

Mark Beauregard

Town of Rangeley

COMPREHENSIVE

PLAN

COMPREHENSIVE PLAN INDEX

TOWN OF RANGELEY

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Brief Summary of the Town of Rangeley Comprehensive Plan

Significant Findings:

- *Rangeley's natural resources are critical to its character and economy.
- *The water quality of the Town's lakes and ponds is a major concern. A number of water bodies show evidence of decreased water quality.
- *Significant wildlife habitat is found in Rangeley.
- *The natural landscape provides for many outstanding scenic views that are important community resources.
- *Rangeley's natural resources provide for outstanding outdoor recreational opportunities.
- *Planned improvements by the Rangeley Water District will correct serious problems associated with public drinking water quality.
- *Groundwater contamination in Oquossoc will require the development of an alternative water supply for this area.
- *The Chick Hill Wastewater Treatment facility has increased sewage treatment capacity and has removed discharge from Haley Pond and the Rangeley Lake chain.
- *Expansion of the Rangeley Airport is proceeding according to the airport master plan.
- *Expansion of the Public School facilities continues to be addressed.
- *The community's land use pattern is characterized by two villages, areas of concentrated residential development outside of the villages, primarily along the shore of water bodies, and large areas of woodland. It is the Economic and service center for the region.
- *Some 250 approved subdivision lots have yet to be built upon.
- *62% of the land area in Rangeley is in the tree growth, open space program or tax exempt.
- *Commercial and service land use is centered in Rangeley and Oquossoc Villages.
- *Current development patterns have maintained Town characteristics.
- *The Town's land use regulations limit most business activities to designated zones. Much of the potential for economic growth is in small businesses that are not location sensitive. The plan proposes to accommodate these type of business activities without adversely impacting the character of the community or residential areas.
- *The Town's character is strongly influenced by its location in the woods. Rangeley currently treats much of this outlying area as "woodland" for regulatory purposes but allows residential development throughout this area. The plan considers a different approach for assuring the continuity of this resource.
- *The Town currently provides very limited area for industrial/manufacturing type uses. At the same time clean, low impact uses may provide opportunities for economic growth. These types of uses may be accommodated within the community without creating problems for their neighbors.

Goals of the Town:

- *Reinforce the traditional development pattern of a compact village that serves as the economic and cultural center of the community and region surrounded by a high-quality natural rural environment that provides opportunities for recreation and for the economic benefit of the property owners.
- *Accommodate additional year-round and seasonal residential development in a manner that is consistent with existing development patterns and styles and that enhances the economic viability of the community.
- *Encourage the development of expanded commercial services to serve both the year-round population and the tourist market in styles and locations that are appropriate to the community.
- *Manage the Town's natural resources in such a way as to conserve their resource value while supporting landowners reasonable use of their property.
- *Strive to expand and diversify the economic base of the community and, with it, the employment opportunities of the residents of the Rangeley Region.
- *Recognize its role as the economic and service center of the region and works to address the area's needs on a regional basis where appropriate; and
- *Encourage orderly growth and development in appropriate areas of each community.

- *Promote the expansion of the year-round population of Rangeley in ways that are beneficial to the community in both social and economic terms.
- *Encourage the continued growth of the community's seasonal population base through the construction of new second homes.
- *To assure that there is an adequate supply of housing in a variety of price ranges to meet the housing needs of all Rangeley residents.
- *To protect the quality and manage the quantity of the Town's water resources, including lakes, aquifers, great ponds, estuaries, and rivers.
- *To protect the State's interest in other critical natural resources, including, without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas .
- *To protect the quality of the ground water resource for current and future use.
- *To preserve the scenic character of the community and protect scenic vistas and views from encroachment.
- *To maintain wildlife resources through habitat preservation or enhancement.
- *To preserve important structures with historical significance to the community.
- *To identify and protect those areas of special cultural or archaeological significance.
- *To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters .
- *To provide adequate facilities and programs to meet the needs of residents.
- *To expand the four-seasons recreational environment to attract visitors to the community.
- *To maintain the quality of traditional outdoor recreational opportunities.
- *To plan for the adequate provision of public services.
- *To assure that the Town expands its tax base to provide the revenue needed to support quality municipal services.
- *To encourage the plantations to pay an appropriate share of the cost of those Rangeley services that they utilize.
- *To safeguard the State's agricultural and forest resources from development which threatens those resources.
- *To designate growth areas that are compatible with the existing pattern of development including Rangeley Village, Oquossoc, extensively developed areas along the shorelines of lakes and ponds, and established residential areas such as Dodge Pond, Quimby Pond, and the Mingo Loop Road.
- *To maintain the areas outside of designated growth areas as traditional rural environments.
- *To promote a pattern of land use that can be served efficiently and that does not impose an undue burden on the Town's financial resources.
- *To promote and participate in programs that advance regional needs and opportunities.

Pursuant to these goals, the policies of the Comprehensive Plan are:

- *Upgrade and expand the pedestrian and restroom facilities in Rangeley and Oquossoc Villages outlined in the **Pedestrian facilities policy**.
- *Work with the Chamber of Commerce to create and promote a **Recreation policy** which could broaden the area's tourist base.
- *Work with major land owners to maintain public access to those areas used for traditional recreational use which are identified in the **Recreation policy**.
- *Work with the Department of Inland Fisheries and Wildlife and local organizations to improve the quality of the sport fishery.
- *Support new year-round and seasonal homes that are constructed in accordance with reasonable regulations while assuring that these projects protect the natural environment and are compatible with neighboring residential development.
- *Support and strengthen existing businesses by creating a climate that enhances business development.
- *Attract and expand low impact businesses that provide good quality year-round employment.
- *Improve the Town's ability to deliver needed services within the community's ability to pay for these services.

- *The Town, in conjunction with the Rangeley Chamber of Commerce and the Franklin County Economic Development Office, should undertake a program to market Rangeley as a desirable place for low-impact businesses to locate – **Business Development policy**. This effort should focus on businesses that are not location-sensitive or are technology-based and individual “lone eagles.” This effort should capitalize on the contacts/connections of Rangeley residents, property owners, and seasonal visitors.
- *Expand the range of low-impact business activities allowed as home occupations or home businesses in outlying areas as long as there are adequate safeguards to protect neighboring properties.
- *Undertake an analysis of its existing facilities in Rangeley and Oquossoc Villages, including the fire stations, rescue building, public works garage, and former sewage treatment plant and develop a long-term program for providing public works and public safety facilities. This analysis should look at the space needs of each department, the suitability of the existing facilities, the potential for consolidation, and other possible sites for these facilities.
- *Work with the school department to assess the adequacy of current school facilities and develop a long-range plan for meeting the educational needs of the community.
- *The Town should encourage a pattern of land use and development that builds on and respects the existing pattern of villages and residential neighborhoods set in a working rural landscape that provides both economic and recreational opportunities for the community and the property owners – **Land use Policy**. To this end, the Town’s land use regulations should establish growth areas in which a wide range of residential, commercial, industrial, and institutional uses can be accommodated at a variety of densities. At the same time, the Town’s land use regulations should establish rural areas in which intensive development or use other than for natural resource or recreational purposes is discouraged.
- *Rural areas should be maintained for natural resource and traditional rural uses while allowing some other compatible uses. The rural area of Rangeley should be divided into three land use designations: Resource Protection, Shoreland Residential and Woodlands.
- *A key objective of the growth and/or development designations is to increase the flexibility available for locating small, low-impact business uses in the community while at the same time increasing the protection for residential uses and areas in the Villages of Rangeley and Oquossoc. To accomplish these objectives, the growth area of Rangeley is divided into six Districts: Residential, Village, Downtown Commercial, Commercial, Shoreland Mixed Use and Industrial.

