

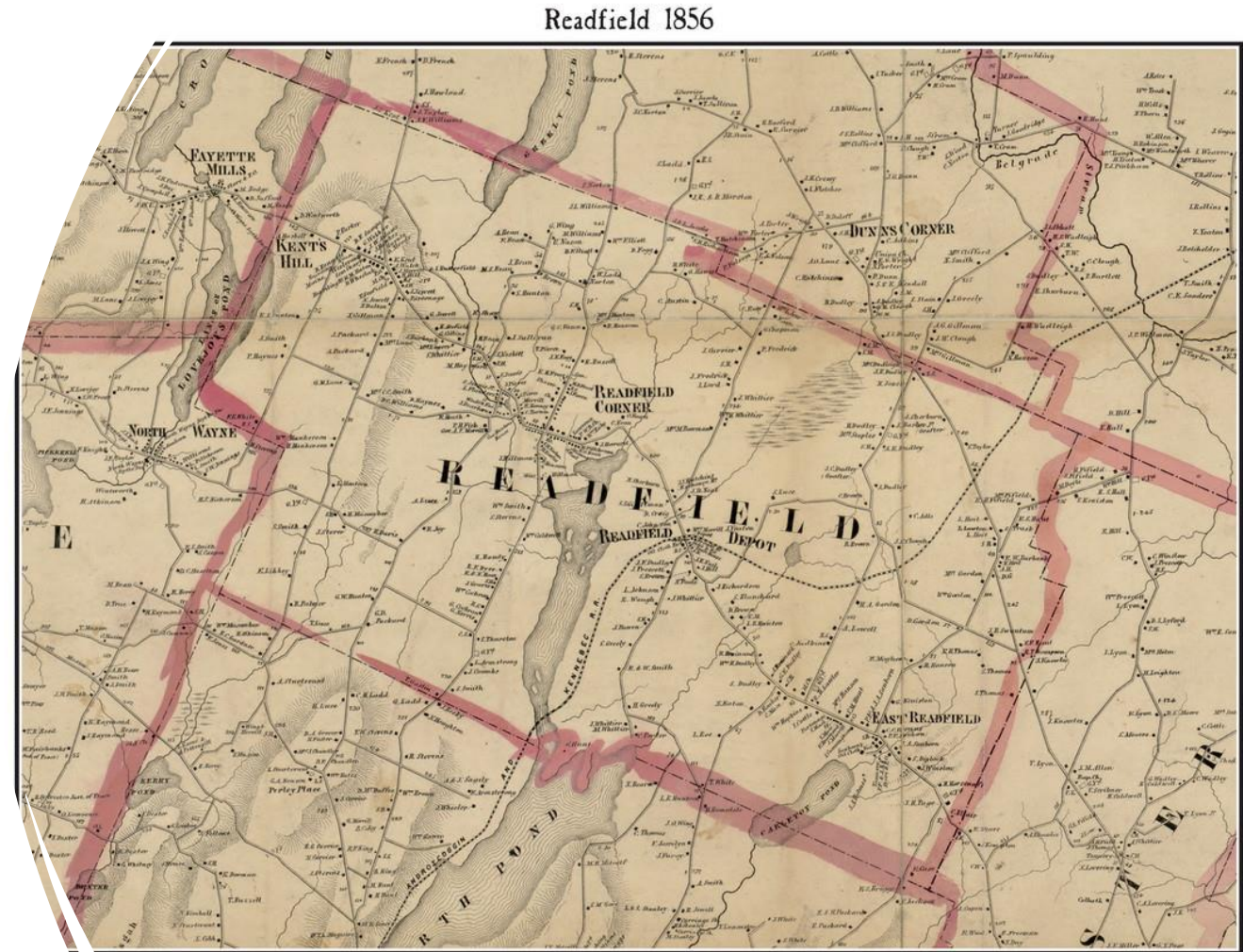


Welcome to Readfield's Public Participation Day for the Development of the Comprehensive Plan!



Readfield's Vision for the Future:

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.



From *Map of Kennebec County, Maine* 1856 J. Chace Jr. www.old-maps.com

What is a Comprehensive Plan?



