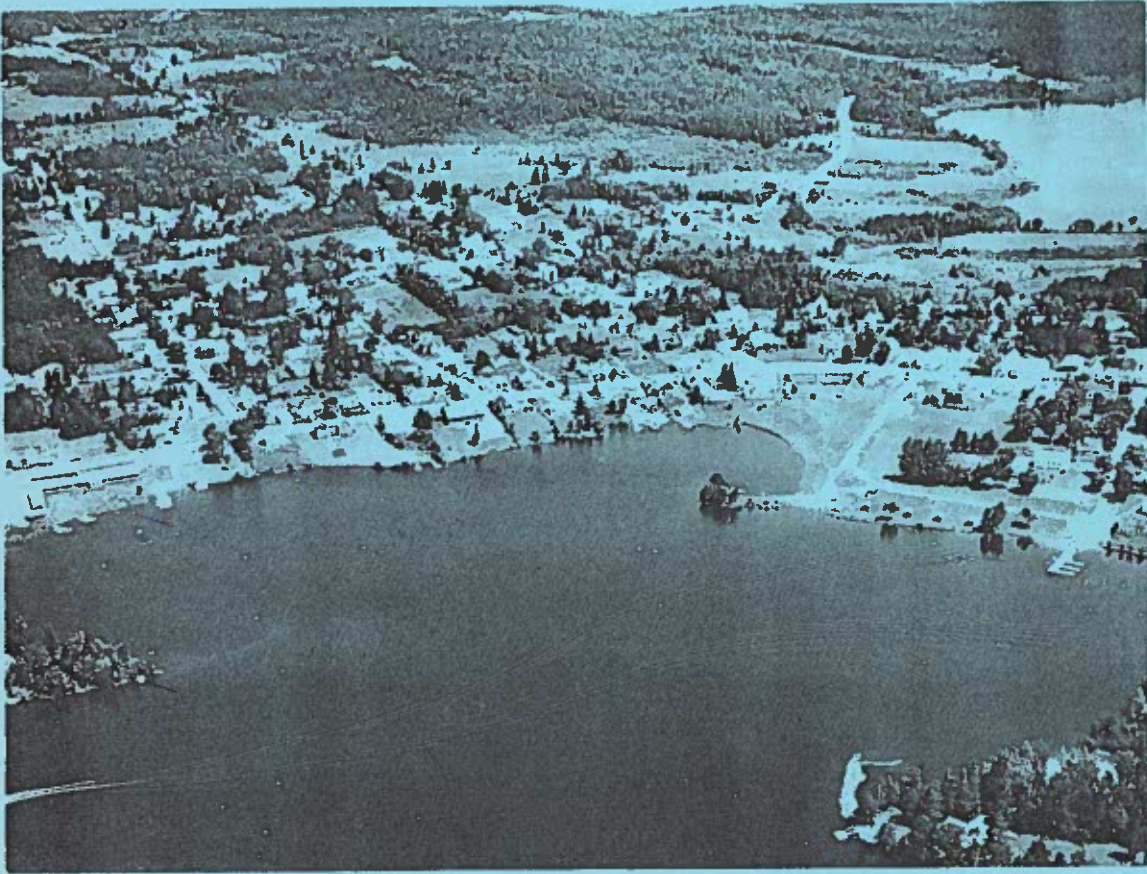


M Beany

COMPREHENSIVE PLAN



RANGELEY, MAINE DRAFT

APR 21 1987

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PURPOSE AND PHILOSOPHY OF THE COMPREHENSIVE PLAN

The following pages present a Comprehensive Plan for the Town of Rangeley. The Comprehensive Plan identifies what future community characteristics are desired and sets forth a work program so that those characteristics may be worked towards or obtained. It must be remembered that the Comprehensive Plan is developed over a very short period of time and cannot possibly foresee all potential community needs. Thus, the plan requires frequent updating to reflect changing community characteristics and desires. The plan also serves as the legal foundation for other community planning activities and regulations.

This plan has been developed with the involvement of the Town's citizens, the Town's seasonal residents, organizations and municipal leaders. Every year-round and seasonal resident was given the opportunity to participate in plan development through completing a questionnaire. The Planning Board utilized the results of the questionnaire to shape the Comprehensive Plan.

Because of the diverse backgrounds and interests found in Rangeley, it is likely that some may find faults with portions of the plan. It is impossible, because of differing backgrounds and interests, to present a plan which satisfies each individual. Therefore, the Planning Board has strived to develop a plan which sets forth the most appropriate direction for community development over the next several years.

In addition to utilizing input from the public, the Planning Board reviewed technical information such as recent population trends, economic trends and land development trends in and around Rangeley. Through analyzing this information, along with public input, the Comprehensive Plan was developed.

The underlying purpose of this plan is to identify how to best manage change so that the highly valued "Rangeley character" is maintained or enhanced. This character is not only important to residents, it is what Rangeley's economy is based upon.

The plan is presented in three sections. The first presents background information and recent community trends. This section is intended to provide information on community characteristics and expected changes over the next several years. The second section identifies community issues and problems identified in the planning program. Section three sets forth "community policy" in the areas of natural resources, land use and development, municipal services and economy. It is this section which is the most important part of the plan because it identifies how the community will address change.



SECTION I

Recent Community Trends

NATURAL RESOURCES

Surface Water

Surface waters are Rangeley's most predominant nature feature. Covering approximately 25% of the Town's total area, the lakes and ponds are a major contributor to Rangeley's "character". The waters of these lakes and ponds are utilized for various recreational purposes including cold water sport fishery; boating and swimming; public water supplies; and are the headwaters of the Androscoggin River. The shorelines have been or are being developed for both seasonal and year-round residences.

Rangeley Lake: Approximately two-thirds of the Town's total surface waters are found in Rangeley Lake. Covering some 6,000 acres, the lake is widely recognized for its exceptional cold water sport fishery. Rangeley Lake has above average water quality for Maine lakes and the Town's Water Company utilizes the lake as a source of drinking water.

Rangeley Lake's Characteristics

Surface area	6000 acres
Maximum depth	149 feet
Mean depth	48.8 feet
Volume	291,005 acre-feet
Drainage area	101.9 square miles
Flushing rate	0.4 (flushes/year)

Acre-feet: The volume that would cover an acre to a depth of one foot.

Source: The Voluntary Water Quality Monitoring Program, Maine Department of Environmental Protection, 1983, Project Report

Cupsuptic/Mooselookmeguntic Lakes: Approximately 15% of the combined 16,615 acres of Cupsuptic and Mooselookmeguntic Lakes are actually within Rangeley's borders. The lakes are an important natural resource and asset. The two lakes were joined by the construction of Upper Dam at the outlet of Mooselookmeguntic Lake. Water level of the lakes, as well as that of Rangeley Lake, are managed by the Union Water Power Company to regulate flows of the Androscoggin River.

Excellent temperatures and dissolved oxygen levels provide extremely good conditions for cold water fishery. Transparencies have been slightly below average for Maine lakes as reported in water quality testing results. It has been reported that water quality is stable despite seasonal fluctuations.

Cupsuptic and Mooselookmeguntic Lakes' Characteristics

Surface area	16,615 acres
Maximum depth	130 feet
Mean depth	34 feet
Volume	560,976 acre-feet
Drainage area	392.9 square miles
Flushing rate	0.9 (flushes/year)

Dodge Pond: Dodge Pond is a 230 acre water body whose southern end abuts Routes 4 and 16 approximately halfway between Rangeley and Oquossoc Villages. Cold water game fish are found in Dodge Pond. Water quality information is not currently available.

Dodge Pond's Characteristics

Surface area	230 acres
Maximum depth	51 feet
Mean depth	21 feet
Volume	5,414,400 ³ acre-feet
Drainage area	18.75 square miles
Flushing rate	5.17 flushes/year

Haley Pond: Located adjacent to Rangeley Village, Haley Pond covers 173 acres with a maximum depth of 23 feet. The pond receives the discharge for the Town's tertiary sewage treatment plant. Before improvements to the treatment plant in 1975, the pond experienced algal blooms. At times, the pond receives direct discharges from the treatment plant.

Haley Pond's Characteristics

Surface area	172.5 acres
Maximum depth	23 feet
Mean depth	7.3 feet
Drainage area	10 square miles
Volume	1,256 acre-feet
Flushing rate	8.3 (flushes/year)

Loon Lake: Approximately one-third of Loon Lake is within Rangeley. The remainder lays in Dallas Plantation. Due to its relatively small drainage area, 1.11 square miles, and its slow flushing rate, 0.4 flushes per year, Loon Lake is highly susceptible to water quality degradation. During 1974-76, algal blooms occurred

over short time periods indicating a nutrient enrichment. Some of the problem areas were later identified and landowners took steps to correct the situation. Loon Lake is suitable for cold water game fish and is managed for trout and salmon.

Loon Lake's Characteristics

Surface area	170 acres
Maximum depth	50 feet
Mean depth	18.4 feet
Volume	3,089 acre-feet
Drainage area	1.11 square miles
Flushing rate	0.4 (flushes/year)

Quimby Pond: A shallow 165 acre pond, Quimby is widely recognized for its quality brook trout fishery. Water quality sampling between 1981-84 detected increased levels of phosphorous. Because of the pond's small watershed, a number of human activities can significantly increase phosphorous levels. Testing conducted in 1985 indicated an improvement in water quality.