TOWN COMPREHENSIVE PLAN IMPLEMENTATION PROJECTS:

- *Review its zoning map and revise it to reflect the land use designations.
- *Revise its zoning ordinance to incorporate the Comprehensives plan’s suggestions including provisions that would allow a broader range of activities as home occupations/businesses in residential areas as long as there are adequate safeguards to protect neighboring properties and the environment.
- *Undertake an analysis of its existing facilities in Rangeley Village and develop a long-term program for providing public works and public safety facilities.
- *Develop a plan for providing public rest rooms in Rangeley and Oquossoc Villages.
- *The Town and School Department should assess the adequacy of current school facilities.
- *Support construction of a public water system to serve Oquossoc Village if the feasibility study is positive.
- *Support construction of a public sewer system to serve Oquossoc Village if it is found to be feasible.
- *Support construction of improved public works/safety facilities in Rangeley Village if they are found to be feasible.
- *Continue to address the feasibility of expansion issues at the airport.

**1998 UPDATE
OF
THE RANGELEY COMPREHENSIVE PLAN**

Prepared by

The Rangeley Comprehensive Plan Committee
(The Rangeley Planning Board)

with

Assistance from

Androscoggin Valley COG
Auburn, Maine

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Appendix A. Inventory Report

INTRODUCTION

A village in the woods. Clear blue lakes and streams. A family's summer retreat. Skiing, snowmobiling, and traditional outdoor recreation. Commercial timber harvesting. A great place to raise a family. A hard place to make a living. The service center for the surrounding area.

Rangeley is seen by its citizens as many different things. This Comprehensive Plan is intended to establish a clear vision for Rangeley's future that encompasses these divergent views.

In its broadest sense, this Comprehensive Plan envisions a Rangeley that:

- **Reinforces the traditional development pattern of a compact village that serves as the economic and cultural center of the community and region surrounded by a high-quality natural environment that provides opportunities for recreation and for the economic benefit of the property owners;**
- **Accommodates additional year-round and seasonal residential development in a manner that is consistent with existing development patterns and styles and that enhances the economic viability of the community;**
- **Encourages the development of expanded commercial services to serve both the year-round population and the tourist market in styles and locations that are appropriate to the community;**
- **Manages the Town's natural resources in such a way as to conserve their resource value while supporting landowners reasonable use of their property;**
- **Strives to expand and diversify the economic base of the community and, with it, the employment opportunities of the residents of the Rangeley Region;**
- **Recognizes its role as the economic and service center of the region and works to address the area's needs on a regional basis where appropriate; and**
- **Provides a safe and efficient transportation system between Rangeley and other areas and within the community while maintaining the scenic quality of the region.**

This Comprehensive Plan sets forth recommendations for how the Town can move toward this vision as change and development continue to occur.

This Comprehensive Plan is intended to serve as a guide for the community and for Town officials as they make decisions about the future of Rangeley. The plan establishes general directions, recognizing that the specific details will need to be forged over time. This plan is not a zoning ordinance and the land use designations map is not a zoning map. This plan is, however, intended to guide future changes in the Town's land use regulations so that they will reflect the goals and policies of this plan. Similarly, the discussions of capital needs and spending priorities are intended only as general guides, not as specific proposals.

The plan is a result of almost two years of work by the Rangeley Comprehensive Plan Committee, a group of residents appointed by the Board of Selectmen. After expiration of the Comprehensive Planning Committee's term, the board of Selectmen appointed the seated Planning Board to further revise and complete the Comprehensive Plan. Over this period, the two groups vigorously debated the issues facing Rangeley, listened to other residents, and sifted through volumes of information. The result is a plan that balances many different interests.

At the same time, the plan does not address all of the issues facing Rangeley. The plan deals with the physical and organizational limits of the Town of Rangeley. The Town, as the service center for the region, is influenced by and influences what occurs in the plantations and nearby unorganized territory. In many senses, the Rangeley Region functions as an economic and community unit. This plan tries to address some of the issues involving the Rangeley Region, but it is only a beginning. This relationship between Rangeley and the surrounding area is a key issue that will need to be addressed through other means.

The plan is divided into five sections. Chapter I provides a summary of the background information collected about Rangeley. The full inventory report is included in Appendix A. Chapter II analyzes what issues faces Rangeley over the next five to ten years that need to be addressed. Chapter III sets forth the goals and policies that are intended to guide the growth and change of Rangeley over the coming decade. Chapter IV addresses the issue of Rangeley's relationship to the larger region. Chapter V establishes a strategy that identifies the individual activities the community will need to take to accomplish the "vision."

CHAPTER I. SUMMARY OF THE INVENTORY REPORT

The comprehensive planning process needs to be based on an accurate and comprehensive understanding of the community. To provide that factual information base, the Comprehensive Plan Committee, with assistance from the Androscoggin Valley Council of Governments (AVCOG), collected, organized, and analyzed information about Rangeley's natural, physical, and social factors. This chapter summarizes the key findings of the inventory process. The entire inventory results are included as Appendix A if more detail is desired. Although some information may be dated, it provides the general overview required for use in creating a Comprehensive Plan.

A. Population

- Between 1980 and 1990, the year-round population of Rangeley grew by 40 residents, or 4%.
- Since 1990, it is estimated that Rangeley's year-round population has continued to grow with approximately 1,144 residents in 1994, an increase of 8% over the 1990 population.
- In-migration is the major component of Rangeley's population growth.
- Rangeley's population is projected to continue to grow, reaching 1,200 year-round residents by 2005.
- Household income of Rangeley residents is modest, with median household income being below that of Franklin County and the State of Maine.
- The seasonal population of the Town of Rangeley is estimated to exceed 4,000 people (1995).
- The region's seasonal population exceed 7,500 people.

B. Economy

- Taxable consumer sales in Rangeley increased 27% between 1990 and 1994.
- Rangeley continues to experience relatively high unemployment rates, with more than 10% of the labor force being without a job during the 1990's. This reflects the seasonal nature of many of the region's jobs.
- Most Rangeley residents (81%) who are employed work in Rangeley.
- Jobs in retail trade, services, and construction are the major employment opportunities in the community.

- The forestry and forest products sector is an important source of full-time year-round jobs.

C. Housing

- An estimated 230 new dwelling units were constructed between 1980 and 1990.
- Between 1990 and 1995, there were 67 building permits issued for the construction of new dwelling units.
- The 1990 Census reported that 60% of all dwelling units in Rangeley were used on a seasonal basis.
- It is expected that there will be a demand for 185 new housing units over the next ten-year period. This demand will be comprised of 65 year-round dwellings and 120 second homes.
- The average sale price for a year-round dwelling between 1990 and 1995 was \$71,400.
- The average sale price for second homes between 1990 and 1995 was \$124,000.

D. Transportation

- There are approximately 48 miles of public roads in Rangeley.
- Some 24 miles of privately owned roads exist.
- Highway capacities are adequate for existing and forecasted growth. Of greater concern is the condition of State routes leading into Rangeley.
- There is a need for local public road improvement.
- Sidewalks are in need of improvement.
- Safety and improvements of the airport as envisioned in the Airport Master Plan should be addressed.

