- F. The percent of municipal growth-related capital investments in designated growth areas,
- G. The location and amount of new development in relation to the community's designated growth areas, rural areas, and transition areas (if applicable),
- H. The amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

If the evaluation concludes that portions of the current plan and/or its implementation are not effective, the Implementation Committee would propose changes. To ensure adequate communication, progress, and focus, the Select Board, Town Manager, and Implementation Committee should meet and review the Comprehensive Plan regularly.

Policies:	Strategies:	Implementation:
<p>Future Land Use Plan:</p> <p>Readfield’s Land Use Ordinance manages growth and sprawl by clearly setting parameters for allowable land uses in each zoning district. By providing zoning districts with different minimum lot sizes, different land uses, and varying density standards, Readfield is providing residents, potential residents, and businesses with options to best fit their needs.</p> <p>Readfield will maintain the same future growth areas designated in the previous plan, which are the two Village Districts, Village Residential Districts, and the Academic Districts. Collectively, these districts amount to a sizable area that encompasses land roughly along the State Route 17 corridor, a location already densely developed. These growth areas were designated in the 2008 Comprehensive Plan and are still not at capacity.</p> <p>Goal: 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.</p> <p>Managing land use also protects natural resources, of which Readfield has many. The policies and strategies of managing the town’s future land use are detailed in the Land Use Chapter, but presented here in summary:</p>		
<p>Policies:</p> <p>1. Encourage development (housing or nonnatural resource commercial development) to occur within the Town’s designated growth area and in appropriate districts, in a manner that is protective of natural resources and the Town’s rural character.</p>	<p>Strategies:</p> <p>1.1: Evaluate the existing Land Use Ordinance to ensure that its provisions including, but not limited to, those related to subdivisions and Shoreland Zoning, encourage appropriate development within the designated growth area and protect natural resources.</p> <p>1.2: Revise the Land Use Ordinance as appropriate, to achieve the outcomes described in 1.1.</p> <p>1.3: Consider rewording and redefining the Academic District in the Land Use Ordinance to allow residential housing not related to academic uses. Residential housing not used for the academic sector already exists in this district and could be expanded to create</p>	<p>Implementation:</p> <p>Planning Board, CEO, mid-term.</p> <p>Planning Board, Select Board, mid-term.</p> <p>Town Manager, Select Board, Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>affordable housing and workforce housing close to the village areas and major highways.</p> <p>1.4: Explore the desire/need for redeveloping underutilized or unused student housing buildings in the Academic District for affordable and workforce housing.</p> <p>1.5: Explore incentives to create cluster subdivisions in appropriate areas, such as density bonuses.</p>	<p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p> <p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p>
<p>2. Support the maintenance/development of infrastructure in growth areas, including support for the necessary, associated financial commitment.</p>	<p>2.1: Look to develop and encourage usage of village areas as public spaces.</p> <p>2.2: Clean up existing sidewalks and walking paths in village area of town and look to make more areas accessible on foot.</p> <p>2.3: Continue to market any available land and buildings for commercial development and expand access to land by improving access to the area.</p> <p>2.4: Develop areas as a gateway to the community, with improved entry signs at village area and town lines.</p> <p>2.5: Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.</p> <p>2.6: Identify infrastructure and parking improvements, façade improvements, and amenities for the designated growth area.</p>	<p>Select Board, Town Manager, near-term.</p> <p>Public Works, Trails Comm., mid-term.</p> <p>Select Board, CEO, Town Manager, ongoing.</p> <p>Town Manager, Select Board, mid-term.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, long term.</p>