Quimby Pond

Surface area	165 acres
Maximum depth	12 feet
Mean depth	7 feet
Volume	1,138 acre-feet
Drainage area	.67 square mile
Flushing rate	0.7 (flushes/year)

Round Pond: Round Pond located north of Dodge Pond has minimal shoreline development. Round Pond has had historically good water quality for cold water fish.

Round Pond's Characteristics

Surface area	166 acres
Maximum depth	50 feet
Mean depth	19.5 feet
Volume	3,100,000 acre-feet
Drainage area	16.1 ² square miles
Flushing rate	7.75 (flushes/year)

Numerous other small bodies of surface waters are found throughout Rangeley. In the northern half of the community are a series of wetlands and logans.

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

Kennebago River: The Kennebago flows into Mooselookmeguntic Lake. The river was identified by the Maine Rivers Study as being one of Maine's most outstanding inland fishery rivers.

Ground Water

Significant ground water sources or aquifers in Maine are chiefly of glacial origin, having been deposited by glacial melt water streams between approximately 10,000 and 15,000 years ago. Wells located within aquifers have the potential to supply large quantities of ground water. Therefore, it is important to protect aquifers and their recharge areas from activities which may either reduce their water producing quantities or adversely affect ground water quality.

The Maine Geological Survey has mapped sand and gravel aquifers within Rangeley. Based upon Maine Geological Survey research, a significant aquifer is located in the valleys of the Kennebago River and tributaries to Cupsuptic Lake and is capable of supplying ground water at a rate between 10 and 50 gallons per minute.

Year-round and seasonal residents not served by the Rangeley Water Company obtain water from shallow dug wells or drilled wells in bedrock.

Wetlands

Wetlands are important natural resources because they store large volumes of water, releasing it slowly, thus reducing flooding. Their value as habitats for many species of both game and nongame wildlife further necessitates their preservation. Filling of wetlands can cause increased flood levels and the loss of wildlife habitat.

The Maine Geological Survey has mapped wetlands greater than ten acres in size. Several significant wetland areas exist in the Town of Rangeley. These include the Yorks, Long and Gile Logan network situated in the northwest quadrant of Rangeley, Perk Pond, Hayno Bog (southwest of Quimby Pond), Beaver Bog, and Secret Bog (northwest of Round Pond) and a large wetland area exists along the lower two miles of the Kennebago River.

Watersheds

A watershed can be defined as the land area which forms the drainage area for a particular body of water. Within a particular watershed, water which runs off the earth's surface will reach the principle water body within that watershed. Development and other land use activities within a watershed can greatly impact water quality. Watersheds obviously do not follow community boundaries and thus land use activities in a given community may impact the water quality within other communities.

Significant portions of the watersheds in Rangeley are forested. However, several of the smaller pond watersheds have both year-round and seasonal development. Quimby Pond has in the past experienced water quality degradation as the result of land use activities within its watershed.

Increased phosphorous levels are a major threat to water quality. Logging, road construction, residential development and failing sub-surface sewage disposal systems are potential threats to water quality.

Topography

Topography refers to the general land form of an area. Two factors are important when topography is considered: relief and slope. Relief reflects the height of land formations above sea level and surrounding areas. Rangeley's local relief, or the difference between the highest and lowest point, is approximately 1,000 feet. The highest elevation is 2,480 feet above sea level atop Ephram Ridge and drops to 1,480 feet in Oquossoc.

Rangeley's relief characteristics provide for numerous scenic vistas or overlooks. These vistas are a significant natural feature and thus their values should be maintained. Important vistas included Route 4 north to Rangeley Village, Route 4 east from Oquossoc to Rangeley village and other high points looking towards Rangeley Lake.

Slope is a significant aspect of land form which presents various limitations to development. As slope becomes steeper, construction becomes more expensive, roads and services are more difficult and expensive to maintain, and the potential for environmental degradation increases.

Significant areas of steep slopes may be found throughout Rangeley. These areas include Ephram Ridge, Bald Mountain, Burnham Hill, Chick Hill, and Haines Point.

Forested Land

A major portion of Rangeley's land area is covered by woodlands at various stages of maturity. These woodlands provide numerous

benefits. Direct economic benefits are derived when timber is harvested for saw logs, pulp, firewood or other uses. Woodlands also provide indirect benefits through providing recreational opportunities, wildlife habitat and aesthetic values. Woodlands are important to the continued health of Rangeley's surface waters through protecting their watersheds. The canopy created by trees and the understory aid in breaking the force of precipitation, thereby decreasing erosion.

Floodplains

Floodplains are the flat expanses of land along rivers or lake shorelines that are covered by excess water during flood events. Property located within floodplains are likely to be damaged during flood events.

The most significant floodplain in Rangeley is located along the Kennebago River. Although floodplains also exist along the Town's lakes and ponds, their expanses are considerably less than the Kennebago River floodplain.

Soils

Soils are extremely important to community development. They are the underlying material upon which roads, buildings, sewage and waste disposal occur. Development upon or in soils that are unsuitable for proposed uses will likely increase development and construction costs, annual maintenance costs and cause environmental degradation.

Current soil mapping conducted out by the United States Department of Agriculture, Soil Conservation Service indicates the primary soils in Rangeley are Thorndike, Dixmount, Bangor and Berkshire. These soils are generally stony and major limitations to most land use activities are depth to bedrock and high water tables.

Wildlife

Both game and nongame wildlife species are a valuable natural resource to Rangeley. To maintain this resource, suitable habitat must be available. Wildlife habitat may be impacted by various types of land use activities including forestry management activities, building or change in use characteristics.

Although this plan has not conducted a detailed wildlife inventory the Maine Department of Inland Fisheries and Wildlife has identified several important wildlife areas. These include several deer wintering areas in the vicinity of the Kennebago River and north of Round Pond. An active osprey nest exists in South Bog. Also, the Town's surface waters provide valuable habitat for the common loon.

POPULATION CHARACTERISTICS

Past Trends

Rangeley experienced a steady decline in population from 1950 to 1970. Over the period, a 24% decrease in population occurred. Dallas, Rangeley, and Sandy River Plantations experienced similar declines in year-round population. Overall Franklin County grew by 8% as a result of considerable population growth in Farmington, Jay and Wilton.

Between 1970 and 1980, the decline in Rangeley's year-round population was reversed with an approximate 9% increase. During the same period, overall, Franklin County grew by 22%. Table 1 presents population trends for Rangeley and the surrounding area.

Table 1
Year-Round Population Change
1970-1980

Community	1970 Population	1980 Population	Numerical Change	Percent Change
Rangeley	941	1,023	+82	+8.7
Carrabassett Valley	36	132	+96	+266.7
Dallas Plt.	105	146	+41	+39.1
Eustis	582	632	+50	+8.6
Kingfield	877	1,083	+206	+23.5
Madrid	107	178	+71	+66.4
Rangeley Plt.	52	69	+17	+32.7
Sandy River Plt.	73	50	-23	-31.5
Franklin County	22,444	27,472	+5,028	+22.4
State of Maine	993,772	1,124,660	+130,888	+13.2

Characteristics of Population

Rangeley's year-round population is significantly older than that of Franklin County and the State. As Table 2 reveals, Rangeley's 1980 median age was 40.3 as compared to Franklin County's 29.7 and the State's 30.4. Forty-five percent (45%) of the Town's population was 45 years of age or older in 1980 whereas 30% and 32% of Franklin County's and the State's population was 45 years old and older, respectively.

Table 2
1980
Age Distribution
Percent of Total Population

Age Group	Rangely	Franklin County	Maine
Under 5	5.1	6.7	6.9
5-9	5.8	7.6	7.5
10-14	6.6	8.8	8.4
15-19	8.3	10.7	9.6
20-24	5.9	9.0	8.8
25-29	7.1	7.5	8.2
30-34	5.9	7.4	7.7
35-44	10.3	11.3	10.9
45-54	13.8	9.8	9.9
55-61	9.6	6.4	6.9
62-64	4.9	2.6	2.7
65-74	10.2	6.9	7.3
75+	6.7	4.9	5.2
Median Age	40.3	29.7	30.4

Recent Population Trends

An estimate of Rangely's future year-round population is extremely important to the comprehensive planning process. Depending upon future population characteristics, various community needs can be identified and planned for. It should be understood, however, that predicting future population with great accuracy is difficult. Many factors contribute to this difficulty. With a local population the size of Rangely's, external forces could create sizable shifts in population. It is, therefore, not as important to identify future population in absolute numbers as it is to identify future population trends.

Population change is a result of two primary factors, natural increase and migration. Natural increase is derived from the number of live births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over some period of time. Births and deaths are readily obtainable. However, migration information is less readily obtainable. Therefore, the development of population trends utilizing migration, when migration is an important component, becomes difficult.

Rangely's natural population increase has had an insignificant impact upon population change since 1980. Table 3 reveals that over the six years between 1980 and 1985, there has been 80 births in Rangely and 79 deaths. Thus, at the present time, natural population

change is not a factor. It is interesting to note, however, that Rangeley's death rate and birth rate are both above that of overall Franklin County.

Table 3
Births & Deaths
1980-1985

Year	Births	Deaths	Natural Increase
1980	11	14	-3
1981	18	10	+8
1982	16	14	+2
1983	8	10	-2
1984	14	15	-1
1985	13	16	-3

Annual Average Change +0.2

In 1982 the County's death rate was 8.3 per 1,000 population and Rangeley's was 13.6 per 1,000 population. Rangeley's birth rate in 1982 was 9.4 births per 1,000 females between the ages of 18 and 44, whereas the overall county was 7.2.