E. Natural Resources

- Rangeley's natural resources are critical to its character and economy.
- There are a number of areas with slopes that are steep enough to raise concern about their development.

- Soils in Rangeley are stony with limitations for certain uses due to depth to bedrock and high groundwater levels.
- Residents outside of the service area of the Rangeley Water District rely on groundwater for domestic supplies. While quality is generally good, there are local problems in Oquossoc Village.
- The Town has significant areas that are subject to periodic flooding.
- The water quality of the Town's lakes and ponds is a major concern. A number of water bodies show evidence of decreased water quality.
- Significant wildlife habitat is found in Rangeley.
- The natural landscape provides for many outstanding scenic views that are important community resources.

F. Historic, Archaeological, and Cultural Resources

- Three sites are listed on the National Register of Historic Places: The Rangeley Public Library, the Rangeley Lakes Region Historical Society formerly the Rangeley Trust Company Building, and the Oquossoc Log Church.
- There are a number of locally significant historic buildings and sites.
- Rangeley has several important cultural facilities and programs.
- There are known prehistoric archaeological sites, and others may exist.

G. Outdoor Recreation

- Rangeley's natural resources provide for outstanding outdoor recreational opportunities.
- The Town provides a wide array of outdoor recreational activities for both residents and nonresidents.

H. Public Facilities and Services

- Planned improvements by the Rangeley Water District will correct serious problems associated with public drinking water quality.

- Groundwater contamination in Oquossoc will require the development of an alternative water supply for this area.
- The Chick Hill Wastewater Treatment facility has increased sewage treatment capacity and has removed discharge from Haley Pond and the Rangeley Lake chain.
- Rangeley school enrollment has increased by 7%, or 14 students, between 1987 and 1995.
- An improved/expanded fire and emergency service station is needed in Rangeley.

I. Fiscal Capacity

- Property taxes are the largest source of Town revenues.
- Local assessed value increased by \$12.2 million, or 7%, between 1990 and 1995.
- Total municipal expenditures have remained stable between 1993 and 1995.
- The Town's outstanding debt is approximately x million, of which \$1.4 million is for the Chick Hill Wastewater Treatment Facility and x million for the water district improvement.

J. Land Use and Development Patterns

- The community's land use pattern is characterized by two villages, areas of concentrated residential development outside of the villages, primarily along the shore of water bodies, and large areas of woodland.
- Some 250 approved subdivision lots have yet to be built upon.
- Approximately 70 approved condominium units have yet to be constructed.
- 62% of the land area in Rangeley is in the tree growth, open space program or tax exempt.
- Commercial and service land use is centered in Rangeley and Oquossoc Villages.
- Current development patterns have maintained Town characteristics.

CHAPTER II. ISSUES AND IMPLICATIONS

The inventory section of the Comprehensive Plan presents detailed information about the community in an organized fashion. This section of the plan, Issues and Implications, analyzes the information about the community and identifies the issues that need to be addressed in the Goals and Policies section. In a sense, this section is intended to be a checklist of the concerns and questions that need to be answered by the plan to assure that the plan in fact addresses what is of importance to the community.

A. Population

The analysis of the population inventory section suggests a number of key issues for the Town of Rangeley:

1. The year-round population of the community remains around 1,100 residents. This population base makes it difficult to support stores and services that cater to the year-round population. As a result, businesses that serve the year-round population struggle, while people have to travel outside of Rangeley to meet some of their basic needs. Should the plan encourage the expansion of the Town's year-round population?
2. Second homes represent a sizeable share of the Town's property tax base. At the same time, the residents of these units place only modest demands on the Town's services if they reside in Rangeley on a seasonal basis. Should the plan encourage the development of additional second housing in the community as a way of expanding the tax base?
3. Over the past decade, the pattern of residential development has resulted in growing populations in the plantations. During the 1980's, according to the U.S. Census Bureau, the three plantations had one and a half times the population increase as the Town of Rangeley. This results in increased demand on Town services without an increase in property tax revenues. Should the plan work to assure that a reasonable share of the area's future population growth occurs within Rangeley?

B. The Economy

The Town's economy is highly dependent on tourism and retail/service employment. Opportunities for good-paying, year-round employment are limited. The analysis of the economic inventory suggests that the Town faces the following issues:

1. The tourist season is concentrated in the summer and winter with slow periods in the spring and fall. Should the plan address the lengthening of the tourist season through efforts to develop new markets?
2. The lack of good quality year-round employment is identified as a key community concern and an impediment to growth of the Town. How should the community work to promote economic development, increase year-round jobs, and diversify the local economy?
3. The Town's land use regulations limit most business activities to designated zones. Much of the potential for economic growth is in small businesses that are not location sensitive. How should the plan propose accommodating these type of business activities without adversely impacting the character of the community or residential areas?
4. Transportation is a key impediment to economic growth in Rangeley. How should the plan provide for the improvement of Rangeley's links to the outside world? How can Routes 4 and 17 continue being improved without adversely impacting their roles as scenic gateways to the community? Does the airport need to be upgraded and/or expanded? How can Rangeley's connection to the electronic superhighway be exploited?
5. Snowmobile-based tourism is a key element of the winter economy. How can this activity be supported and expanded while minimizing its impacts on the community?
6. The water system serving Rangeley Village has recently been upgraded and a new source and reservoir established. Additional improvements are still needed to upgrade the distribution system. How can the community assure that it has a quality water system to support tourism and other economic activities?
7. Saddleback Mountain offers a potential to expand the region's economy, but planned growth has not occurred. How should the community address this issue?

C. Housing

While housing for a broad range of residents is generally available in the Rangeley market, a few key housing issues face the Town of Rangeley:

1. Housing affordability is a key issue for the year-round population. The inventory suggests that this is a particular concern for very low income households. Should the Town actively pursue expanding the housing supply for lower income households?

How can year-round housing be kept affordable for moderate income households?

2. Mobile home parks may offer an approach for providing affordable housing in the community. The Town's zoning currently restricts these facilities to the Woodland Zone in outlying areas. How should the Town deal with mobile home parks?

D. Transportation

The Town faces a number of important transportation issues based upon an analysis of the inventory information:

1. Route 4, and to a lesser extent Route 17 and Route 16 from the north and west, serve as Rangeley's primary links to the outside world. The physical condition of these roads is marginal, and grades and curves increase travel times. However, most of the problem areas are located outside of the Town of Rangeley. Should the plan deal with the need for continuing the improvement of these links?
2. The Rangeley Municipal Airport is a significant community resource. Its current configuration limits the size of aircraft that can use the facility, and the navigational system limits operations in some weather conditions. How should the plan address the airport and the potential for expansion and upgrading of its facilities?
3. Some areas of Rangeley Village function as pedestrian environments, but the existing sidewalk network is limited and in some places is in poor condition. Should the plan propose that the Town's sidewalk system be improved and expanded in the Village? Are there other areas where sidewalks should be provided or links made to the trail system outside of the Village?
4. Many businesses in Rangeley Village rely on on-street parking or other publicly provided parking. During peak periods parking is tight. Should the plan address the parking issue in the Village? Does the Town's role in parking need to be revised, and what are reasonable parking standards in the Village?
5. Mountain biking is a growing activity in the region. How can the community support this use and provide linkages between trail systems and the Village?