A Comprehensive Plan is:

At their most basic level, communities' complete comprehensive plans to prepare for the future. A comprehensive plan will include:

Review of current policies;

Review of community issues;

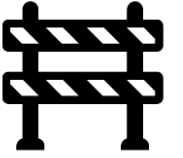
Encourage discussion amongst community members;

Help communities avoid problems and make decisions by providing a framework for decision making;

Guide the future of the town for the next ten years based on community input, and;

Provide a “snapshot” in time of the communities' current conditions as well as determine where they want to be in the future and how they plan to achieve those goals.

A Comprehensive Plan IS NOT:



Simply a response to state requirements rather than to the community's own need.

An ordinance, set of rules, or regulations.

A dust collector that sits on a shelf.

Why Have a Comprehensive Plan?

A comprehensive plan is required by state law under the Growth Management Act of 1988, initially created to address unchecked growth and development sprawl.

Incentives only available to communities who have a certified comprehensive plan include:

- Enact legitimate zoning, impact fees, and rate of growth ordinances;
- Guide state growth-related capital investments towards designated growth areas;

- Require state agencies to comply with local zoning standards;
- Qualify for authority to issue Natural Resources Protection Act (NRPA) and Site Location Development permits, and;
- Qualify for relaxed MaineDOT traffic permit standards for certain growth-area development.

In addition, towns with a certified plan receive priority for certain grants and other funding options.

Other Benefits of a Comprehensive Plan



Analyzes existing conditions and emerging trends, illustrates a plan for future development and conservation.



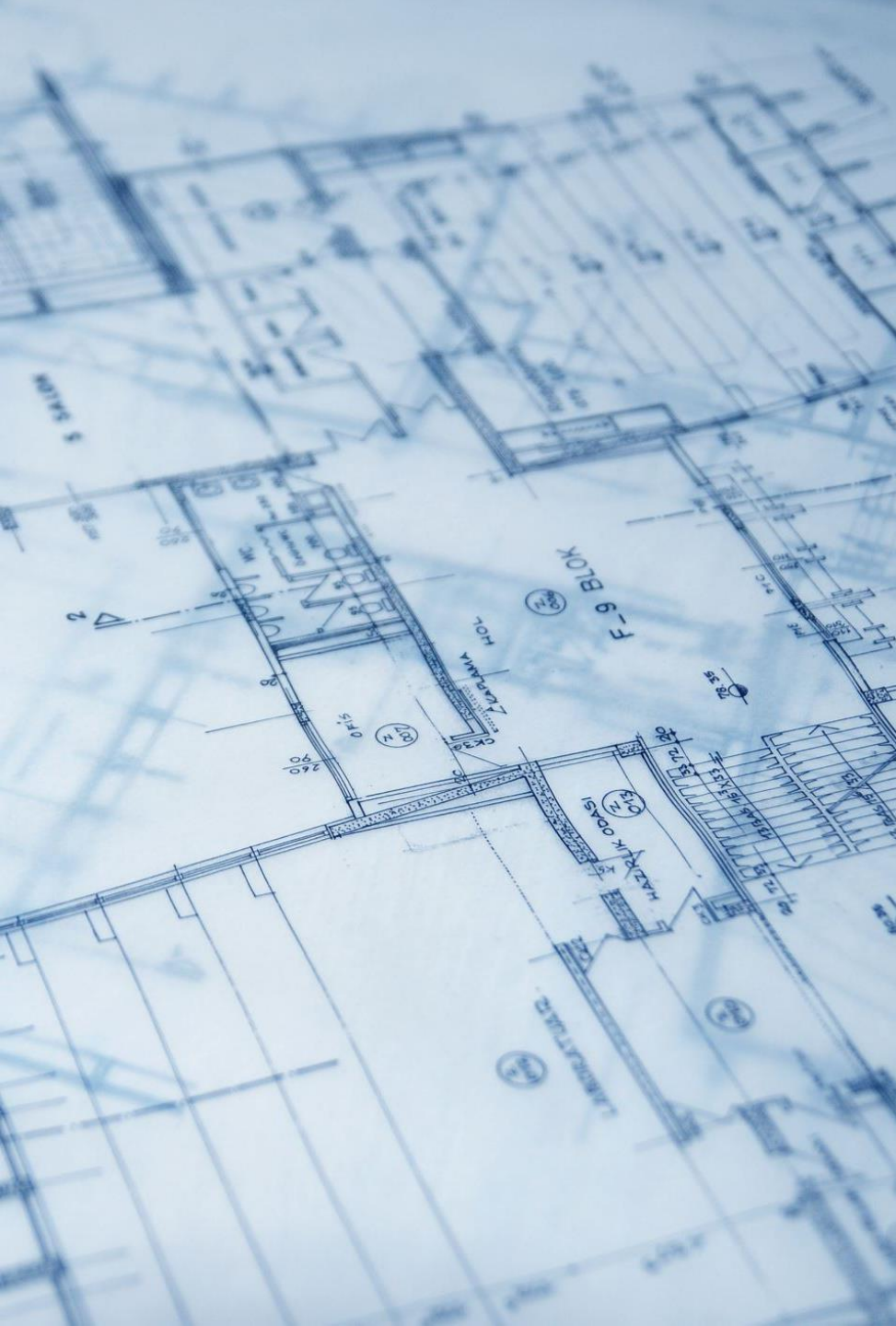
Provides strategies for sustainability and recommends steps for implementation.