One indication of population change can often be derived from school enrollment trends. Significant school enrollment changes can indicate in-migration or out-migration. Table 4 plots school enrollment between April 1, 1980 and April 1, 1986.

Table 4
Rangeley, Maine
School Enrollment
1980-1986

Year	Enrollment		Total
	K-8	9-12	
1980	115	63	178
1981	109	65	174
1982	133	59	192
1983	132	60	192
1984	124	57	181
1985	122	63	185
1986	125	60	185

Source: Maine Department of Education
(April 1 enrollment)

Since 1980 school enrollment has remained relatively stable with an overall enrollment increase of 4% between 1980 and 1986. Based upon current enrollment trends, it is difficult to base migration estimates. With the steadiness of school enrollment, those migrating to Rangeley are likely in the younger and older age groups.

Population estimates have been developed by the Maine Department of Human Services. In a report published in 1986, the Maine Department of Human Services estimated Rangeley's July 1, 1985, population to be 1,150. This estimate reflects an approximate 12% increase in population, since 1980. It has been estimated that Franklin County grew by 7% over the same period.

Table 5
Estimated Year-Round Population
Rangeley, Maine
1985

1980 Population	1985 Population	Percent Change
1,023	1,150	+12.4

Projecting Rangeley's future year-round population is a difficult task. Utilizing only past trends would likely lead to a low projection. Placing too much of an emphasis on recent growth may result in a high projection.

Several factors require consideration prior to projecting future year-round populations. First, it must be assumed that migration rather than natural increase will be the major component of population change. Therefore, external forces will play the leading role in Rangeley's future population characteristics. The following are factors with the potential to significantly impact Rangeley's year-round population.

- A continued active real estate market
- Saddleback Mountain development/expansion
- Increased tourism
- Additional seasonal residents residing permanently in Rangeley
- Additional or new facilities

These factors which Rangeley may or may not have any direct influences upon can substantially impact year-round population. Because of a degree of uncertainty as to the factors examined, several population projection scenarios have been developed.

The Maine Department of Human Services has projected Rangeley's 1994 year-round population to reach 1,350. The basis for this projection relates to natural increase, age specific partial population and the continuation of net migration factors. Based upon this projection, Rangeley's population would increase by 32% between 1980 and 1995 or an annual increase of 2%.

Projections utilizing a logarithmic regression of the form $Y = ae^{bx}$ yielded a decline in population due to past trends.

The two previous projection techniques have not considered potential year-round population increases related to continued development within Rangeley and, in particular, related to Saddleback Mountain. Development as currently planned at Saddleback will create additional jobs within the Rangeley Region. A portion of those individuals filling jobs created directly and indirectly by Saddleback can be expected to reside in Rangeley. These new year-round residents are not accounted for in previous projects. Therefore, a third projection has been developed for 1995 reflecting the potential impacts of Saddleback Mountain development. It is projected that, due to several factors, Rangeley's 1995 year-round population could approach 1,600 persons.

It is expected that Rangeley's 1995 year-round population will fall between 1,300 and 1,600 persons.

Seasonal Population

Seasonal population increases have a significant impact upon Rangeley and the Greater Rangeley Area. The local economy is highly dependent upon the tourist industry and seasonal residents.

The summer season brings the greatest seasonal population increases with somewhat smaller seasonal population growth during the winter ski season. It has been estimated that Rangeley's 1985 peak seasonal population ranged from 4,900 to 6,700 people. However, the average summer population ranges from 3,000 to 4,000. The winter season attracts vacationers for skiing, snowmobiling and other wintertime sports. The peak winter population fluctuates between 3,000 and 4,000.

Because Rangeley serves as a regional service center, an estimate of seasonal population within that service area is important. Based upon estimates, the regional peak seasonal population may reach approximately 11,000 people with the average seasonal population at approximately 7,000 people.

Although it is unlikely that seasonal population will reach the extremes reflected in Table 6 for any significant duration, it does reflect potential population at the present time. Continued development in and around Rangeley will increase seasonal population.

Table 6
Estimated Seasonal Population
1985

	1985 Estimated Population	Estimated Seasonal Population		Peak Seasonal Population*	
		Low	High	Low	High
Rangeley	1,150	3,700	5,500	4,900	6,700
Dallas Plt.	160	440	625	600	785
Rangeley Plt.	69	1,000	1,150	1,070	1,220
Sandy River Plt.	51	440	625	490	680
Adamstown		400	625	400	625
Davis		25	35	25	35
Lang		270	385	270	385
Lower Cupsuptic		40	60	40	60
Richardsontown		160	235	160	235
Totals	1,430	6,475	9,240	7,955	10,725

*Peak seasonal population refers to the total possible number of persons if all seasonal dwellings, commercial lodges, and camp-grounds are filled to capacity plus resident population.

Future Seasonal Population

Future seasonal population within the "Greater Rangeley Region" could have significant impacts upon the Town. It is important to know not only seasonal population levels but also population by seasons of the year. Several factors are important to consider when estimating future seasonal populations.

Future seasonal populations will depend upon additional growth in second home development, increased numbers of short-term lodging facilities and a continued experience that draws seasonal residents and tourists to Rangeley.

While seasonal growth in the Rangeley area has been moderate over the past several decades, recent trends indicate the potential for significant seasonal population increases. Most significant is the proposed development of Saddleback Mountain. Although overall development schemes are unavailable, it is planned to develop several hundred units over the next decade. Although increased seasonal populations due to Saddleback development will not physically be

located in Rangeley, Rangeley will be impacted because it is the region's service center.

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

Another trend which may signal differing seasonal use patterns has been the "condominiumizing" of existing "camps". This trend will eliminate a portion of these units from the short-term lodging market. The loss of these short-term lodging facilities may create a need for new rooms. Also in some quarters of Rangeley, there is talk of a motel/convention center which would impact seasonal population.

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

Table 7

**Rangeley Region Projected 1995
Seasonal Population**

	Seasonal Population	Year-Round Population	Total Population
Average summer	5,000	2,000	7,000
Peak summer	12,000	2,000	14,000
Average winter	2,300	2,000	4,300
Peak winter	10,000	2,000	12,000

CURRENT DEVELOPMENT/LAND USE PATTERNS

Present day land use characteristics and trends provide insight into community functions, past and current priorities, community and individual values and future directions. The examination of current land use patterns and development trends are important in establishing future patterns.

Rangeley occupies approximately 33,000 acres with 25% of that area covered by surface waters. The importance of these surface waters to the development of Rangeley cannot be overstated. The following presents an overview of Rangeley's current land use and development patterns.

Industrial

Rangeley has minimal amounts of land devoted to what is generally thought of as industrial uses or development. The most significant industrial land use activity is a mining site of raw materials for industrial garnet located off the Kennebago Road. Land adjacent to the airport has been reserved for industrial development, however, it is currently vacant.

Commercial

Rangeley has both historical commercial development patterns as well as indications of movement away from traditional patterns. Rangeley Village is the center of the Town's commercial land use activity with a secondary center found in Oquossoc. These areas of commercial use have their roots from the early days of the Town's development. Retail and service establishments were centrally located to serve year-round residents as well as the influx of seasonal residents and tourists. Today these two areas continue to be the primary focal points for commercial activities. Uses found include a mixture of retail and service establishments and public uses.

Both Rangeley Village and Oquossoc have limited space for commercial expansion. Generally, when there is pressure or demand for additional commercial development, it often expands longitudinally along major traffic corridors. There has been commercial development along Route 4.

Residential

Residential development in Rangeley can generally be separated into three categories: compact residential, low density or scattered residential, and shoreland residential.

Traditional compact, year-round residential land uses are found primarily in Rangeley Village. Based upon a land use survey conducted as an element of the Comprehensive Plan, a total of 225 year-round dwelling units were located in Rangeley Village. The majority of these dwelling units were located in traditional single-family structures with 55 found in multi-family structures. Individual lots within Rangeley Village range from several thousand square feet to over an acre. Having been served by a centralized water system since the early 1900's, small lots were possible. Today both sewer and water systems serve Rangeley Village. Oquossoc Village, although much smaller than Rangeley Village, has a small area of compact residential development.

The remainder of Rangeley's year-round residential land use is generally scattered throughout the southern half of the Town. It is of generally low density when compared to the village areas.

Rangeley has a long history of seasonal residential land use. Shoreland areas of both Rangeley and Mooselookmeguntic Lakes have numerous longstanding seasonal dwellings. A majority of these seasonal dwellings were constructed before State Minimum Lot Size Laws and setback requirements were established. Thus, many structures are located on small lots with minimal setbacks when compared with today's standards.

The land use survey identified 587 seasonal dwellings. Approximately 50% of these are found on the western shore of Rangeley Lake and eastern shore of Mooselookmeguntic Lake. The remainder of seasonal dwellings are located along the other shorelines of Rangeley Lake and the Town's other small ponds.

Another seasonal residential land use is cottages or cabins rented on a daily, weekly or longer basis. Approximately 200 of these units are found in Rangeley. Some of these cabins have been taken off the rental market through condominiumization.

Residential development trends have broken from traditional patterns in recent years. Lake shore living whether seasonal or year-round continues to be attractive. Since 1980 there have been over 100 new residential units added to the housing stock. The construction of structures containing multiple dwellings adjacent to the shorelands has taken place.

MUNICIPAL SERVICES

Water System

The water system which serves the Rangeley Village area, as well as some customers in Rangeley and Sandy River Plantations, is privately owned. The system was originally designed with City Pond, an impoundment on Cascade Stream located about 4.5 miles southeasterly of the village as the primary source, and Rangeley Lake providing a backup supply. Currently, the system is supplied by water from both City Pond and Rangeley Lake.