E. Natural Resources

The Town's natural resources are critical to its character and economy. An analysis of the natural resources inventory suggests that there are a number of key issues that may need to be addressed in the plan:

1. Lakes and ponds are important resources for the community. A number of these

waterbodies exhibit indicators of potential water quality problems, including Dodge Pond, Haley Pond, Loon Lake, and Quimby Pond. These problems are typically associated with excessive nutrient loading from stormwater runoff and failing septic systems. How should the plan address controlling the export of nutrients to these lakes and the other water bodies in the community?

2. There is evidence of groundwater contamination in the Oquossoc Village area, probably as a result of leaking underground oil tanks. How should the plan address this issue and the need to provide a suitable water supply for this section of the Town?
3. Areas outside of Rangeley Village rely on the groundwater for domestic water supply. Is there a need for action to protect the quality of the groundwater in these areas?
4. The Town's character is strongly influenced by its location in the woods. Rangeley currently treats much of this outlying area as "woodland" for regulatory purposes but allows residential development throughout this area. Does the plan need to consider a different approach for assuring the continuity of this resource?
5. The Kennebago River is classified as an outstanding natural resource that should be preserved due to its ecological, social, scenic, and recreational importance. Is there adequate protection for this resource?
6. Rangeley River is a high quality salmon and trout fishery. The area is currently covered by Shoreland Zoning. Does the current regulatory structure provide adequate protection for this resource?
7. The inventory identifies a number of important deer wintering areas and water fowl and wading bird habitats. Do the current regulatory provisions provide adequate protection for these areas?
8. Cold water sport fishery is a significant natural resource in Rangeley. Protection of this resource is important to the community. How should the plan address the protection of this resource?
9. The inventory identifies a number of high quality scenic views. These and other "scenic features" are important components of Rangeley's character. How should the plan deal with retaining the community's scenic environment? Does the Town need to address communication towers and other structures that may impact the scenic environment?
10. Another scenic resource is the visual quality of the Town's major roads. Does the plan need to address preserving the scenic quality of the Town's major roadscapes?
11. Route 4 functions as the gateway to Rangeley. Its scenic quality creates a very strong

entrance to the community and a sense of arriving at a very special place. How can the community protect the scenic character of Route 4 while continuing to upgrade it to improve safety and mobility?

12. Upper Dam influences the level of Mooselookmeguntic Lake, while Middle Dam influences Richardson lakes. Current relicensing of the dams could impact lake levels. Should the Town be involved in this process?
13. There are very limited supplies of sand, gravel, shale, and loam in the Rangeley area. Contractors currently need to import these materials. Should the Town manage these resources to assure their future availability?

F. Historic, Archaeological, and Cultural Resources

An analysis of the inventory of historic, archaeological, and cultural resources suggests that the following issues need to be considered:

1. The inventory identifies three properties on the National Register of Historic Places and a number of locally significant historic resources, but there is no comprehensive catalogue of the community's historic resources. How should the plan propose that the Town deal with these resources? Is any active approach needed?
2. There are three identified prehistoric archaeological sites in Rangeley, and the potential exists for there being additional prehistoric and historic archaeological sites in the community. Should the community pursue activities to identify and protect these resources?
3. The community has actively supported cultural activities over the years. Should the plan address the issue of public funding of cultural activities?
4. The Town currently lacks a community facility for cultural and recreational activities. Should the plan address this need?

G. Outdoor Recreation

The inventory of recreation suggests that the Town generally provides adequate outdoor recreation facilities except for an ice skating area and long waits for a tennis court during busy periods in the summer at both Rangeley (2 courts) and Oquossoc (1 court). In spite of this finding, the following issue should be considered:

1. Expansion of the Towns' tourist base and tourist season are key elements of the Town's economic development potential. Should the plan explore new types of

recreational facilities needed to attract these groups?

2. Walking, bicycling, and snowmobiling are important activities for both residents and tourists. How can the community improve facilities for these activities and improve the linkage of the Village with outlying networks?

H. Public Facilities and Services

The inventory of public facilities and services identified the following issues:

1. The need for continued upgrading of the water system in Rangeley Village is a key issue. While planned improvements will address a number of issues, the inventory suggests that fire protection needs will still not be adequately addressed. Does the plan need to provide direction in this area or is this being addressed through existing efforts?
2. Groundwater contamination in Oquossoc Village may result in a need to provide a public water supply for this area. How should this issue be addressed?
3. The inventory identifies the need to improve facilities for the fire department, especially in Rangeley Village. Should the plan address modernization of the department's facilities?
4. The completion of the new sewage system has made the existing treatment plant unneeded. What use should be made of this site?
5. The Town needs to construct a salt storage shed. Conditions at the public works complex may restrict its construction there. How should the Town address this issue and the needs of the public works department?
6. With growing school enrollments, does the Town need to consider the use and/or expansion of the school facility?
7. The influx of tourists, especially in Rangeley Village, creates a need for public rest room facilities. While some businesses have facilities for customer use, there are no "public" rest rooms. How should this need be addressed?
8. The inventory also suggests that expansion of the municipal offices may be needed in the future. How should the plan deal with this issue?

I. Fiscal Capacity

The inventory of the Town's fiscal capacity suggests that the Town faces pressure on local property taxes as service and facility demands grow, but the value of taxable property remains stable. This suggests the following issue:

1. How can the community expand its revenues to support the services it offers as the area center and service provider?

J. Land Use and Development Patterns

The inventory of existing land use patterns and the Town's current regulatory program suggest that the following issues may need to be addressed:

1. Rangeley Village functions as the center of the community with a mixture of business, service, and residential uses. This pattern raises a number of issues about the future of the Village, including how can commercial growth be accommodated, how can new development be compatible with existing development, how can existing residential areas be protected from encroachment, and how should the provision of parking be addressed?
2. The area along Route 4 between Rangeley Village and the Rangeley Plantation line functions as the gateway to the community. This area has a number of scenic views but also has the potential for additional commercial and residential development. How should the plan address maintaining the scenic character of this "gateway" while accommodating additional development?
4. The northerly fringe of Rangeley Village extending along Route 4 has seen some nonresidential development and offers the potential for accommodating uses that are not appropriate within Rangeley Village. How should the plan address this area so that its character is maintained and traffic issues minimized while allowing nonresidential development?
5. The Town currently provides very limited area for industrial/manufacturing type uses. At the same time clean, low impact uses may provide opportunities for economic growth. How can these types of uses be accommodated within the community without creating problems for their neighbors?

CHAPTER III. GOALS AND POLICIES

The Comprehensive Plan is designed to be a guide for directing the growth, development, and change in the Town of Rangeley over the coming decade. The goals and policies set forth in this chapter establish a "vision" of the future of the community. These goals may be achieved by the residents of Rangeley through individual actions, voluntary community activities, and municipal programs, regulations, and expenditures.

In its broadest sense, this Comprehensive Plan envisions a Rangeley that:

- **Reinforces the traditional development pattern of a compact village that serves as the economic and cultural center of the community and region surrounded by a high-quality natural environment that provides opportunities for recreation and for the economic benefit of the property owners;**
- **Accommodates additional year-round and seasonal residential development in a manner that is consistent with existing development patterns and styles and that enhances the economic viability of the community;**
- **Encourages the development of expanded commercial services to serve both the year-round population and the tourist market in styles and locations that are appropriate to the community;**
- **Manages the Town's natural resources in such a way as to conserve their resource value while supporting landowners reasonable use of their property;**
- **Strives to expand and diversify the economic base of the community and, with it, the employment opportunities of the residents of the Rangeley Region;**
- **Recognizes its role as the economic and service center of the region and works to address the area's needs on a regional basis where appropriate; and**
- **Provides a safe and efficient transportation system between Rangeley and other areas and within the community while maintaining the scenic quality of the region.**

A. Population

State Goal: To encourage orderly growth and development in appropriate areas of each community. (Growth Management Act)

Local Goals: To promote the expansion of the year-round population of Rangeley in ways that are beneficial to the community in both social and economic terms.