Policies:	Strategies:	Implementation:
<p>3. Establish/maintain efficient permitting procedures, especially in growth areas.</p>	<p>3.1: Provide the Code Enforcement Officer and Planning Board with the tools, training, and support necessary to administer and enforce land use regulations and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.</p> <p>3.2: Track new development in the community by type and location.</p> <p>3.3: Monitor development and growth through a Development Tracking System to evaluate the effectiveness of the growth management program in meeting the goals of this plan. Adjust implementation strategies as needed.</p> <p>3.4: The CEO should summarize findings from this tracking system and report these findings on a yearly basis to the Planning Board. The Planning Board will then discuss if changes to the Land Use Plan or Ordinances are necessary.</p>	<p>Town Manager, Select Board, ongoing.</p> <p>Planning Board, CEO, ongoing.</p> <p>CEO, short term.</p> <p>Planning Board, CEO, short term.</p>
<p>4. Review and revise the existing Land Use Ordinance as necessary to address known issues.</p>	<p>4.1: Reword and clarify ambiguous language in the uses and definitions section.</p> <p>4.2: Create process to negate and disallow repeat applications with only marginally different plans or changes that were already denied in order to protect the efficiency and integrity of the application process.</p> <p>4.3: Update formatting and clarify explanation of Zoning Districts.</p> <p>4.4: Periodically review and revise the Land Use Ordinance as necessary to address changes in</p>	<p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p> <p>Town Manager, Planning Board, CEO, mid-term.</p> <p>Town Manager, Planning Board, CEO, mid-term.</p> <p>Town Manager, Select Board, Planning Board,</p>

Policies:	Strategies:	Implementation:
	state law rule, update standards and requirements, and enhance clarity.	CEO, ongoing.
5. Facilitate the maintenance of Readfield’s rural character and the protection of natural resources.	<p>5.1: Discourage large, high-density and high impact, development in rural areas through appropriate revisions to the Land Use Ordinance.</p> <p>5.2: Explore the creation of a “Rural Resource” District (in addition to the current Rural and Rural Residential Districts) for the purpose of providing special protection to areas including but not limited to: land in or eligible to be in Tree Growth Farmland, or other open space programs; significant wildlife habitat; substantial areas of soils rated as prime for agriculture or poor for development; scenic views; conservation areas; and, significant acreages of undeveloped land.</p>	<p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p> <p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p>
6. Continue to encourage and market Readfield as a regional outdoor recreational hub.	6.1: Work with various, appropriate committees and citizens on the creation, expansion, and maintenance of trails and other outdoor recreational opportunities.	Town Manager, Planning Board, Conservation Committee, long term.
7. Coordinate the community’s land use strategies with other local and regional land use planning efforts.	7.1: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Town Manager, Planning Board, Select Board, ongoing
8. Periodically, at least every five years, evaluate the implementation of the Future Land Use plan, in accordance with Section 2.7 of the Chapter 208 Comprehensive Plan Review Criteria Rule.	<p>8.1: Consider the formation of an Implementation Committee to evaluate the success in implementing the 2008 plan to include determining which strategies were not implemented and why.</p> <p>8.2: Explore the possibility of setting a standing schedule for reviewing the Plan. For example, set a meeting date quarterly between the Select Board, Town Manager, and various implementing entity to ensure</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, short term.</p>

Policies:	Strategies:	Implementation:
	progress is being made in implementing the plan.	

RECOMMENDATIONS PART THREE: CAPITAL INVESTMENT PLANNING PROCESS

This Comprehensive Plan strongly supports programming and scheduling of capital improvements as part of the town's annual budgeting and administrative process. A Capital Improvements Plan (CIP) is a process for identifying public facilities that will require major investment over the coming years either due to growth or due to capital deterioration. The CIP determines the priority, and when each investment will be necessary and how to pay for it. This Capital Investment Plan establishes an approach for the development of a formal Capital Improvements Plan.

Why a CIP?

The CIP allows Readfield to predict upcoming major expenses – no surprises.

- The town can have a reasoned discussion about priorities.
- Having a pre-planned list enables Readfield to take advantage of unexpected opportunities like grants and low interest rates.
- Capital planning helps to forecast and mitigate tax impacts.

The CIP Process:

- The town determines the scope of the CIP. The CIP for this Comprehensive Plan is a condensed version of our full CIP, which is reviewed and adjusted annually, and only includes items above \$20,000 and does not include the normal road maintenance and a paving schedule. This condensed CIP sets a plan window of ten years.
- Our annually reviewed CIP is based on an estimated asset replacement schedule and captures capital expenses from one to 50 years and has a focus of five years due to the relative uncertainty of anything beyond that term. It includes a paving element based on a comprehensive paving schedule that considers the maintenance needs of all of our public roads. Paving costs were added to the CIP process around 2017 to better capture one of our most significant areas of recurring capital expense.
- Items and prospective costs are identified for inclusion. In Readfield's case, items range from repair of existing facilities (e.g., the library), to acquisition of new facilities (e.g., open space land), to acquisition of new or replacement equipment (e.g., a compactor for the transfer station). Costs are estimated - "ballpark" – and priorities are set.
- The source of funding is identified (*see below*). There may be more than one alternative.
- Timing and priorities are assigned. Generally, a high priority is reserved for items affecting public health or safety. Conversely low priorities are "wish list" items. Timing can be consistent with priority, but the purpose of the plan is to balance costs over time so if too many items are coming from a single funding

- source, they may have to be staggered. In Readfield's case, a target date has been set but not limited by an ability to act sooner, if funding becomes available.
- In some cases, the cost, priority or timing of improvements is contingent on decisions that require greater scrutiny and public input. .