The water system originally constructed in 1905 provides water to approximately 420 services and the Town's hydrant system which consists of 44 hydrants. Approximately 1,000 year-round residents obtain water from the system which also supplies 50 commercial establishments, 9 public buildings, and approximately 65 summer residences.

The system suffers from lack of upgrading and preventive maintenance. Aside from old, deteriorated pipes, the water quality is a major concern. According to a study conducted by an engineering firm in 1978, City Pond should have additional treatment in order to meet State drinking water regulations. The study did not evaluate a method of treatment or the cost, but suggested that it would probably be more practical to treat Rangeley Lake water or develop a ground water supply. The reasoning behind these suggestions was that the size and age of the supply line to City Pond severely restricts flows and the excessive length would make replacement very costly.

Sewer System

In 1969 the Town of Rangeley constructed a sewer system and sewage treatment facility to address a severe sewage disposal problem in the downtown and surrounding village area. Approximately 4.75 miles of sewer including one section of force main serve the area and transport waste to the treatment facility.

The treatment facility is Maine's only tertiary sewage treatment plant. It uses an oxidation ditch method to treat the waste water for organics and suspended solids. After passing through a clarifier, the effluent enters the tertiary treatment step to remove phosphorous, a nutrient which stimulates excessive algal growth in lakes and ponds. This is an important step since the system discharges to Haley Pond which ultimately flows to Rangeley Lake.

The treatment facility has a design capacity of 140,000 gallons per day. Current flows range from just under 90,000 gallons per day in the winter to 125,000 gpd in the summer months.

There is excessive infiltration-inflow caused by poor design and construction of the sewer system during the original installation. These problems have been intensified by the typical severe winters with deep frost penetration and the lack of a preventive maintenance program.

In 1982 the Town hired an engineering firm to conduct a sewer system study including an infiltration-inflow analysis. The study noted that a reasonably extensive rehabilitation program was needed and that the Town should also develop a preventive maintenance program. The Town has recently been notified by the Economic Development Administration that they will receive monies to undertake a rehabilitation program. Once the sewer system is rehabilitated, the severe problems should be eliminated and average flows should decrease, thereby providing additional capacity. However, since peak flows in the 125,000 gpd range generally occur during the summer tourist season which is relatively dry, the sewer rehabilitation program is only anticipated to add approximately 5,000 gpd of capacity. Thus, the sewer system's capacity to accept additional flow is limited.

Solid Waste

The Town currently operates a solid waste landfill off Route 4 approximately halfway between Rangeley Village and Oquossoc. The site is in violation of State solid waste disposal regulations and, therefore, must be closed. A temporary transfer station at the existing landfill site has been constructed. This site will serve the Town's solid waste disposal need while a new permanent transfer station is planned and constructed. Wastes will be transferred to a commercial landfill outside of Rangeley.

Airport

The Rangeley Municipal Airport is located approximately 1 1/2 miles north of Rangeley Village off the Kennebago Road. The 2,700 foot paved runway has recently been upgraded along with the installation of lights and a nondirectional beacon.

The airport is overseen by an airport committee appointed by the selectmen. At the present time, there is no fixed base operator, however, fuel is sold by a local businessman.

Highway System

The major travel corridors into Rangeley are Route 4, Route 17 and to a lesser extent Route 16. Annual average daily traffic traveling Route 4 has increased steadily since 1980. Between 1983 and 1984, a 6.6% increase was recorded.

There are approximately 50 miles of Town roads of which 30 miles are paved. The remainder being gravel surfaced. A program to upgrade and pave Town roads with bituminous pavement is ongoing.

In addition to the publicly maintained roads, there are a number of private roads which serve both year-round and seasonal residences. Although these roads are not maintained or built to municipal standards, emergency vehicles including police, fire and medical must have access.

Fire Department

The Town is served by a volunteer fire department with fire stations located in Rangeley Village and Oquossoc. Manpower includes a chief and captain in Rangeley and Oquossoc and a complement of approximately 40 fire fighters. In addition to serving the Town of Rangeley, the department also provides fire fighting services for Dallas, Rangeley and Sandy River Plantations and other surrounding unorganized townships.

Major equipment includes a 1,000 gallon tank and pumper on a Mack chassis, a 750 gallon tank and pumper on a Chevrolet chassis both in excellent condition. Other rolling equipment includes a 55 GMC, a 54 Ford and 49 Dodge.

A new fire station is located in Oquossoc which is adequate for current and future demands. The station in Rangeley Village is inadequate due to its physical size and its inability to be expanded.

Police Department

The Rangeley Police Department consists of a full-time chief. The chief is assisted by an additional officer during the summer tourist season and during the winter months by a winter-patrol officer who checks the Town's numerous seasonal dwellings. Dispatching is provided by the Franklin County Sheriff's Department which also provides law enforcement assistance.

Emergency Medical Services

Rangeley is served by two ambulances, one of which is two years old and the other is five years old. These are staffed by five Emergency Medical Technicians. Included in these five is one advanced technician and one intravenous technician. There are also a number of apprentices in training, who will eventually bring the number of technicians up to ten. The ambulances are dispatched through either a 24-hour Red Phone Network, or through Carrabassett Valley Communications. The Red Phone Network simply directs the caller to contact Carrabassett Valley. Carrabassett Valley Communications has a 24-hour dispatch service which takes calls and notifies the Rangeley technicians of any problems.

Education

Rangeley belongs to a School Union which includes Rangeley, Lincoln Plantation, and Magalloway Plantation, as well as a number of other surrounding unorganized townships. All grades, K-12, are housed in one building which is located on the Loon Lake Road in Rangeley.

Since 1980 Rangeley's school enrollment has remained relatively stable. Overall enrollment has increased by just 4% since 1980 indicating that the Town's population growth has been occurring in the younger and older age groups.

In grades K-8 a low of 109 was recorded in 1981 but the following year, 1982, shows the highest figure, since 1980, of 133 students. In grades 9-12, the low figure was hit in 1984 with 57 students and the highest figure occurred in 1981 with 65 students.

Table 8

School Enrollment

Year	K-8	9-12	Total
1980	115	63	178
1981	109	65	174
1982	133	59	192
1983	132	60	192
1984	124	57	181
1985	122	63	185
1986	125	60	185

Source: Maine Department of Education (April 1 enrollment)

ECONOMIC CHARACTERISTICS

County Overview

Franklin County's economy has traditionally been based upon lumber and wood industries, leather industries, agriculture and tourism. The wood industries, including pulp and paper, continue to be of major significance within the county. The leather industries have suffered losses over the last several decades. Franklin County is Maine's principle four-season vacation area and its impact upon the county's economy is becoming stronger.

Rangeley's economy is highly dependent upon the tourist and recreation industry with the lumber and wood industry, a secondary source of employment and economic activity. This dependence upon the tourist and recreation industry is reflected by a high percentage of workers employed in personal, entertainment and recreational services, retail trade and construction.

Rangeley's tourism/recreation industry is based upon several components. These include seasonal residences currently occupied primarily during the summer months, commercial lodging facilities such as hotels, and rental cabins, and day tourists. Also, Rangeley is the service center for the surrounding area including Saddleback Mountain providing shopping, banking and real estate services.

Although it is difficult to track recent growth in Rangeley and its long-term impact upon the local economy, an examination of sales tax information can indicate economic growth or decline. Since 1980 sale receipts from Rangeley's restaurants and lodging facilities have increased at a 15% annual rate. This rate of growth lagged somewhat behind the overall Rangeley Region which grew at a 19% annual growth rate. However, the overall Rangeley Region includes Carrabassett Valley which had substantial growth in this sector since 1980. Total sales have increased at an annual rate of approximately 15% in Rangeley since 1980 compared to an overall State growth of 10%.

Labor Force

Rangeley's labor force has remained relatively stable since 1980, whereas overall Franklin County has increased slightly. Unemployment rates in Rangeley have been below those of the overall county.

Table 9
Average Labor Force
1980-1984

	Rangeley		Franklin County	
	Labor Force	Unemployment	Labor Force	Employment
1980	521	10.7	12,584	7.8
1981	471	7.2	12,630	7.3
1982	471	5.7	12,970	8.2
1983	487	6.4	13,430	9.0
1984	488	5.5	13,420	8.0
1985		6.8		8.9

Source: Maine Department of Manpower Affairs

Employment characteristics reported by the 1980 Census reveal the importance of the second home/tourist industry of the Greater Rangeley Region. Table 10 indicates a high percentage (17%) of Rangeley's workers employed in personal, entertainment, and recreation sectors when compared to Franklin County and the State. Other employment categories which reflects the importance of the recreation/tourist industry are retail trade and, to a lesser degree, construction.

Table 10
Employment By Industry
Percent of Total Work Force
1980

	Rangeley	Franklin County	Maine
Agriculture, Forestry, Fisheries and Mining	1.7	2.8	3.4
Construction	11.4	4.8	5.7
Manufacturing:			
Durable goods	13.6	15.6	15.9
Nondurable goods	1.9	28.7	11.3
Transportation	3.9	2.2	3.6
Communications & Public Utilities	2.2	1.1	2.2
Wholesale Trade	1.5	1.3	3.6
Retail Trade	18.7	12.4	16.0

	Rangeley	Franklin County	Maine
Finance	5.6	2.9	4.4
Business & Repair	1.9	2.0	2.6
Personal Entertainment & Recreation	16.5	4.4	3.8
Professional:			
Health Services	1.9	5.1	8.5
Educational Services	8.2	10.7	9.6
Other Professional	4.9	2.4	3.7
Public Administration	6.1	3.3	5.4

Income

Based upon the 1980 Census, the income of Rangeley's people falls below that of overall Franklin County and Maine residents. The 1979 median household income in Rangeley was approximately 12% less than the overall State.