To encourage the continued growth of the community's seasonal population base through the construction of new second homes.

Pursuant to these goals, the policies of this Comprehensive Plan are:

1. The Town should publicly present itself as a community that welcomes new residents, new residential development, and new economic activities that are consistent with the character of Rangeley, are located in places that are appropriate for the use, and make a positive contribution to the area's economy.
2. The Town should undertake an active economic development program designed to increase the number of good-paying, year-round jobs available in Rangeley. This program should be carried out in accordance with the economic policies contained in this plan.
3. The Town's development regulations should allow new year-round and seasonal homes to be constructed in accordance with reasonable regulations while assuring that these projects protect the natural environment and are compatible with neighboring residential development.
4. The Town should develop a program to conduct a local census on a periodic basis to develop accurate information on the number of year-round and seasonal residents in Rangeley at various times during the year. This program should be coordinated with the federal census counts.

B. The Economy

State Goal: To promote an economic climate that increases job opportunities and overall economic well-being. (Growth Management Act)

Local Goals: To support and strengthen existing businesses by creating a climate that enhances business development.

To attract and expand low impact businesses that provide good quality year-round employment.

To ensure that the public infrastructure is adequate to meet the needs of both businesses and residents.

To diversify the Town's tourist industry to broaden the tourist base and lengthen the tourist season.

To recognize the forest and forest products industry as an important and appropriate economic partner in the region and to support its continued economic contribution, especially value added businesses that process locally harvested raw materials.

To diversify the economic base of the community to reduce its reliance on tourism and forestry.

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. The Town, in conjunction with the Rangeley Chamber of Commerce and the Franklin County Economic Development Office should develop a program to assist existing businesses to improve their performance and grow. This program should focus on providing technical assistance, marketing, and the development of business assistance resources.
2. The Town, in conjunction with the Rangeley Chamber of Commerce and the Franklin County Economic Development Office, should undertake a program to market Rangeley as a desirable place for low-impact businesses to locate. This effort should focus on businesses that are not location-sensitive or are technology-based and individual "lone eagles." This effort should capitalize on the contacts/connections of Rangeley residents, property owners, and seasonal visitors.

3. The Town, in conjunction with the Rangeley Chamber of Commerce and the Franklin County Economic Development Office should undertake a program to diversify the local economy by both attracting new businesses to Rangeley and supporting the creation of businesses that are outside of the traditional areas of tourism and forestry.
4. The Town should revise its land use regulations to allow small, low-impact, nonretail businesses to locate in a variety of locations throughout the Town. The Town's regulations should assure that these uses are environmentally sound and do not create problems for neighboring properties or the larger community (see land use policies).
5. The Town should expand the range of low-impact business activities allowed as home occupations or home businesses in outlying areas as long as there are adequate safeguards to protect neighboring properties and the environment (see land use policies).
6. The Town should improve the permitting process for commercial and industrial uses, especially small-scale, low-impact uses.
7. The Town should continue to work with regional groups, nearby municipalities, and the Maine Department of Transportation to continue the upgrading of Routes 4, 16, and 17.
8. The Town should improve the water distribution system serving Rangeley Village to enhance fire protection flows.
9. The Town should pursue the development of a community water system to serve Oquossoc Village.
10. The Town should continue to support the connection of the community to the electronic superhighway. A major focus should be on upgrading the ability of businesses to utilize the resources such as the Internet. In addition, the community should use this resource as a vehicle for promoting Rangeley as a desirable place for small, low-impact businesses and "lone eagles" to locate.
11. The Town and Chamber of Commerce should work to create alternative tourist markets that broaden the tourist base. This should be done as resources become available that support continuity and frequency of messages. To this end, the Town should work to expand walking and biking facilities, including links between the Village and existing trail networks, investigate other tourist markets such as bird watchers and eco-tourists, and support private efforts to develop or expand facilities to accommodate conferences and meetings.

12. As the Town and business community continues to promote Rangeley snowmobiling, the community should improve enforcement of existing regulations to minimize the impacts of this activity on the residents of the community. The Town should support State efforts to improve snowmobile safety.
13. The Town should continue to actively support efforts by Saddleback Mountain to grow and expand.
14. The Town should support efforts to expand the forest products industry in Rangeley, including the exploration of new technologies such as composites. To accommodate these industries, the Town should designate suitable locations for these types of businesses.

C. Housing

State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens (Growth Management Act).

Local Goal: To assure that there is an adequate supply of housing in a variety of price ranges to meet the housing needs of all Rangeley residents.

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. The Town's land use regulations should continue to allow for a mix of housing types at a range of densities in various locations in the community to assure that a range of housing options is available in Rangeley.
2. To meet the rental housing needs of low and moderate income households, the Town should encourage households with housing needs to participate in the Section 8 Existing Rental Housing Assistance Program administered by Community Concepts for the Maine State Housing Authority. This program provides rental subsidies to tenants occupying units in the existing housing stock. The Town should provide for the direct referral of households with housing needs to Community Concepts. This program has the added benefit of providing encouragement to landlords to maintain the units in good condition to be able to rent to households participating in the Section 8 program.

D. Transportation

State Goal: To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Growth Management Act).

Local Goals: To improve the safety, efficiency, and capacity of the state roads that link Rangeley to the outside world.

To continue to enhance the existing network of local roads in Rangeley to improve their safety.

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

To utilize the "electronic superhighway" to reduce the geographic isolation of Rangeley.

To improve and expand the community's network of pedestrian and bicycle facilities.

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. The Town should continue to work with regional groups, nearby municipalities, and the Maine Department of Transportation to upgrade Routes 4, 16, and 17.
2. As defined in the Airport Master Plan, the Town may continue to pursue construction of an extension of the runway and the improvement of the navigational system at Rangeley Municipal Airport while working to minimize the impacts of expanded usage on residential uses near the approach path. Particular attention should be paid to the visual/scenic impacts of proposed navigational improvements to assure that they do not create unreasonable impacts.
3. The Town should develop a sidewalk improvement program to upgrade and expand the existing sidewalk network. This program should focus on the following:
 - a. Replacing/repairing existing sidewalks in Rangeley Village that are in deteriorated condition,
 - b. Constructing new sidewalks to fill in gaps and extend the sidewalk system on both sides of Main Street from the Kennebago Road to approximately Grand

View,

- c. Extending the sidewalk network to include Pond and High Streets,
 - d. Improving pedestrian access to the school from the remainder of the Village by connecting the Main Street and Kennebago Road sidewalks and constructing a sidewalk on Allen Street that links up with the school path.
 - e. Constructing connections between the Village sidewalk and road systems and the walking/cross-country ski paths and mountain biking trails outside of the Village.
4. The Town should explore the development of recreational paths/trails for walkers, bikers, rollerbladers, cross-country skiers, and similar recreationists linking Rangeley Village with the Mingo Loop/Country Club area and the existing trails in this area and linking Oquossoc Village and the Haines Landing area. These facilities could serve as both transportation options and as a recreational attraction.
 5. The Town should expand the supply of parking for users of Village businesses by constructing a small municipal parking lot in the center of the Village. This lot should be promoted as long-term parking for both tourists and employees of downtown businesses.
 6. The Town should allow nonresidential uses along Main Street from Kennebago Road to Depot Street to utilize on-street parking, shared parking, and municipally provided parking to meet their parking needs.
 7. The Town should explore ways to create a position to regulate water traffic and usage of areas near the shoreline with a particular emphasis on City Cove. This could include a part-time position through the Department of Inland Fisheries and Wildlife or a local harbor master.