Financing the CIP:

A source of funding for each item has been identified. The less certain the item is, the more speculative the funding can be.

- Annual appropriations: While funding a major purchase in a one-time annual appropriation can be too disruptive to the budget, it works for lower-priced equipment or when a continuing monetary stream can be tapped for regular needs. Such is the case for road equipment in Readfield's CIP.
- Reserve Accounts or Bonding: Readfield in the past has used both reserves (saving for a number of years for a future purchase) and bonding (borrowing over time for an immediate purchase). Both of these techniques allow the cost of major expenditures to be spread out over time.
- Grants: Grants are generally competitive and, therefore, not assured. A grant is acceptable for "wish list" items, but not for essentials. A grant search should be part of the annual CIP update process.
- Outside contributions: In many cases other organizations may join with the town to contribute to a project of joint benefit. This may include other towns (such as for transfer station improvements) or associations (such as for construction of a new ballfield). While this source of funds may be more reliable than grants, it requires coordination with timetables outside of the town's control. Funding for some items, such as open space acquisition, may come from fees assessed by the town, but would be limited to the rate at which fee revenue is accrued.

The financing of the CIP may come from any of a mix of sources, but the most important element is to ensure that the impact on the annual town budget is spread out over time. Under this Plan, the major impacts will come from bonding. Readfield is fortunate in that it has done an exceptional job of managing bond financing and has ample surplus capacity to meet our future needs. Items in the planning matrix (*below*) proposed for bonding include:

- In 2023 install a sprinkler system in the fire station - \$200,000
- In 2023 repair the 2nd floor and egress at the library - \$50,000
- In 2025 replace Fire Engine 61 - \$500,000
- In 2026 install a large canopy over the Transfer Station bins and equipment - \$250,000 (to be paid for through multi-town reserve)

Readfield Capital Investment Planning Matrix (Preliminary):

The table on the below provides a suggested approach to the CIP based on recommendations of the Comprehensive Plan. The formal Capital Improvements Plan is established and revised annually by the Select Board and Budget Committee.

Capital Planning Summary - 10-Year Horizon, over \$10,000

Department	Project / Need	Priority	Est. Repl.	Est. Cost New	Primary \$ Source
Library	Library Building Parking Lot Paving	Low	2023	20,000	Reserves
Library	Library Building Egress & 2nd floor	Medium	2022	50,000	Bond
Administration	Gile Hall Reserve	High	0	20,000	Taxes
Administration	Gile Hall Boiler / HVAC	Medium	2027	25,000	Reserves
Administration	Gile Hall 2nd Floor Heat Pumps	High	2022	15,000	Reserves
Administration	Gile Hall Windows	Low	2025	50,000	Reserves
Administration	Gile Hall Septic system	Medium	2028	25,000	Reserves
Administration	Gile Hall Parking Lot	Low	2026	30,000	Reserves
Recreation	Fairgrounds Community Park	High	2023	700,000	Grants
Recreation	Open Space Reserve	Medium	0	50,000	Taxes
Recreation	Beach Group Activity Shelter	Low	2024	25,000	Grants
Recreation	Beach Building	Low	2025	50,000	Taxes
Roads	Maintenance Paving (Annual)	High	0	175,000	Taxes
Roads	Church Rd. Sidewalk	Medium	2024	50,000	Grants
Roads	Readfield Corner Parking	High	2023	30,000	Taxes
Roads	P-Ridge and Nickerson Hill Int.	Medium	2023	30,000	Taxes
Roads	Salt/Sand Shed - New	High	2023	150,000	Reserves
Roads	Salt/Sand Shed (old) Paved Pad	Low	2028	15,000	Reserves
Roads	Giles Rd. Bridge	Low	2026	125,000	Reserves
Transfer Station	Multi-Town Reserve	High	0	25,000	Taxes
Transfer Station	Recycling Compactor	Medium	2024	50,000	Reserves
Transfer Station	Open-top Roll-off 40yd containers	Low	2025	25,000	Reserves
Transfer Station	MSW / SSR Roof System	High	2026	250,000	Bonds
Transfer Station	New Access Road Paving	Medium	2031	25,000	Reserves
Transfer Station	Access Loop Paving	High	2023	25,000	Reserves
Transfer Station	Parking Lot Paving	Medium	2031	25,000	Reserves
Transfer Station	Big Building Boiler / HVAC	Medium	2027	15,000	Reserves
Transfer Station	Big Building Roof	High	2027	15,000	Reserves
Fire Department	Engine.61, pumper - new	Medium	2025	500,000	Bonds