Table 11
Median Income

	1979 Household	Family
Rangeley	\$12,214	\$14,904
Franklin County	13,500	16,003
Maine	13,816	16,167

Between 1979 and 1981 Rangeley's per capita money income increased by approximately 20% from \$6,472 to \$7,752. The rate of increase was similar to both Franklin County and the State.



SECTION II

Community Issues

INTRODUCTION

As an element of preparing the Town of Rangeley's Comprehensive Plan, input from various individuals and groups as to the current issues and problems facing the Town was solicited. This was undertaken to allow for public input in the planning process and to help the Planning Board gain a wider understanding of community issues or concerns. To accomplish this, the Planning Board distributed a Comprehensive Plan Questionnaire to both year-round and seasonal residents. The questionnaire addressed topics relating to economic development, municipal services, development and Rangeley's character.

In addition to the questionnaire, various community groups, municipal officials and municipal boards were asked to identify local problems or issues. By the nature of the Comprehensive Plan, issues or problems were primarily related to land use.

Based upon the results of these efforts, the following issues are presented. The purpose of the Comprehensive Plan is to address these issues.

Natural Resources Issues

- The Town's surface waters are a significant asset of the community. They are a major component of the Town's character and economic viability. Loss of surface water values which include generally excellent water quality, cold water sport fishery, public accessibility and traditional "Rangeley" shoreland development patterns will greatly affect the overall community.
- Various activities within watersheds can impact water quality. In recent years, water quality degradation has been documented in several of the Town's ponds.
- Rangeley has a large number of lakeshore, seasonal dwellings. Many of these are located on small lots (less than the current 20,000 sq. ft. requirement) and have inadequate subsurface sewage disposal systems. The increased use of the seasonal dwellings, whether it be in summer or winter, may lead to water quality degradation.
- Activities including road building and construction adjacent to surface waters may increase erosion and sedimentation which can negatively impact water quality.
- Lakeside development which is not traditional, "Rangeley" may lead to a decline or loss of character.
- Rangeley is endowed with an abundance of surface waters, thus the importance of ground water resources may be underestimated. Numerous activities may negatively impact ground water supplies.
- One of the natural features of Rangeley which plays an important role in its overall character is its numerous scenic vistas or overlooks. Encroachments into these scenic overlooks will have negative impacts upon the Town's character.
- Soils are an important natural resource. Rangeley's soil characteristics are generally stony, shallow depth to bedrock and have high water tables.
- Wildlife resources are one of Rangeley's attractions. There is little control of the activities which may impact this resource.
- Timber harvesting activities may impact visual qualities as well as water quality.

Development/Land Use Issues

- Lakeshore development whether single or multi-family can have impacts upon the lake and lakeshore environs. Rangeley has experienced a new surge of lakeside development. Existing regulations do not adequately address recent development styles and their impact upon Rangeley's character.
- Recent development activity and demand has greatly raised real estate prices.
- Cluster or other types of high density development require special considerations. Existing ordinance provisions relate primarily to traditional development. Additional guidelines are needed for cluster or high density development.
- Planned expansions at Saddleback Mountain will likely have significant impacts upon Rangeley's development characteristics.
- The Town's sewage treatment plant has limited capacity. Uncontrolled growth could rapidly overtax the system.
- The Town does not have any standards relating to the construction of privately-owned roads.
- The Town lacks suitable standards for the placement of manufactured housing.
- Additional development will place additional demands upon parking and traffic circulation in Rangeley Village. Parking and circulation is already a significant problem.
- Limited space exists for commercial development in Rangeley Village and Oquossoc. Potential growth in the "Greater Rangeley Region" will demand additional commercial establishments. New commercial development in inappropriate locations will detract from the Town's character.
- The physical appearance of new development or redevelopment whether residential, commercial or public could, if not compatible with current development, rapidly alter visual values.

Municipal Services Issues

- The water system serving Rangeley Village suffers from the lack of upgrading and preventive maintenance.
- After the sewer system's rehabilitation program, it will be able to accept approximately another 20,000 gallons before the design flow 140,000 gallon per day is reached. New development could quickly use up the plant's existing capacity.
- The existing Fire Station in Rangeley Village cannot be expanded to adequately accommodate existing or future equipment.
- Continued year-round and seasonal development will require improved fire fighting equipment.
- The Town does not formally identify and schedule major capital outlays.
- The disposal of the Town's solid waste needs a long-term solution.
- The Town currently lacks road construction standards for roads not constructed in subdivisions.

Economic Issues

- Rangeley's employment opportunities are highly dependent upon the tourist or recreation industry. Generally, such jobs provide low wages and less than full-time work.
- The median income (half the families earned less than \$14,904 and half the families earned more than \$14,904); in 1980, was approximately 8% less than that of Franklin County and the State.
- Rangeley's somewhat isolated location in relation to transportation is a deterrent to industry attraction.
- Rangeley serves as a service center for the "Greater Rangeley Region". This role is important to the economy of the Town. However, expected growth in service demand, may not be fully developed because of poor parking and traffic circulation in Rangeley Village.
- The Rangeley Airport can be a significant economic asset. It is not currently being used to its potential.
- Inadequate water and sewer systems may be significant deterrents to economic development.
- The Town lacks an overall economic development strategy.



SECTION III

Community Policy

COMMUNITY POLICIES

Introduction

The following pages, which present various community policies, are the most important element of the Comprehensive Plan. Identified policy is intended to establish community direction and aid decision makers. Policies are based upon recent trends and needs identified by the Town's residents and municipal leaders. They are primarily directed towards maintaining Rangeley's valued characteristics which are paramount to its economy. This planning effort was prompted by increased development activity which was visualized as threatening the characteristics Rangeley is valued for.

The policies in this Plan are intended to guide and accommodate current and projected growth. The plan does not advocate halting change but rather timing and directing change so that those values currently held high are maintained.

It is intended that these policies be utilized by those whose actions and decisions will shape community development over the next several years. To help achieve community policy, various actions or implementation strategies have also been identified.

NATURAL RESOURCES

Rangeley's natural resources and features including surface waters, shorelands, wetlands, mountains, scenic vistas, woodlands, and wildlife make Rangeley "what it is". Both year-round and seasonal residents feel strongly that these outstanding features deserve protection.

The Town recognizes the importance of its unique natural resources, which have played and will continue to play an extremely important role in Rangeley's way of life. It is also understood that without proper management of its natural resources, many of Rangeley's valued characteristics could be altered. Therefore, it is a goal of the community to maintain and/or enhance its natural resources and features.

Surface Waters

Covering approximately one quarter of Rangeley's total area, surface waters are Rangeley's most predominant natural feature. The renowned Rangeley and Mooselookmeguntic Lakes have brought sports to Rangeley for over 100 years. Other smaller water bodies and rivers are recognized for their native brook trout fishery.

The Town's surface waters and their associated shorelines are predominant in presenting Rangeley's visual character. These features are treasured by residents and have brought both seasonal residents and tourists to Rangeley for many years.

Rangeley's surface waters and shorelines have not gone unchanged. Problems with declining water quality has raised the concerns of both year-round and seasonal residences. The loss of traditional valued characteristics would significantly alter the "Rangeley character".

The Town recognizes the importance of maintaining high water quality within its lakes and ponds. Water quality degradation would significantly impact the Town's character and economy. Therefore, it is a policy of the Town of Rangeley:

- **To maintain surface water quality which will provide for a continued pure drinking water, sport fishing, and outstanding recreational opportunities.**

To aid in the implementation of this policy, the following strategies are recommended.

- Conversion of seasonal dwellings to year-round dwellings should be strictly regulated in accordance with the State Plumbing Code and local regulations to minimize impact of malfunctioning subsurface sewage disposal system.

- Stringent sedimentation and erosion control regulations should be contained in both the Town's Subdivision and Zoning Ordinances.
- The sewage treatment plant should be properly maintained and have sufficient capacity to treat projected waste so that water quality is not threatened.
- Lake and pond shore residents should be provided information on methods to minimize harmful phosphates reaching water bodies.
- Timber harvesting practices should be regulated adjacent to surface waters to minimize water quality degradation.
- Lake shore lots should be of such sizes to provide suitable area for subsurface sewage disposal.

Shorelands

The shorelands of the Town's surface waters are significant natural features. They aid in the protection of water quality and are significant in the presentation of "Rangeley's character". Inappropriate utilization of shorelands could have long lasting impacts. Therefore, it is a policy of the Town:

- **To direct new development or redevelopment and other activities within the shorelands so that density, design and construction are such that water quality is maintained and fits harmoniously with the natural environment.**

To aid in the implementation of this policy, the following strategies are recommended.

- The area of which shoreland activity is regulated should be of sufficient depth so that shoreland values and surface waters are adequately protected.
- Lot sizes within shoreland areas should be of suitable size for subsurface sewage disposal and to maintain appropriate densities.
- The design and appearance of new or remodeled lake shore development should be regulated through appearance provisions so that traditional shoreland character is maintained.
- Zoning provisions should regulate cluster or planned development so that design standards are met and densities are not greater than normally allowed under traditional development.
- The number of moorings per shore frontage should be regulated under local ordinance provisions.