Serves as a foundation for public policy and future land use decisions, while providing ongoing framework for public investment and private development.



Identifies fiscally and environmentally appropriate areas for future growth and investment.



Community Input: Why Readfield Needs *YOU*

The Readfield Comprehensive Plan is a blueprint for future land use, development, growth, preservation of natural resources, and to determine areas for improvements, all with goals and strategies to make them happen, based on community values and input.

It will take the entire community working with elected and appointed officials to make Readfield's vision a reality.

Residents can stay informed and involved in all stages of the plan by visiting the website, completing a survey, and coming to town meetings.



Main St. Readfield, Me.

The Main Topic Areas Covered by the Comprehensive Plan:

- Historic, Archaeological, and Cultural
- Community Profile
- Local Economy
- Housing
- Public Facilities and Services
- Transportation
- Recreation
- Rural Economic Resources
- Natural and Water Resources
- Fiscal Capacity
- Existing Land Use
- Future Land Use

**SURVEY RESULTS IN THESE SECTIONS ARE AS OF JANUARY 24, 2023

Population Trends

	2020 Data:	2010 Data:	Age Trends Since 2000:
Population:	2,597	2,598	• Age category of under 5 decreased by 60%
Age Median age:	44.7	43.4	• Age category 25–34 increased 63%
Total households:	977		• Age category 35-44 decreased by 27%
998			• Age category 45-54 increased 6%
Family households:	699	738	• Age category 55-64 decreased 9%
Nonfamily households:	278	260	• Age category 65+ increased 54%
Average household size:	2.58	2.55	

Readfield shares a regional school unit with Wayne, Mount Vernon, and Manchester (RSU #38). Enrollment has been declining steadily for the past several years. There has been an 11% decline in enrollment from 2020 to 2020. This trend is not projected to continue; school enrollment has been projected to increase.

Population Trends in Survey Respondents

Where survey respondents live: 27% Readfield Corner, 21% The Depot, 18% other, 15% Maranacook Lake, 13% Kents Hill, 10% Torsey Pond.

How long respondents have lived in Readfield: 42% 25+ years, 24% 3-9 years, 21% 10-24 years, 14% less than 3 years.

Before moving to Readfield: 69% within Maine, 30% outside of Maine, 0.80% outside the U.S.

Respondents were: 90% year-round property owners, 6% non-resident property owner, 4% other, 2% year-round resident renting in Readfield, 0.80% occasional use resident and property owner, 0% occasional use resident renting property.

Readfield's Economic Statistics

Median household income: \$86,156, Per capita income:\$40,608

Household and per capita are higher than the state and county average.

1,477 individuals in Readfield's labor force: 40% are women and 60% are men. In 2000, the labor force was made up of 46% women and 54% men.

Readfield's unemployment rate is 2.3%. In 2005, the unemployment rate was 4.5%.

91% of Readfield residents commute out of town for work. Most work in the Augusta Micropolitan Area or Lewiston.



Local Economy Survey Responses

- Many respondents prioritized preserving and maintaining natural resources and rural character over increased economic development.
- The top choices for businesses residents want: 31% restaurants, 30% grocery store , 29% cafe/bakery, 23% gas station, 10% pharmacy.
- Most respondents do not support large scale commercial and industrial development.
- 64% of respondents were opposed to rezoning residential property to increase commercial areas; 20% were in favor of rezoning; 16% had no opinion.