Capital Planning Summary - 10-Year Horizon, over \$10,000

Department	Project / Need	Priority	Est. Repl.	Est. Cost New	Primary \$ Source
Fire Department	Radio Equipment / Repeaters	High	2028	40,000	Reserves
Fire Department	Rescue Boat	Medium	2028	15,000	Grants
Fire Department	ATV	Medium	2029	15,000	Grants
Fire Department	Misc. Equipment (Reserve)	High	0	10,000	Taxes
Fire Department	Sprinkler System	High	2022	200,000	Bonds
Fire Department	Parking Lot Paving	Low	2028	30,000	Reserves
Maintenance	Misc. Equipment (Reserve)	High	0	15,000	Taxes
Maintenance	2016 Ford F550	High	2028	65,000	Reserves
Maintenance	John Deere Mower Attachment	Medium	2028	10,000	Reserves
Maintenance	John Deere Zero Turn Mower	High	2025	15,000	Reserves

RECOMMENDATIONS PART FOUR: REGIONAL COORDINATION

As part of the northern Kennebec service area (Augusta and Waterville are the Service Centers), Readfield can play an ongoing role in bringing together communities for the purpose of enhancing economic development, managing government resources, and protecting natural resources. In addition, Readfield participates in larger, regional organizations where it is evident that a regional effort is more effective.

Current regional activities include (this is not an exhaustive list):

- Mutual aid with neighboring municipalities for recreation and fire / rescue services.
- Readfield is actively involved with multi-town, regional watershed organizations and groups for the waterbodies in town.
- Member of Kennebec Valley Council of Governments (KVCOG).
- Readfield is a member of RSU #38 and has two representatives on the School Board.

For the purpose of this comprehensive plan, several of the recommendations contain a regional component. The following is an incomplete listing of those strategies:

Chapter 3 Local Economy

- Strategy 5.1: Participate in any regional economic development planning efforts.

Chapter 4 Housing

- Policy 1: Encourage and promote adequate workforce, age restricted, affordable housing to support the community's and region's economic development.
- Strategy 2.1: Consider developing or joining a regional housing consortium to construct more workforce and rental housing.
- Strategy 2.2: Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.
- Strategy 2.9: Recognizing that affordable housing projects require regional expertise and resources. Support the development of those resources.

Chapter 5 Public Facilities and Services

- Strategy 2.3: Explore options for regional delivery of local services.
- Strategy 6.2: Work with the school board to undertake long-term school facilities planning.
- Strategy 6.5: Continue to plan for long-range solid waste disposal and recycling

needs.

- Policy 11: Seek increased opportunities for regional cooperation with neighboring towns.
- Strategy 11.1: Follow-up on recommendations of regionalization studies.
- Strategy 11.2: Establish a protocol to look at opportunities for equipment sharing, including purchases of new equipment.
- Strategy 11.3: Engage neighboring towns in planning for disaster mitigation.
- Policy 12: Work with state and county officials to increase enforcement of traffic laws especially in residential neighborhoods.
- Strategy 13.3: Continue to seek opportunities to cooperate with Wayne and other communities for a regional solution to disposal of solid waste, demolition materials, white metal goods, stumps and tires.

Chapter 5 Fiscal Capacity

- Strategy 3.1: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Chapter 6 Transportation

- Policy 1: To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- Strategy 2.1: Initiate or actively participate in regional and state transportation efforts.
- Strategy 7.1: Investigate and continue to support programs that provide transportation for elderly, disabled, and low-income community members, such as Neighbors Driving Neighbors, and Kennebec Valley Community Action Program.