Wetlands

Wetlands are important natural resources. They hold large amounts of water, thereby, reducing flooding, protect water quality, and provide habitat for various types of game and nongame wildlife. Therefore, it is a policy of the Town:

- **To protect wetlands from filling or encroachment so that their benefits and values are maintained.**

To aid in the implementation of this policy, the following strategies are recommended.

- Significant wetlands and adjacent buffer areas should be placed in resource preservation districts to protect them from degradation or destruction.
- The Planning Board should require proposed developments to maintain undisturbed buffers adjacent to wetland areas.
- The Town should actively participate in the Department of Environmental Protection's review of wetland alterations.

Ground Water

Ground water provides domestic water supplies for residents not served by the Rangeley Water Company. The degradation of ground water supplies or over taxation can lead to long-term problems and costly solutions. Therefore, it is a policy of the Town:

- **To maintain its ground water resources for current and future use.**

To aid in the implementation of this policy, the following strategies are recommended.

- An inventory should be undertaken to identify existing potential threats to ground water.
- All activities which utilize products potentially hazardous to ground water should be required to have facilities which contain spills that could reach ground water supplies.
- Development proposals that propose the use of, or impact, ground water resources should prove that quantities and quality are sufficient and the supply to other users are not adversely impacted.

Topography

Slope is one aspect of topography which can present limitations to various land use activities. As slopes become steeper, construction is more expensive, roads and services are more difficult and expensive to construct and maintain. The potential for environmental degradation also increases. When land use activities take place on steep slopes, the potential for erosion is greatly increased.

A second aspect of topography is relief. Ridges, mountains or hills form local relief. These hills and valleys combined with the lakes and ponds and other natural areas of Rangeley create significant scenic vistas. These scenic vistas are extremely important to "Rangeley's character". Therefore, it is the policy of the Town:

- **To assure that development and other activities upon steep slopes are undertaken in such a manner as to minimize environmental degradation and municipal costs.**
- **To preserve significant scenic vistas or overlooks from encroachments which could reduce their values.**

To aid in the implementation of this policy, the following strategies are recommended.

- Development upon steeper slopes should be required, through zoning and subdivision provisions to retain trees and other natural vegetation to stabilize hillsides, reduce erosion, siltation and nutrient runoff.
- Significant scenic vistas should be identified and mapped and protected by appropriate zoning and/or other ordinances.
- Where development or other land use activities are proposed for locations with significant scenic values, their design, appearance and elevations should be regulated through zoning or other ordinance provisions so that scenic values are maintained.

Soils

Soils are extremely important to community development. They are the underlying material upon which roads, buildings, sewage and waste disposal occur. Development upon soils that are unsuitable for such proposed uses will likely increase development and construction costs, annual maintenance costs and cause environmental degradation. Also, development upon unsuitable soils often requires filling and loaming, thereby depleting such material and potentially creating adverse impacts elsewhere. It is, therefore, a policy of the Town:

- **To only permit development or other activities where soils are suited for such activity.**

To aid in the implementation of this policy, the following strategies are recommended.

- The Planning Board should assure the soils are suited for proposed development activities.
- The Town should strictly enforce erosion and sedimentation plans on all development and other land use activities.
- The Town's development standards should require that the approval authority be provided with documentation that suitable soils are available for subsurface sewage disposal.

Wildlife

Both game and nongame species of wildlife are important natural resources of the Town. They are another of the resources which present the "Town's character". Various development and land use activities can destroy wildlife habitat. It is a policy of the Town:

- **To maintain its wildlife resources through habitat preservation or enhancement.**

To aid in the implementation of this policy, the following strategies are recommended.

- Areas of significant wildlife habitat should be protected through zoning regulations.
- When the Planning Board reviews a development proposal, it should consider potential impacts upon wildlife habitat.

Forestland

Forestland has numerous values. It is the source of the raw materials for the paper and lumber industries and for fuel. The Town's forestland also provides numerous recreational opportunities and is significant in the protection of surface water quality. For these and other reasons, it is the policy of the Town:

- **To encourage forest management which will maintain economic, recreational, wildlife and aesthetic values as well as protecting water quality.**

To aid in the implementation of this policy, the following strategies are recommended.

- Forest management practices including harvesting should comply with all pertinent state and local regulations.

- Forest management practices adjacent to surface waters should be regulated through zoning provisions so that water quality is protected.

DEVELOPMENT/LAND USE

Past, current and future development patterns are significant factors in the presentation of community character and dictate the need for various municipal services. These patterns are extremely important to Rangeley's way of life and economy. Inappropriate use of land will have long lasting impacts. Therefore, it is a goal of the community to direct development and land use change so that valued community characteristics are maintained.

Residential

Residential development patterns help determine a community's visual qualities, the costs of various municipal services and impact natural resources. Residential densities dictate environment and social consequences. Natural constraints including soil conditions or the availability of municipal services are factors in determining appropriate locations for residential land use.

The rate of residential growth has not been significant within Rangeley over the past ten years. Perhaps what has been more significant has been the increased cost of housing. This cost increase has been brought about largely by outside market conditions which Rangeley has little control over. Current housing costs have made it difficult for some permanent residents to find housing they can afford.

Projected population growth will create a demand for housing in Rangeley. Due to the nature of employment opportunities which will create a portion of the projected housing demand, a need for less expensive housing will occur.

To provide for suitable residential development patterns, it is policy of the Town:

- To provide for a variety of housing and tenure types to meet changing needs of housing consumers.
- That the highest density residential development should be located where centralized water and sewer is or will be available.
- That areas for residential development not to be served by sewer and water should be of such densities that natural resources are protected and visual qualities are preserved.

To aid in the implementation of these policies, the following strategies are recommended.

- Residential densities should be the greatest in these areas of Rangeley Village served or easily served by centralized sewer and water.
- Provisions should be contained within the Zoning Ordinance to provide for the conversion of larger single-family homes to multi-family dwellings within the Village areas.
- Provisions for clustering of residential dwellings in suitable locations should be provided for in the Zoning Ordinance as a way to preserve land resources.
- Lot size requirements in areas not served by centralized sewer and water should be of sufficient size to protect soils and ground water.

Shoreland Development

Rangeley's shorelands are an attractive place to reside on both a year-round and seasonal basis. It is difficult to determine precisely the number of seasonal and year-round dwellings within the Town's shorelands. However, based upon a 1986 survey, there were approximately 650 residential dwellings located along the Town's shorelands. It is estimated that upwards of 80% of these units are used only seasonally, although a portion of these are suitable for year-round occupancy. Many of these dwellings are well over 50 years of age.

Over the past several years, there has been an upsurge in seasonal and year-round development along the Town's shorelands. New shoreland development has broken from traditional Rangeley shoreland development characteristics. Cluster type multi-family development may now be found within the shorelands. It is expected that shoreland development pressures will continue.

Future demands for lakeshore development will be in the form of residential single lot, subdivision, cluster and commercial. Such development carries the potential to alter valued lakeshore and community characteristics. Because of these factors, it is a policy of the Town:

- That new or redevelopment within shoreland areas shall be conducted such that shoreland character is preserved, water quality is maintained and unreasonable demands are not placed upon municipal services.
- That new development shall not diminish the physical and visual accessibility to the Town's surface waters.

To aid in the implementation of these policies, the following strategies are recommended.

- The Shoreland District contained in the Zoning Ordinance should be of sufficient depth as to provide adequate water quality protection.
- All new development or redevelopment should be required through subdivision and zoning regulations to design and maintain sediment and erosion control programs to minimize impacts to water quality.
- The Zoning Ordinance should prohibit those uses which have no relationship to water and those uses which are intrinsically harmful to shorelands.
- Cluster or planned developments should be regulated through zoning requirements to appropriate locations and densities so as not to over populate shorelines.
- Lot sizes within the shoreland areas should be of such dimensions as to not cause potential environmental harm and not over populate the shorelands. Lots should not be less than 40,000 square feet.
- The Town, through an Appearance Code, should regulate the appearance of structures within shoreland areas.
- Multiple family development should be strictly regulated ~~from~~ shoreland areas because of its visual and potential physical impacts to the shoreland environ.

Manufacturing Housing

The mobile home has become an attractive alternative to the traditional stick built single-family home. This is due to its affordability when compared to the traditional single-family home. It is realized that, due to current market conditions and the cost of traditional single-family housing, some residents have been priced out of such housing. Also, it is likely that there will be a greater demand for moderate cost worker housing as Saddleback Mountain continues to develop.

Transportation limits the dimensions of mobile homes so their design may impact community character or aesthetics. However, it is recognized that moderate cost housing is needed and State law prohibits mobile home discrimination.

- Therefore, it is a policy of the Town to allow the placement of mobile homes manufactured after 1976 in suitable locations.

To aid in the implementation of this policy, the following strategies are recommended.

- Mobile home parks should be required through zoning provisions to conform to the same requirements as traditional single-family subdivisions or cluster development.
- Provisions should be contained within the Zoning Ordinance which require mobile homes to have pitched roofs and house-like siding.

Commercial

Commercial activity is extremely important to a community and particularly to Rangeley. The Town's commercial areas help present the Town's character as well as providing local employment opportunities. Rangeley acts as the service center for the Greater Rangeley Region. It is expected, due to projected growth, that there will be greater demands for services, thereby increasing commercial space requirements.

Rangeley's two traditional areas of commercial development are Rangeley Village and Oquossoc. Rangeley Village has been the Town's primary area of commercial development offering a variety of goods and services. Oquossoc serves as a secondary commercial area.