E. Natural Resources

State Goals: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas (Growth Management Act).

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

and unique natural areas (Growth Management Act).

Local Goals: To maintain the quality of the Town's surface waters through active watershed protection programs.

To assure that Town and state road construction/improvement projects occur in a manner that minimizes erosion and sedimentation and creates stable drainage ditches.

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

To protect the quality of the ground water resource for current and future use.

To assure that development and other activities that occur on steep slopes are undertaken in such a manner as to minimize environmental degradation and municipal costs.

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

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

To maintain wildlife resources through habitat preservation or enhancement.

To accomplish these goals, the policies of this Comprehensive Plan are:

WATER QUALITY

1. The Town should undertake a comprehensive effort to manage the export of nutrients, especially phosphorus, into the Town's lakes and ponds. This program should include:
 - a. an educational component to make property owners aware of the water quality issues with lakes and ponds and the role of nutrients such as phosphorus in threatening water quality,
 - b. support for the ongoing volunteer water quality monitor program,

- c. an effort to encourage the formation of a watershed association for each of the principal ponds to develop a watershed management program and undertake voluntary activities to reduce nutrient export from both new and existing sources. As part of this effort, the Town should seek funding from state/federal sources to underwrite the costs of these activities.
 - d. the strict enforcement of State regulations regarding the conversion of seasonal dwellings to year-round use to minimize the impact of improperly operating septic systems,
 - e. the incorporation of stormwater quality standards in the Town's land use regulations that limit the amount of nutrients that can be exported from new or expanded residential and nonresidential uses that are in the direct watershed of a lake or pond with a major focus on Rangeley Lake, Dodge Pond, Haley Pond, Loon Lake, and Quimby Pond,
 - f. the development of a program to stabilize erosion in roadside ditches and to manage future road construction activities to minimize erosion and sedimentation through the use of Best Management Practices (BMP's).
2. In addition, the Town should consider adopting land use controls for all new construction, including the expansion of existing structures and uses in the watersheds of Haley Pond, Quimby Pond, and Dodge Pond to assure that these projects minimize the phosphorous export from stormwater runoff. These provisions could include limits on impervious surface and lawn areas and provisions for maintaining naturally vegetated buffers adjacent to drainageways and water bodies. Consideration should be given to establishing watershed overlay districts for this purpose.

GROUND WATER

- 3. The Town should continue efforts to develop a community water system to serve the areas in Oquossoc that are impacted by contaminated ground water.
- 4. The Town should explore the construction of a community sewerage system to serve the densely developed area of Oquossoc to reduce the impact of sewage disposal on the groundwater resources.
- 5. The Town's land use regulations should include standards for the handling and storing of chemicals, petroleum products, and similar potential ground water contaminants as part of its development review of proposals for nonresidential development.
- 6. The Town should monitor existing septic systems to identify improperly operating

systems, work with the property owner to correct any malfunctioning systems, and seek outside funding to underwrite correction costs for low and moderate income homeowners.

7. The Town should restrict the placement of uses that have a potential for contaminating the ground water in the area of the Kennebago River Sand and Gravel Aquifer. Given the multiple resource constraints associated with this area (high quality fishery, high yield aquifer, wetlands, etc.), this area should be designated as a resource conservation area in the land use policies (see Land Use Policies).
8. The Town should conduct an annual program for the collection and proper disposal of wastes that are hazardous and/or potential sources of ground or surface water contamination.

WETLANDS

9. The Town should continue to designate wetlands that have a high value as waterfowl or wildlife habitat and the adjacent buffer areas as resource conservation areas to protect them from degradation or destruction.

STEEP SLOPE AREAS

10. If development does occur in areas with steep slope (>25%), the Town's land use regulations should require that techniques are used to stabilize hillsides and reduce erosion, sedimentation, and nutrient runoff and that the projects are carefully monitored.

SOILS

11. The Town's land use regulations should require that all construction activities, including new subdivisions, individual residential lots, and nonresidential activities be located on soils that are appropriate for the proposed use.

FISHERIES AND WILDLIFE HABITAT

12. The Town should designate the areas identified as important waterfowl and wading bird habitat as resource conservation areas and strictly control development and forestry activity within and adjacent to these districts.
13. The Town's land use regulations should require that high value fisheries and wildlife habitat be recognized in the review of residential and nonresidential development proposals to provide for the protection of riparian and other significant wildlife habitat.

14. The areas adjacent to the Kennebago and Rangeley rivers should be designated as resource conservation areas and development, earth material extraction, and forestry activity strictly controlled (see Land Use Policies).

SCENIC RESOURCES

15. The Town's land use regulations should require that development or other land use activities that occur within the viewsheds of high value vistas or views identified in this plan be designed and located so that their impact on the view is minimized to the extent reasonable.
16. The Town's land use regulations should encourage the preservation of scenic roadscapes in the community by maintaining scenic views and vistas where they exist and requiring the retention of natural vegetated areas along the road, maintaining key scenic features such as treelines and stone walls, and limiting the size of cleared accesses onto these roads where this is appropriate to maintain the character of the roadscape.
17. The Town should regulate the construction or expansion of telecommunication towers as part of its development review and approval process, including limiting towers to areas where the visual impact can be minimized.

FOREST RESOURCES

18. The Town should work to maintain the community's forest resources and should designate areas suitable for commercial forestry use as Woodland districts in which year-round residential development is more strictly regulated.

F. Historic, Archaeological, and Cultural Resources

State Goal: To preserve the State's historic and archaeological resources (Growth Management Act).

Local Goals: To preserve important structures with historical significance to the community.

To identify and protect those areas of special cultural or archaeological significance.

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. The Town should support the work of the Rangeley Lakes Regional Historical Society and encourage it to inventory and document the region's historical resources.

2. The Town should also encourage the historical society to undertake a survey of the Town to identify and document prehistoric and historic archaeological sites. The Town should assist the society in seeking funding from the Maine Historic Preservation Commission to support this work. This effort should focus on the shorelines of Rangeley and Mooselookmeguntic lakes, and along the banks of the Kennebago and Rangeley rivers for prehistoric sites and in the areas of early settlement for historic sites.
3. The Town's land use regulations should provide for consideration of the historic character of identified historic resources when development proposals are reviewed by the Town.
4. Since Rangeley's role as a cultural center is important to its economy and quality of life, the Town should continue its financial support of cultural activities as a way of making the community an attractive location for businesses and new residents.

5. The Town should formally study the need for and potential funding of a community cultural and recreational center to serve the community.

G. Outdoor Recreation

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters (Growth Management Act).

Local Goals: To provide adequate facilities and programs to meet the needs of residents.

To ~~create~~—a expand the four-seasons recreational environment to attract visitors to the community.

To maintain the quality of traditional outdoor recreational opportunities.

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. The Town should upgrade and expand the pedestrian facilities in Rangeley Village (see transportation policies).
2. The Town should work with the Chamber of Commerce to promote and expand the range of recreational opportunities available in the region to broaden the area's tourist base.
3. The Town should work with major land owners to maintain public access to these areas for traditional recreational use.
4. The Town should work with the Department of Inland Fisheries and Wildlife and local organizations to improve the quality of the sport fishery.