Chapter 7 Recreation

- Strategy 3.3: Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.
- Strategy 5.2: Continue encourage participation and improve volunteer coordination, while supporting and expanding town recreation programs.

Chapter 8 Rural Economic Resources

- Strategy 3.1: Engage agricultural support groups such as Future Farmers of America (FFA), the Maine Organic Farmers and Growers Association (MOFGA), the Maine Farmland Trust and 4H in supporting and expanding the agricultural sector.

- Strategy 3.5: Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.

Chapters 9 & 10 Water and Natural Resources

- Policy 4. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.
- Strategy 4.4: Maintain membership of the Cobbossee Watershed District (CWD) and Kennebec Land Trust (KLT) and continue to work with other organizations devoted to protection of natural resources in Readfield.
- Strategy 4.5: Cooperate with the state, relevant organizations, and other communities to protect lakes and lands from invasive species.
- Strategy 7.2: Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.
- Strategy 7.7: Continue to work with the Cobbossee Watershed District to control phosphorus loading of lakes.
- Policy 9: To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.
- Strategy 9.1: Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.
- Strategy 9.3: Participate in and implement the Maranacook Lake Watershed Management Plan.
- Strategy 9.5: Continue to work with CWD and neighboring towns on projects and measures to reduce phosphorous loading in lakes.
- Strategy 9.6: Establish ongoing dialogue concerning development and water quality issues with communities that share watersheds.
- Strategy 9.7: Establish a protocol for acquisition and management of dams in coordination with other towns.
- Policy 11: Ensure language in the Land Use Ordinance provides adequate protection for all significant natural resources. Work with state, regional and federal officials to obtain accurate identification and assessment of significant natural resources.

Future Land Use Plan

- Policy 6: Continue to encourage and market Readfield as a regional outdoor recreational hub.
- Policy 7: Coordinate the community's land use strategies with other local and regional land use planning efforts.
- Strategy 7.1: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

APPENDICES

MAPS:

- Basic Planning Map**
- Historic and Archeological Resources**
- Critical Natural Resources**
- Forest and Farmland**
- Relief Map**
- Soils Map**
- Water Resources**
- Snowmobile Trail Map**
- Existing Land Use**
- Future land Use**
- Transportation Maps**
 - General Transportation
 - Traffic Volumes
 - Crashes

Survey Results:

- Comprehensive Plan Committee Survey
- Recreation Committee Survey
- Broadband Committee Survey

Public Meeting Notes and Information:

Readfield Comprehensive Plan Public Participation Day #1 1/27/2023

When asked how the attendants heard about the information session, the responses were mixed and included: postcards, online, word of mouth, and meeting postings.

In Person Attendees:

Eric Dyer, Readfield Town Manager

Jessica Cobb, KVCOG

Jessie Cyr, KVCOG

Jessica Gorton, Chair of Readfield Comprehensive Plan Committee

Greg Leimbach, Readfield Comprehensive Plan Committee

Elaine Katz, Readfield Comprehensive Plan Committee

Ralph Eno, Past Selectman, longtime resident

Amy Burnham, 1 year in Readfield

William Melden, 1 year in Readfield

Tony Plante, 24 years in Readfield

Samantha Horn, 19 years in Readfield

Larry Dunn, 44 years in Readfield

Cliff Buck, 22 years in Readfield

Marty, 27 years in Readfield

Attendees Via Zoom:

John

Andy

Nate Rudy

Jerry Bley

Tim

Hannah

Bess

Town Manager, Eric Dyer and Comprehensive Plan Committee Chairwoman, Jessica Gorton introduced themselves and went over the history of Readfield's comprehensive plan update. Jessica Cobb reviewed the introductory PowerPoint presentation (hard copies of both full and condensed versions of the PowerPoint were available for the public at the meeting).

Jessica Gorton, Chair explained the four categories that were to be covered and encouraged the public to discuss these topics, share where they would like to see Readfield in the future, and what changes they felt were important relating to these categories covered at this meeting.