Commercial development has begun to creep away from the traditional village areas. Several factors have and will continue to contribute to this. These factors include the lack of available land within the traditional villages combined with poor parking and traffic circulation. In respect to community cohesiveness, the most suitable locations for commercial development are in Rangeley Village and/or Oquossoc. However, in view of the limitations within Rangeley Village, other areas for commercial land use will be required. Therefore, the following policies are presented.

- Rangeley Village should continue to be the primary location and focal point for commercial development and redevelopment.
- Commercial development should be located where it will not conflict with residential areas or values, nor create environmental harm or safety hazards.
- Commercialization of land adjacent to Routes 4 and 16 should be managed so that unattractive strip development and traffic congestion is minimized.
- New or redeveloped commercial establishments should be so designed and constructed as to fit harmoniously with "Rangeley's character".

To aid in the implementation of these policies, the following strategies are recommended.

- The traditional commercial areas should be zoned to encourage commercial land use through lot size reductions and flexible parking requirements.
- Zoning regulations, such as lot size reduction and maximum lot coverage, should be adopted which provide incentives for cluster commercial development.
- The physical appearance of new or remodeled commercial buildings should be governed by appearance code.

Industrial

Industry has played various roles over the course of Rangeley's development with the wood products industry being the most prevalent. New industrial development would provide additional employment opportunities for the community's residents. Therefore, it is policy of the Town:

- To provide adequate land suitable for industrial development.
- That new industry should be complementary and not detrimental to the Town's special environment.

To aid in the implementation of this policy, the following strategies are recommended:

- Regulations within the Town's Zoning Ordinance should assure that new industrial development is allowed in appropriate locations including the area adjacent to the airport.

Future Development Patterns

The underlying purpose of a Comprehensive Plan is to establish a guide for ongoing development of the community. The plan should establish the basis for future land use decisions, needed amendments to the Zoning Ordinance, and needed investments of future capital improvements. It is, therefore, important that the plan sets forth a realistic development guide so that the community can continue to prosper and maintain valued characteristics. The various policies identified within this plan are intended to aid in meeting these objectives.

An important element of the Comprehensive Plan to meet these objectives is the future land use plan. The future land use plan synthesizes information presented in other portions of the Compre-

hensive Plan and reflects the statements of policy. It is realized that as demands dictate, the land use plan will require revisions. Several of the important factors which guided the development of the future land use plan are:

1. The type and density of development should be matched as closely as possible with the natural constraints of the land to absorb development. Water quality, soils, slope, presence of unique natural features and the availability of municipal services are key factors.
2. Rangeley's economy is largely based upon tourism and recreation. The Town should maintain those values which support this important economic base.
3. Anticipated growth should be managed so the Town's character is not adversely altered.
4. Modest cost housing is needed.
5. Since Routes 4 and 16 are the "gateways" to and through Rangeley, it is desirable to preserve a positive image.
6. To maintain Rangeley Village as the primary service area with Oquossoc as a secondary center.
7. The outstanding natural resources of the community should be maintained.

The following discussion presents a description of the major land use activities included in the future land use plan.

1. Preservation Areas: Certain areas of Rangeley warrant protection through the Zoning Ordinance as preservation or conservation areas. These include:
 - a. fragile shorelands
 - b. wetlands
 - c. floodplains
 - d. critical wildlife & waterfowl habitats
 - f. significant recreation corridors
 - g. steep slopes
 - h. scenic vistas
 - i. public points of access
2. Woodland Areas: These areas of the community have generally limited accessibility and located a significant distance from current or future municipal services. The primary use of these areas will continue to be forest management. Low density residential development and other appropriate uses will occur where access is available.

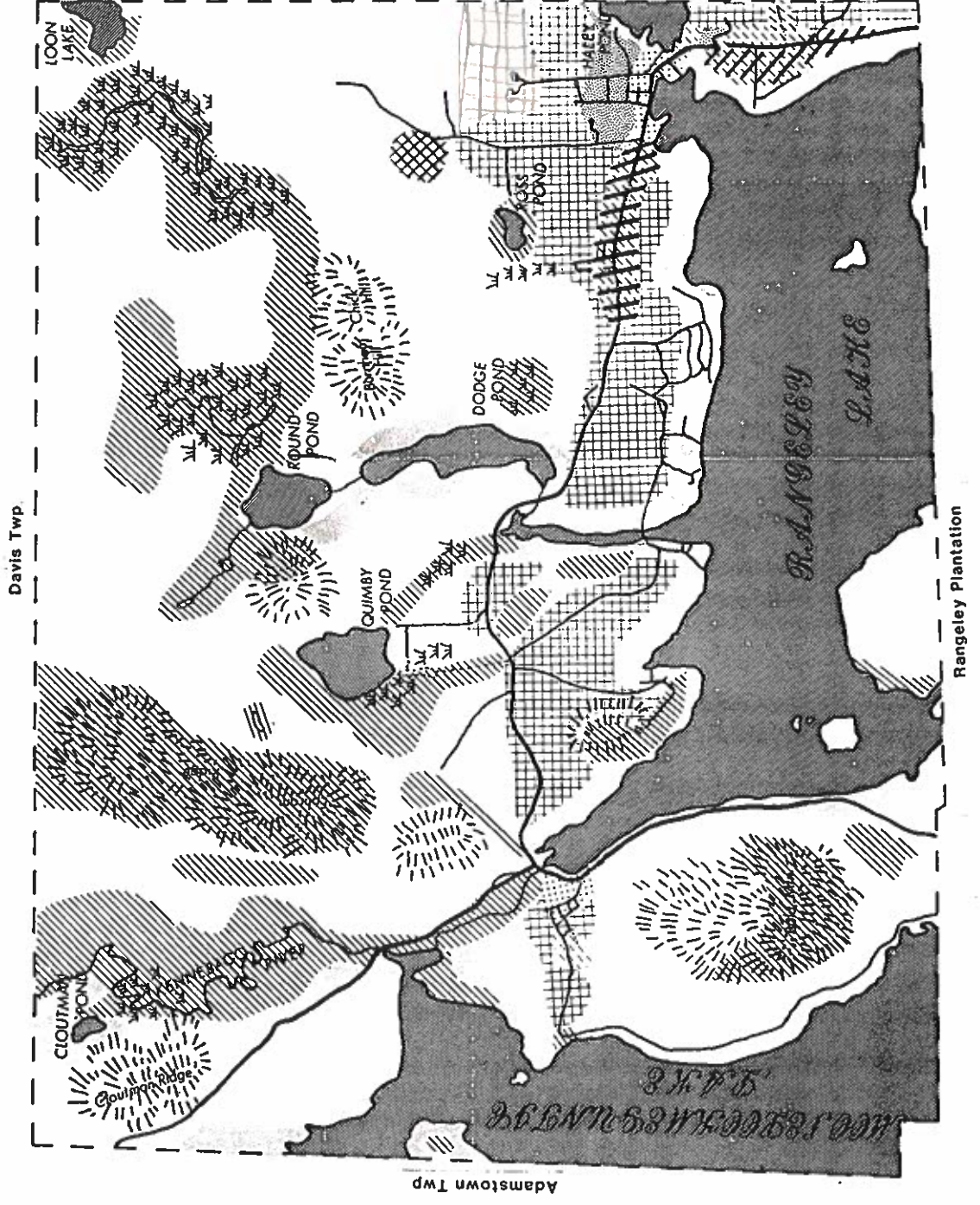
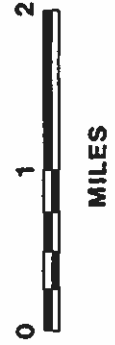
3. Shoreline Residential: Residential development adjacent to the Town's water bodies requires careful consideration. The shoreland areas may extend a variable distance from the lakes depending upon natural constraints. Because of the impact densities can have to both the natural and social environs, lot sizes should be sufficient to address these constraints. Future land use should be primarily single-family lot development.
4. Medium Density Residential: These areas may be beyond future sewer extension areas and, therefore, require sufficient land area for on-site sewage disposal and water supply. Lots in the 40,000 square foot range where sewer and water is not available appear to be the minimum sufficient in terms of sewage disposal and residential densities. Cluster type development may be feasible in some areas as a way to preserve open space and minimize the costs of municipal services.
5. Compact Residential: These areas are served by public water and sewer and thus residential density can be considerably more compact. These areas should contain residences both on single lots and in cluster type development. Lot sizes of 10,000 square feet where sewer and water is available and 20,000 square feet where not available should be considered.
6. Village: Rangeley Village, and to a lesser extent Oquossoc, should be the preferred location for a mixture of activities traditionally associated with downtowns or villages. The mixture of land uses and their design should strive to improve and enhance the Village areas to maintain them as service focal points of the community. A mixture of land uses should include commercial, professional, public and residential. Village redevelopment should concern itself with vehicle and pedestrian circulation, parking and appearance.
7. Gateway: The land area and its usage approaching Rangeley is extremely important in creating a lasting impression of the Town. Development within the "Gateway" should present "Rangeley's character".
8. Commercial: It is realized that demand will continue for new or additional commercial land as growth continues in the Rangeley Region. Because of the lack of space in traditional locations, new locations deserve careful consideration so that values are maintained.

- Economic Activity*
9. Industrial: Rangeley's major ~~industry~~ is recreation and tourism. However, reserving space suitable for industry is advantageous. These areas should be located near municipal services and adequate transportation facilities.