H. Public Facilities

State Goal: To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Growth Management Act).

Local Goals: To plan for the adequate provision of public services.
To improve the Town's ability to deliver needed services

within the community's ability to pay for these services.

Pursuant to these goals, the policies of this Comprehensive Plan are:

1. The Town should undertake an analysis of its existing facilities in Rangeley Village, including the fire station, rescue building, public works garage, and former sewage treatment plant and develop a long-term program for providing public works and public safety facilities. This analysis should look at the space needs of each department, the suitability of the existing facilities, the potential for consolidation, and other possible sites for these facilities.
2. The Town should establish a formal capital improvement planning process that annually identifies the Town's capital needs, assesses the Town's ability to pay for capital facilities, establishes priorities for the identified needs, and sets out a five-year program for meeting the highest priority needs.
3. The Town should continue to upgrade the water system in Rangeley Village to enhance fire protection flows.
4. The Town should pursue development of community water and sewer systems to serve Oquossoc Village.
5. The Town should work with the school department to assess the adequacy of current school facilities and develop a long-range plan for meeting the educational needs of the community.
6. The Town should develop a plan for providing public rest rooms in the villages of Rangeley and Oquossoc to meet the needs of tourists and other visitors to Rangeley.

I. Fiscal Capacity

State Goal: To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Growth Management Act).

Local Goals: To assure that the Town expands its tax base to provide the revenue needed to support quality municipal services.
o encourage the plantations to pay an appropriate share of the cost of those Rangeley services that they utilize.

Pursuant to these goals, the policies of this Comprehensive Plan are:

1. The Town should actively promote appropriate economic development and the construction of second homes to broaden the tax base (see the economy section).
2. The Town should regularly meet with the plantations to review shared services to assure that the plantations pay their and the share of the costs paid by the plantations.
3. The Town should continue to actively seek outside funding for upgrading and expanding local facilities. As an example, the Town should consider the use of Community Development Block Grant funds for supporting economic development.
4. Since the Town receives no State operating subsidy for its school system under the current allocation system, the Town should consider participating in ongoing inter-municipal efforts to review and revise the formula used by the State to distribute state education funding.

J. Land Use Patterns

State Goals: To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl (Growth Management Act).

To safeguard the State's agricultural and forest resources from development which threatens those resources (Growth Management Act).

Local Goals: To foster a pattern of land use that respects and builds on the traditional village centers, on the one hand, and the character of the outlying rural lands, on the other.

To designate growth areas that are compatible with the existing pattern of development including Rangeley Village, Oquossoc, extensively developed areas along the shorelines of lakes and ponds, and established residential areas such as Dodge Pond, Quimby Pond, and the Mingo Loop Road.

To maintain the areas outside of designated growth areas as traditional rural environments.

To promote a pattern of land use that can be served efficiently and that does not impose an undue burden on the Town's financial resources.

Pursuant to these goals, the policies of this Comprehensive Plan are as follows:

1. The Town should encourage a pattern of land use and development that builds on and respects the existing pattern of villages and residential neighborhoods set in a working rural landscape that provides both economic and recreational opportunities for the community and the property owners. To this end, the Town's land use regulations should establish growth areas in which a wide range of residential, commercial, industrial, and institutional uses can be accommodated at a variety of densities. At the same time, the Town's land use regulations should establish rural areas in which intensive development or use other than for natural resource or recreational purposes is discouraged.
 2. The Town should designate those areas in which development will be carefully controlled as rural. These areas should be maintained for natural resource and traditional rural uses. The rural area of Rangeley should be divided into three land use designations:
 - **A. Resource Protection**
 - **B. Shoreland Residential**
 - **C. Woodlands**
- A. Resource Protection:**
1. **Purpose:** The purpose of the Resource Protection District is to conserve those land areas that contain critical natural resource values and where development would adversely effect those values.
 2. **Areas to be Designated:** The Resource Protection District should include those land areas least suited for and least able to sustain development due to physical site conditions including topography, drainage or proximity to surface waters and lands restricted from development by binding conservation restrictions. These areas include, but are not limited to: areas within 250 feet of open fresh water wetlands of 10 acres or more, undeveloped floodplains, areas of steep slopes that are within 250 feet of lakes, ponds, and rivers, 75 feet from streams as defined in the Shoreland Zoning Act, significant wildlife habitat and lands where development is restricted by conservation easements.
 3. **Desired Use of Land:** Land in the Resource Protection District should

be maintained in a primarily natural, undeveloped state to maintain its resource values. In addition to resource management and harvesting, small public and private recreation uses involving minimal structural development, mineral extraction, and telecommunication towers should be permitted provided they receive review and approval and resource values are maintained.

B. Shoreland Residential:

1. **Purpose:** The purpose of the Shoreland Residential District is to provide locations for year round and seasonal residential uses and other compatible low intensity uses while maintaining shoreland area qualities and values.
2. **Areas to be Designated:** The Shoreland Residential Districts includes those areas developed or suitable for development for year round or second home residential uses. The area is up to 1,000 feet back from the normal high water line of lakes, ponds, and rivers that are not in Resource Protection or other District.
3. **Desired Use of Land:** Year round and second home residential development are the primary uses in this District. Lot sizes should be a minimum of 80,000 square feet without public sewer and 40,000 with public sewer. Shore frontage should be a minimum of 400 feet. Other uses including parks and recreation and, campgrounds and commercial uses requiring shoreland locations should be allowed after Planning Board review and approval. In the Planning Board's review, special consideration should be placed on water quality protection including erosion and sedimentation and shoreland aesthetics.

C. Woodland:

1. **Purpose:** The purpose of the Woodland District is to maintain commercial forest lands while allowing other uses that will be compatible with this designation and not conflict with the traditional land uses.
2. **Areas to be Designated:** The Woodland District should include commercial forest land, land registered under the Maine Tree Growth Tax Law. Land that is undeveloped due to the lack of public road access and areas containing low density development.
3. **Desired Use of Land:** Forestry and its associated activities, and other natural resource harvesting and extraction should be the primary use within the Woodland District. Recreation and commercial use compatible with forest locations including lodging associated with activities such as hunting, fishing and snowmobiling should be permitted. Low impact, light-industrial uses that are not dependent on

municipal services may also appropriate in this District. These uses should receive review and approval by the Planning Board with special emphasis placed on forest land compatibility, road access and impact on municipal services. Residential and mobile home park development that takes place in the Woodland District should be compatible with and not conflict with the primary purpose of this District. The Zoning Ordinance should encourage cluster development as a means to maintain the Districts traditional character. Other important considerations in approving residential development in this District should include road access and impact on municipal services.

3. The Town should designate those areas in which growth will be accommodated as development or growth zones. A key objective of these designations is to increase the flexibility available for locating small, low-impact business uses in the community while at the same time increasing the protection for residential uses and areas and areas in the Villages of Rangeley and Oquossoc. To accomplish these objectives, the growth area of Rangeley is divided into six Districts.