Housing Statistics

1,320 Total housing units in Readfield

977 Occupied housing units

80% of houses are owner occupied

93% of houses in Readfield are single family homes

\$330,000- median home price in 2020

\$202,000- median home price in 2010

\$279,398- home price affordable to those earning median income

59.1% of households cannot afford a median priced home

81.5% of renters are paying 30% or more of their income on housing





Housing Survey Responses

Most survey respondents indicated that the rural residential atmosphere, low density population, and natural resources were the main reasons they chose to live in Readfield.

Preferable affordable housing initiatives: 51% permanent elderly housing, 54% non-conventional (accessory apartments), 38% traditional multifamily dwellings.

Most opposed affordable housing initiatives: 52% greater density development, 62% decrease in single family acreage requirements.

55% did not support expenditure of town funds on affordable housing; 34% supported this initiative; 12% had no opinion.



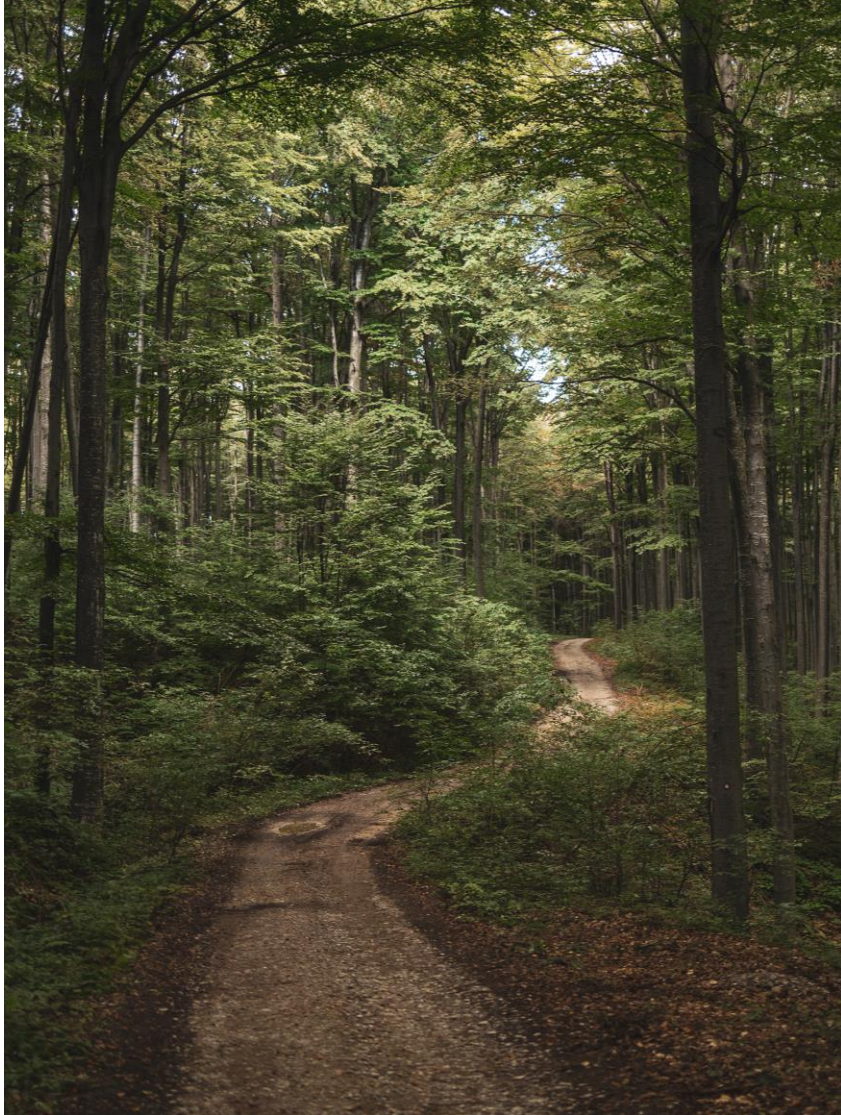
Recreation

Readfield is becoming the unofficial regional recreation hub, and with good reason!

One of Readfield's most notable assets is the wide availability of recreational opportunities. All combined, there are 1,337 acres of conserved land in Readfield across multiple entities and ownerships.

The Age Friendly Committee initiated all ages recreational programs through grants and other funding.

Readfield Recreation Committee coordinates with other towns to offer a joint recreation program.



Recreation Survey Results

When asked what they liked best about Readfield, the most popular answer was the numerous recreational opportunities (trails, Fairground, lakes/ponds, beach, ball fields, etc.).