TOWN OF RANGELEY

FUTURE LAND USE PLAN

- Preservation Areas
- Shoreline Residential
- Woodland
- Medium Density Residential
- Compact Residential
- Gateway
- Village
- Commercial
- Industrial



MUNICIPAL SERVICES

Current and future land use decisions can have direct or indirect impacts upon municipal services. Although it is beyond the scope of this plan to discuss in detail the wide array of municipal services the Town of Rangeley must deliver, the following discusses land use related municipal services concerns.

The delivery of necessary municipal services is extremely important for the community's well being. Adequate fire and police protection is required for the safety of both year-round and seasonal residents. Educational services must be responsive to changing demands. Water and sewer service with adequate capacities are required for future growth. Municipal government must be accessible and responsive to local needs. Therefore, it the goal of the community to provide necessary municipal services which are responsive to local needs in such a manner that will not overburden the community's financial resources.

Road System

Rangeley has approximately 50 miles of public roads. In addition to these, there are many privately-owned roads serving seasonal and year-round residences. Approximately one half of the total mileage of public roads are paved. Residents rated road maintenance among the least satisfactory municipal services.

The maintenance and reconstruction of the existing road system is a significant annual expenditure. A community's highway system is important to a community's well being. Therefore, it is a policy of the Town:

- **To maintain a roadway system that will be responsive to municipal needs and not overburden municipal finances.**

To aid in the implementation of this policy, the following strategies are recommended.

- A multi-year road improvement program should be developed and implemented which establishes priority improvement needs.
- Major reconstruction and improvement needs should be contained in the Capital Improvement Program.
- The Road Commissioner, Planning Board and other municipal officials should upgrade the Town's road acceptance standards to reflect modern design and layout.

- Proposed privately-owned roads should be constructed to such standards as to provide safe passage of all vehicle types, including the community's emergency vehicles.
- The Planning Board should require, through the Subdivision Ordinance and Zoning Ordinance, a performance bond to assure that roads and other public improvements are constructed as authorized.

Water System

Rangeley's water distribution system suffers from lack of up-grading and preventive maintenance. The water system as it currently exists is considered as a liability rather than a community asset. In its current condition, the water system severely limits development potential and flexibility. Therefore, it is a policy of the Town:

- **To assure that the water system meets existing users needs and has the capacity to serve projected new development.**

To aid in the implementation of this policy, the following strategy is recommended.

- The Selectmen should continue to work toward solutions to the problems of the private water company.

Sewer System

The Town's sewage treatment system provides for protection of water quality as well as allowing for compact development. Through allowing for such development densities, municipal services are less costly to deliver and land can be preserved elsewhere.

Projected growth and the need to direct a portion of the growth to Rangeley Village will be limited due to the current lack of capacity of the sewer system. The plant could reach capacity in a short period of time depending upon the level and nature of development. Therefore, it is a policy of the Town:

- **To assure that the treatment system is not overtaxed and planning for system expansion is initiated.**

To aid in the implementation of this policy, the following strategies are recommended:

- The Planning Board should consider flows to the treatment plant carefully before project approvals are granted.

- Sewage treatment needs should be projected and planning begun by the Town for construction and financing.
- Any new development connecting to the treatment plant should be assessed an impact fee.

Solid Waste Disposal

The improper disposal of man's solid wastes carries the potential for environmental degradation and costly solutions. Rangeley has been required to stop utilizing its existing landfill and has developed a temporary transfer station while permanent solutions are determined. In addition to considering Rangeley's growth in the design of the new solid waste disposal system, the expansion at Saddleback Mountain is also being evaluated.

Because of the character of Rangeley, it is important to properly dispose of its solid wastes. Therefore it is a policy of the Town:

- To site solid waste handling facilities and/or disposal areas in locations where environmental degradation and visual impacts are minimized.

Parking/Circulation

Year-round residents ranked parking as one of the municipal services with the greatest needs for improvement. Parking and traffic circulation within Rangeley Village is a significant problem at various times of the year. With projected growth within the Rangeley Region and the Village being the primary service center for the Region, greater problems are inevitable.

Municipal involvement is needed in the parking situation.

In Rangeley Village, there are no off-street parking areas for use by the general public. With approximately 100 on-street parking spaces between Hotel Road and the Park, sufficient parking is not provided. Therefore, it is a policy of the Town:

- To improve parking and traffic circulation.

To aid in the implementation of this policy, the following strategies are recommended.

- The Town and downtown businesses should form a committee to address parking needs.
- The Town should undertake a downtown parking study.

Impact Fees

Recent development, coupled with anticipated growth, will place greater demands upon the Town's infrastructure and other municipal services. This demand for improved and new services will necessitate increased municipal expenditures. An approach that will more equitably allocate the cost of expanding municipal services is to require individual developments to aid in paying for needed new or expanded services. Through such an approach, the burden upon taxes can be reduced. Therefore, it a policy of the Town:

- **To minimize the tax burden for upgrading or improving infrastructure or other municipal services needed to serve a single or several developments.**

To aid in the implementation of this policy, the following is recommended.

- The Planning Board should consider the advantages of developing an Impact Fee Ordinance which would require major developments to aid in off-site improvements.

Code Enforcement/Construction Standards

Rangeley has recognized the need for local regulation of development. The major tool for this management is the Zoning Ordinance. The success of any management tool lies within its administration and enforcement. The best management tool can be rendered useless without administration and enforcement.

Currently, the Town imposes minimal construction standards. Although requirements for new construction or renovations to conform to acceptable standards may appear to some as over regulation, it is the responsibility of the community to protect the health and safety of those within the community. Inappropriate construction practices may lead to safety problems and more rapid deterioration of structures. It is, therefore, policy of the Town:

- **To impartially and strictly enforce zoning and other ordinance provisions and assure that new construction and renovations conform to acceptable building practices.**

To aid in the implementation of this policy, the following strategies are recommended:

- Building, zoning and subdivision application fees should be set at a level which reflects the cost of their administration and enforcement. Such a level would also reduce municipal expenditure to carry out code enforcement.

- Code enforcement personnel should be certified by the Maine Department of Human Services to represent the Town in court.
- The Town should adopt a recognized Building Code governing new construction, renovations and electrical installations.

Capital Improvement Programming

Major capital improvements or expenditures can have significant impacts upon the municipal budgetary process. Through the capital improvement planning process, major expenditures are identified and are programmed for over a period of several years. Through such programming, impact upon the municipal budget may be minimized.

Rangeley needs to plan for its various infrastructure and equipment needs. Continued growth will require significant capital expenditures. Therefore, it is a policy of Rangeley:

- **To plan ahead for major municipal expenditures through a Capital Improvement Program.**

To aid in the implementation of this policy, the following strategies are recommended.

- The Selectmen/Town Manager should initiate a formal "Capital Improvement Program" and take advantage of available resources to undertake its development.
- The schedule for the first Capital Improvement Program should include the following:
 - 1) Rangeley Village Fire Station
 - 2) Sewage Treatment Plant Expansion
 - 3) Water System
 - 4) Road Improvements

ECONOMIC DEVELOPMENT

At the present time, Rangeley's economy is highly dependent upon tourism and recreation with the lumber and wood industry a secondary source of employment and economic activity. Also, Rangeley is the service center for the Greater Rangeley Region providing retail, banking and real estate services. Based upon current indications, tourism and recreation will continue to be the mainstay of the local economy. Planned and expected growth of tourism and recreation will likely create additional and new demands for services.

The Comprehensive Plan, as the basis for future land use decisions, can have substantial impacts upon the economy of the community. The plan can encourage or discourage various types of development that may significantly impact the local economy. To aid in reaching this goal, the following policies are presented.

- 1. To direct land use development and change so that those values which support the recreation and tourist economic base is maintained and enhanced.**
- 2. To assure that suitable areas for commercial and compatible industry are available.**
- 3. To maintain and improve the Rangeley Airport so that its maximum economic benefit can be achieved.**

CONTINUING PLANNING PROGRAM

To be successful and responsive to continually changing community needs, planning must be an ongoing process. What appears acceptable today may be totally unacceptable tomorrow. Planning, through various techniques, attempts to identify current and future needs. Based upon careful consideration, planning establishes methods to address identified needs. Planning cannot be static but must be dynamic to be successful. It is common for communities which have not maintained a dynamic planning program to be suddenly faced with a "planning crisis".

A viable ongoing planning program must be comprised of three interrelated components. These components are analysis, implementation and evaluation. The analysis component involves maintaining an awareness of activities occurring within the community and adjacent communities. Through maintaining such an awareness, planning crises can often be foreseen and actions undertaken to address them. The second component of an ongoing planning program is implementation. It may involve action by the legislative body, Planning Board or other municipal body to aid in the achievement of a policy set forth in the Comprehensive Plan.

The final element, and the one most often neglected, is evaluation. This involves assessing the effectiveness of various implementation actions taken to address current and evolving issues. Through evaluation, the Town will be alerted when portions of the Comprehensive Plan or various municipal ordinances or regulations require revision.

For the above reasons, it is a policy of the community:

- **To maintain a continuing planning program so that current and future community needs are met.**

To aid in the achievement of this policy, the following strategies are recommended.

- The Town should employ professional planning assistance while becoming familiar with newly enacted ordinances and regulations.
- The Planning Board should annually solicit from the Selectmen, Town Manager, Code Enforcement and other departments, planning related needs and issues.
- The Planning Board should meet semi-annually with the Board of Appeals to review and evaluate zoning variances granted and potential need for Zoning Ordinance amendments.
- The Planning Board should give input to the Capital Improvement Program.

- The Planning Board should review annually the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations to assess the need for revisions or amendments.

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