Categories Discussed:

1. Foster Local Economic Development
2. Prepare for Future Readiness
3. Encourage Civic Engagement
4. Promote Active Lifestyles

Discussion Topics Relating to Foster Local Economic Development:

- Focus on underutilized spaces and buildings in town
- Expand Village Area: revitalize, entice businesses, develop Readfield Depot
- Encourage new restaurants/cafes
- Tax Increment Financing (TIF) District
- Lower taxes to entice growth in housing
- Revitalize commercial areas
- Promote agriculture/forestry in Readfield
- Encourage schools to include courses in agriculture/forestry
- Discourage development of solar farms on areas known to have prime agricultural soils
 - Property Tax Incentives for Solar Farms
 - Siting analysis and pre-application requirement for solar farms
- Schools to enact Farm to Table,
 - Supports local farms
- Resiliency-climate change
- Solar farm concerns,
 - Environmental pros & cons
 - Economic impacts pros & cons
 - Aesthetics
 - Property taxes

Discussion Topics Relating to Preparing for Future Readiness:

- Public infrastructure,
 - Facilities
 - Emergency management
 - Adequate Public Works staffing
 - Aggressively maintain existing facilities
- Climate change,
 - Hazard plan
 - Shelter plan
- Periodic assessment
- Recruit students for free EMT/EMS training classes
- Recruit within schools

Discussion Topics Relating to Encouraging Civic Engagement:

- Need volunteers to support all these endeavors
- Mentorship programs for new volunteers
- Electronic means of announcing volunteer opportunities
- Open house for committees
- Advertise/announce vacancies in volunteer positions at Heritage Days
- Welcome packets for new residents with info on town boards/commissions/committee
- Short video from each committee with links on website for each committee/commission
- Restructure participation to engage younger volunteers
- Provide food/babysitting services during meeting times to encourage attendance
- Calling/follow up with new residents

Discussion Topics Relating to Promoting Active Lifestyles:

- Community center space,
 - Utilize existing spaces-churches, masonic lodge, Town Hall, Library (all of which need to be ADA accessible)
- Safe outdoor spaces
- New facility for youth and aging populations encouraging social interaction,
 - Provides mental and physical stimulation for all age groups
- Adult education @ schools
 - Town offered community classes
- Outdoor spaces
- School sports
- Closing of other spaces (YMCA) due to pandemic has limited where locals can go
- Hosting daytime events,
 - Many older residents prefer not to drive at night
- Middle school- senior café
- Enrichment
- Competitive senior sports
- Dog park-engaging for owners, dogs and other dog lovers
- 1,300 acres of conservation land currently in Readfield
 - Areas with amenities-accessible, comfortable, multi-use
 - Needs a master plan/analysis
 - Needs Bathrooms
- Regional YMCA
- Formalize relationships with schools for use of space for non-student activities
- Summer recreation program
- Activities for teenagers
 - Skateboard park
 - Ice skating
 - Water sports

**Readfield Comprehensive Plan Public Participation Day #2
2/25/2023**

In Person Committee/Staff Attendees:

Eric Dyer, Readfield Town Manager

Jessica Cobb, KVCOG

Joel Greenwood, KVCOG

Jessica Gorton, Chair of Readfield Comprehensive Plan Committee

Greg Leimbach, Readfield Comprehensive Plan Committee

Elaine Katz, Readfield Comprehensive Plan Committee

Paula Clark, Readfield Comprehensive Plan Committee

Matt Nazar, Readfield Comprehensive Plan Committee

Approximately 25 Readfield residents attended the meeting in-person.

Attendees Via Zoom:

Grace

Marty Soule/Harry Grimmintz

Tim

Mike

Jeff

Dennis

Jeff & Cindy McAdam

Melissa Small

Unnamed Attendee

Town Manager, Eric Dyer and Comprehensive Plan Committee Chairwoman, Jessica Gorton introduced themselves and went over the history of Readfield's comprehensive plan update. Jessica Cobb reviewed the introductory PowerPoint presentation (hard copies of both full and condensed versions of the PowerPoint were available for the public at the meeting).

Jessica Gorton, Chair explained the four categories that were to be covered and encouraged the public to discuss these topics, share where they would like to see Readfield in the future, and what changes they felt were important relating to these categories covered at this meeting.

Categories Discussed:

1. Community Vision Statement, its meaning and purpose,
2. Land Use and Growth Areas defined,
3. Village Area investment and development,
4. Open Space

Readfield's Vision Statement:

The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.