48% of respondents felt there was enough open space, 34% need more, 11% didn't respond, and 10% responded 'other' and wrote a response, most of which was in favor of preserving specific areas.

Rankings for 'very important' recreational categories:

- 53% hiking/walking trails
- 40% Readfield Beach
- 23% boating access & cross-country skiing
- 22% park/playgrounds
- 21% access for fishing & recreation/community center
- 16% softball/baseball fields
- 14% outdoor basketball courts
- 13% swimming areas/pools
- 11% outdoor tennis courts
- 9% skating/hockey rink.

Rural Economic Resources

2,509 acres have been identified as Prime Farmland Soils with another 812 acres identified as Farmland of Statewide Importance; this is approximately 16% of the total acreage in Readfield.

32 parcels are enrolled in the Farmland Tax Law (2020), an increase of 77.8% since 2010.

9 parcels are enrolled in the Open Space Tax Law (2020); an increase of 28.6% since 2010.

70-80 % of Readfield is covered by forestland.

79 parcels (3,350 acres) are enrolled in the Tree Growth Tax Law (2020); an increase of 25.4% since 2010.



Rural Economic Resources Survey Responses

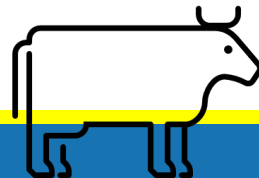
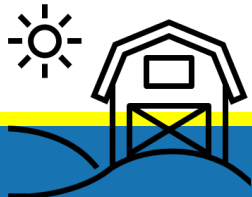
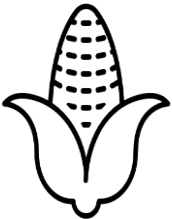


63% of respondents felt it was very important to preserve community-based agriculture.

85% of respondents felt agricultural uses should be encouraged; 57% felt local farms and farm stands should be encouraged; both were the respondents' top choices.

70% of respondents chose farmlands when asked what natural resource areas should be protected.

Many respondents appreciate Readfield's rural qualities and character, and natural features, all within close proximity to larger service areas.



Land and Water Resources



4 'candidate deer wintering areas' –designated as such until a formal survey is conducted.

20+ inland waterfowl/wading bird habitat areas.

Home to multiple species of special concern and one endangered species.

Approximately 37 streams and brooks, totaling about 25 miles of moving water.

7 ponds and 2 lakes as well as multiple watersheds, including the Cobbossee Watershed District, of which Readfield is a member.

Land and Water Resources Survey Results

One of the most obvious, unanimous trends in both surveys was for the continued protection of natural and water resources.

Preservation of natural and water resources ranked the highest for quality community life at 65% and 70% respectively.

Ranked as 'very important' to preserve: 86% lakes, 70% farmland, 63% wetlands, 58% streams, 57% woodlands, 43% ledges and ridges.

Quantity of open space in Readfield: 48% there is enough, 34% more is needed, 11% no opinion, 10% had specific areas or uses in mind for open space, including less restrictions on hunting.



Other Chapter Highlights

Historical, Archaeological, and Cultural Resources:

The National Register of Historic Places list includes two stand alone structures, the Jesse Lee Church and the Union Meeting House. It also includes the Kents Hill Historic District, which is Readfield's only historic district.

Public Facilities and Services:

There are currently 25 active volunteer fire fighters, with a capacity for 30. The town's Insurance Safety Officer (ISO) rating is generally a "6," which is a very good rating for a rural town.

Transportation:

Neighbors Driving Neighbors was established in Readfield in 2022 as a form of public transportation.

Fiscal Capacity:

In 2020, the cost of education paid for by the town was \$3,710,394 or 76% of total expenditures, with the remainder going to operate the town.

Existing Land Use

Readfield's Land Use Ordinance divides the town up to ten zoning districts, each with its own set of standards:

Village	Shoreland Residential
Village Residential	Resource Protection
Academic	Stream Protection
Rural	Commercial/Industrial District
Rural Residential	Mobile Home Overlay

Currently, the Village District, Village Residential District, and the Academic District make up the designated growth areas.

There is a noticeable upward trend in the number of permits issued since 2016.

Recent development is not in the growth areas, it has been occurring in more rural areas.

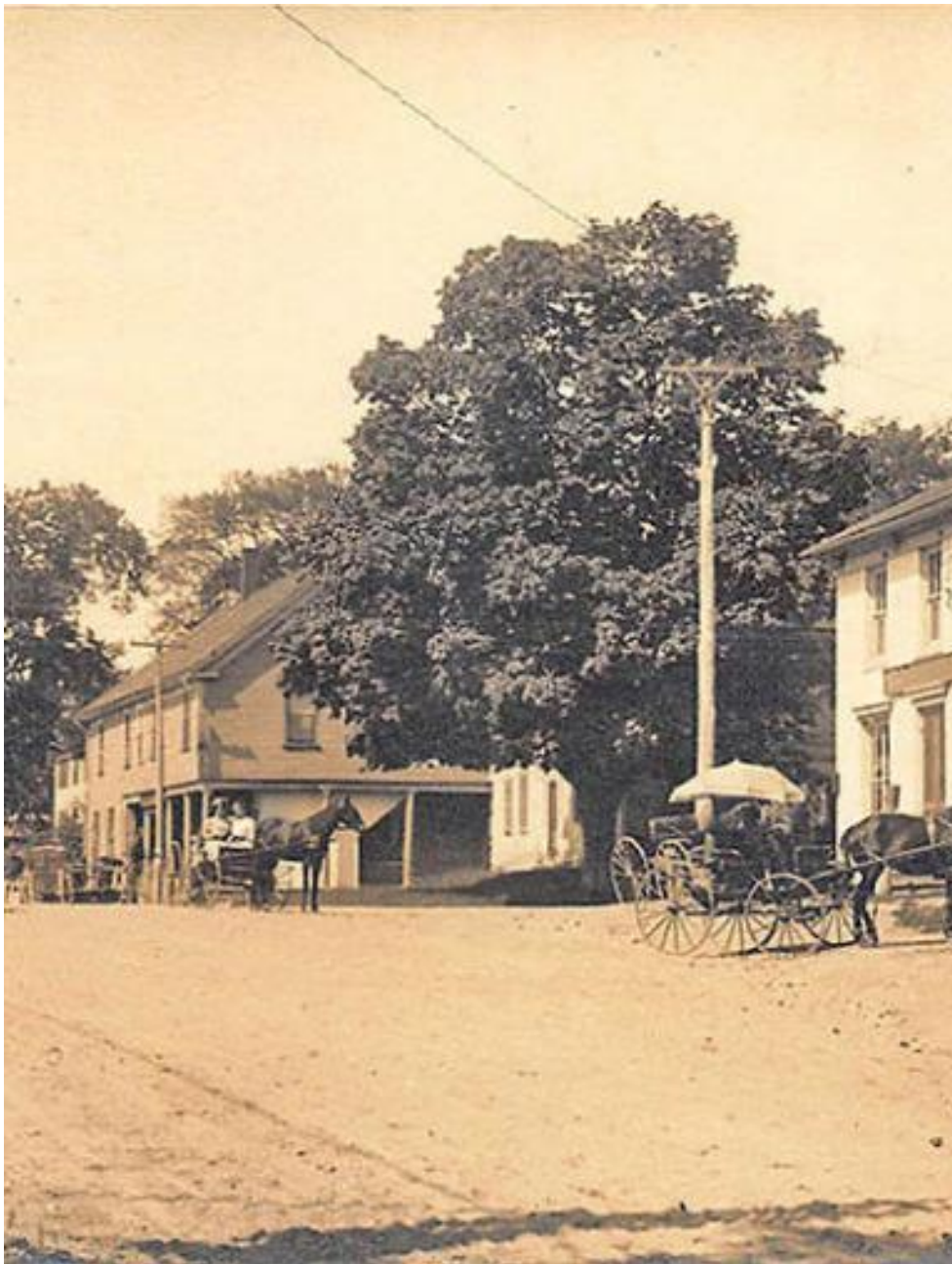


Existing Land Use Survey Results

45% of respondents feel the current amount of residential development was 'about right', 7% too little, 14% too much, 34% no opinion.

What residents liked best: rural character, quiet, small town, and the community feeling, within driving distance to larger service areas.

What residents liked least (regarding land use): lack of places to socialize, lack of village area, few small businesses, properties with junk in their yards, restrictions on land use, cannabis establishments, and solar farms, were the most common responses.





Future Land Use Plan

The Future Land Use Plan will:

Evaluate currently designated Growth Areas to determine if they need to be changed.

Evaluate current land use trends and patterns to be sure they align with the community's vision.

Evaluate the town's effectiveness in protecting critical habitat and natural resources.

Be based on community input.