Discussion Topics Relating to the Community Vision Statement:

- How does Readfield achieve/maintain/define “rural”,
 - Lot size regulations- larger lot sizes are desirable for some, while smaller lot sizes were desired by others.
- Concentrate development to maintain “village” feel,
- Given that the numbers of households are decreasing, and population is not increasing significantly, does Readfield need to promote growth?
- Is there a sprawl problem since more permits are issued for areas outside of the currently designated growth areas?
- Increase in older population. Recreation options need to consider this, prevent isolation of older population and set resources aside for this.
- Loss of agricultural land is a concern. Farm issues include labor.
- Options needed for more child-based facilities,
- Need more options for senior housing, different types of housing and more permissive land use regulation in these areas.

Discussion Topics Relating to Land Use and the Growth Areas:

- Clarification on what the currently designated growth areas: Village District, Village Residential District, and the Academic District (Kents Hill, etc.). Included examples of allowable land uses in each district.
- Restraints on rental housing- not now, except possibly short-term rentals,
- Make Readfield kid-friendly,
 - Try to provide affordable housing to entice families starting out,
- Senior/cluster housing allowed at schools,
 - Save other land from development,
 - Encourage interaction between senior and younger generations,
- Need for starter homes and retiree housing on smaller sized lots,
- How can Readfield incentivize things via Land Use,
- Both younger and older households can coexist
 - Mutually beneficial,
 - How can this be achieved,
- Age groups of 40s, 50s, and 60s still need to be catered to,
- Consequences of expanding the Village District to accommodate desired land uses,
- Town owned property inventory,
- Don't just focus effort of revitalization and improvement in the Four Corners area,
- May be tax implications of lot size regulation,
- Consistency of rules is important. Rule changes may have consequences to those not proposing them (living in areas not affected),

- Readfield needs a balance of village areas and open space,
- Solar installations taking up valuable farmlands,
- Town services are limited (no sewer or water) in the downtown areas,
- What can the town actually control (regarding growth and development),
- What are residents willing to pay taxes for,
- Open space costs money,

Discussion Topics Relating to Village Area Investment and Development:

- A community center,
- Union Meeting House Community Center- consider costs and what might already be available,
- Another restaurant,
- A community garden- some land for this may already be available,
- Vehicle speeds in the Depot area,
- Basketball/sporting facilities,
- Dog park,
- Famer's market,
- Concerns expressed about light pollution in the village areas,

Discussion Topics Relating to Open Space:

- Currently there is approximately 1,300 acres of open space in Readfield, with another 300 acres recently added, and approximately 200 acres in the Academic District.
- Readfield does have a lot of open space, relatively,
- Hunting access should be allowed/maintained on open space,
- Concerns about loss of tax revenue for lands conserved as open space,
- Open space resources can bring people into town, resulting in positive economic development,
- No access from Readfield to two major areas of open space,
 - Can a Right of Way be developed?
- Removing developable land through conserving it as open space can increase prices in other areas in town,
- Raising taxes negatively affects homeowners,

Fairgrounds/Town Beach- What are they lacking:

- Decent playground,
- Handicapped access/parking,
- Citizen volunteers,
- Dock,
- Sell portions to Weathervane Restaurant,
- Lifeguards,
- Restrooms/changing areas,
- Increase Fairgrounds parking,

- Fairgrounds sports facilities,
- Concern about increase taxes due to facility improvements,
- Concern about increased use.

Miscellaneous Discussion Items:

- Protections for Jessie Lee Church.

List of Acronyms

ACS = American Communities Survey (US Census)
BwH = Beginning with Habitat Program (MDIFW)
CEO = Code Enforcement Officer
DACF = Department of Agriculture, Conservation and Forestry
KVCC = Kennebec Valley Community College
KVCOG = Kennebec Valley Council of Governments
M.R.S.A. = Maine Revised Statutes Annotated
MDEP = Maine Department of Environmental Protection
MDIFW = Maine Department of Inland Fisheries and Wildlife
MDOC = Maine Department of Conservation
MDOT = Maine Department of Transportation
MHPC = Maine Historical Preservation Commission
MNAP = Maine Natural Areas Program (MDOC)
MSHA = Maine State Housing Authority
OPM = Maine Governor's Office of Policy and Management
RSU = Regional School Unit
SBDC = Small Business Development Council
SLZ = Shoreland Zone
TIF = Tax Increment Financing