- **A. Residential**
- **B. Village**
- **C. Downtown Commercial**
- **D. Commercial**
- **E. Shoreland Mixed Use**
- **F. Industrial**

A. Residential:

1. **Purpose** – The purpose of the residential area is to provide locations for a wide range of housing types. Uses compatible with residential areas should be permitted after Planning Board review and approval provided that the the social and economic values of residential areas are maintained.
2. **Areas to be Designated** -The Residential District includes those areas that are currently developed primarily as residential and extends to areas suited for such development due to physical site characteristics and readily accessible to municipal services.
3. **Desired Use of Land** - Residential District is intended for residential and other uses that are compatible with low density residential areas. Single family, two-family and multi-family development should be the primary development type. Other land uses that do not diminish residential qualities may be allowed after Planning Board review and approval. Such uses include public, recreation uses involving minimal

structural development, small scale lodging facilities such as inn and bed and breakfasts and small scale office, service and research uses determined by Planning Board review to be compatible with the residential area in which it is to be located. New large scale commercial and manufacturing uses should not be allowed. Minimum lot area should be at least 40,00 square feet with front setbacks of not less than 25 feet. Lot sizes for non-residential uses should be of sufficient size to provide separation and buffering for adjacent residential uses.

B. Village:

1. **Purpose:** The purpose of this area is to maintain and encourage vital and active villages through allowing a wide range of land uses suited to the village environment while assuring village character is maintained.
2. **Areas to be Designated** - The Village District includes the traditional village and adjacent areas of Rangeley and Oquossoc. These areas include a broad range of land uses including residential, small commercial, home based occupations, recreational, service and public. This development mix created and has maintained these two important village areas.
3. **Desired Use of Land** - The Village District is intended to provide for a mixture of higher density residential uses including single-family, two-family and multi-family. Other land uses suited to these compact residential areas may be appropriate after Planning Board review and approval based on standards including residential compatibility, parking, traffic and noise. Such uses may include public, lodging and small low impact commercial (real estate and professional offices, gift shops and similar uses) that does not alter residential social and economic values. Densities or lot sizes should reflect the availability of public water and sewer with minimum lot size of 10,000 square feet for location served by sewer and 20,000 square feet for other areas. Setbacks should provide for adequate separation for fire safety and to provide for private yard space.

C. Downtown Commercial:

1. **Purpose** – The purpose of this District is to encourage business development and expansions in the Villages of Rangeley and Oquossoc through flexibility in dimensional standards and development review.
2. **Areas to be Designated** - This District includes the centers

of Rangeley Village and Oquossoc where commercial and service related use is found and existing structures or land may be converted to such uses. Certain land use activities in that will occupy existing structures or property that has been used for similar uses should be encouraged through an expedited review process.

3. **Desired Use of Land** – The Downtown Commercial District is intended to provide locations of a wide range of uses including commercial, service, public, light-industrial and residential. The scale of new or re-developed buildings should be compatible with existing structures. Land use standards should consider the importance of pedestrian movement within this District. Lot size, setbacks and parking requirements should be flexible to encourage the continuation of the existing pattern of development for new and re-developed sites. Review of some projects in the District that would occupy an existing structure that has been used for similar use with similar characteristic of the new use should go through an expedient review process.

D. Commercial:

1. **Purpose** – The purpose of this area is to provide locations for commercial and service related uses that due to their size and nature are not suited for village areas. This area is also intended to concentrate such uses to avoid strip development.
2. **Areas to be Designated-** The commercial District includes areas outside the traditional village areas that provide locations for commercial and service land uses that may not be compatible with other land use designations while discouraging strip type development. The commercial designation is in areas that present significant scenic and gateway values. Development standards need to assure these values are maintained.
3. **Desired Use of Land** – The primary purpose of the Commercial District is to provide locations for commercial, services, lodging, light-industrial, public and similar uses. Residential development that occurs should be in locations less suitable for non-residential development. Land use review standards should consider the conservation of gateway values and vehicle access in addition to the normal review standards.

E. Shoreland Mixed Use:

1. **Purpose** – The purpose of this area is to provide locations for those residential, recreational, service, lodging and commercial uses that require shoreland locations that may conflict with shoreland qualities characterized by traditional shoreland residential development.
2. **Areas to be Designated** – The Shoreland Mixed Use District is in those areas where existing shoreland commercial uses and lodging are found or they may be in areas suitable for such uses.
3. **Desired Use of Land** – This District is intended to provide locations for uses such as hotels, motels, marinas, campgrounds and similar uses.

F. Industrial:

1. **Purpose** - The purpose of this area is to provide locations for manufacturing, processing, warehousing and similar uses that do to their nature may not be compatible with uses in other areas.
2. **Areas to be Designated** – This District is in the vicinity of the Rangeley Municipal Airport.
3. **Desired Use of land** – The Industrial District provides for locations suitable for manufacturing, processing, treatment, research, warehousing, distribution, mining of land, sewage treatment facilities, waste disposal and other industrial activities. Residential development is not appropriate for this District. Lot standards should be a minimum of 20,000 square feet with setbacks that provide suitable buffers between uses.

CHAPTER IV. REGIONAL COORDINATION

The Town of Rangeley realizes that coordination and joint action are necessary to address a number of regional planning issues. Based on the results of the inventory and analysis element of the plan, input at a regional forum and various policies contained in Chapter III, the following regional issues have been included in the Regional Coordination Program.

A. Regional Economic Growth

The State Planning Office has identified Rangeley as a principal Service Center. Only 1/6 of all communities in Maine are considered Service Centers. Service Centers are characterized as being more densely settled than the communities that surround them and have a history of commerce. They are the locus for employment, services, education, cultural, recreation, and social services.

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

B. Water Quality

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

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

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

C. Transportation Systems

The regional transportation system is extremely important to the future of the Rangeley Region. Routes 4, 16 and 17 are the primary corridors into and through the region. These corridors are not well suited for modern day travel due to physical conditions. Improvements to these regional corridors will benefit the entire Rangeley Region.

D. Public Services and Facilities

One or more adjacent plantations and/or townships rely on Rangeley for a number of public services including education, library, fire protection, law enforcement when other agencies are not

available, emergency medical services, public water, septage disposal, and solid waste disposal.

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

E. Land Use and Development Patterns

Regional land use and development patterns can have significant impacts on the delivery of public services, the character of the region, water quality and regional growth. The Land Use Regulation Commission plans, zones, and issues development permits in the plantations and townships.

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

F. Upper Androscoggin River Basin Dam Licensing

The Upper Androscoggin River Basin is managed by the Union Water Power Company. A 1909 agreement guarantees a minimum flow of 1550 cubic feet per second at Berlin, New Hampshire. The upper basin lakes including Aziscohos, Rangeley, Cupsuptic, Mooselookmeguntic, Upper and Lower Richardson and Umbagog serve as storage reservoirs and are managed to provide for the guaranteed downstream flows.

Dams including Upper Dam and Middle Dam are in the process of being licensed by the Federal Energy Regulatory Commission (FERC). The licensing process considers a number of factors including economic, fisheries, flow management, water quality, and public benefits.

G. Regional Participation

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

H. Goals and Policies

Local Goal: To promote and participate in programs that advance regional needs and opportunities.

Pursuant to this goal, the policies of this Comprehensive Plan are:

1. The Town should encourage that the region's exceptional water quality is maintained.
2. The Town should recognize the importance of the regional transportation system and

participate in regional efforts for its improvement.

3. The Town should consider existing and future demands on public services and facilities it provides or may provide plantation residents in the planning for improvements to or expansions of such services and facilities.
4. The Town should promote regional land use and development patterns that reflect the valued natural environment and the desires of the region's year-round and seasonal residents.
5. The Town should recognize the regional significance of the Upper Androscoggin River Basin and assure that regional interests are represented in the Federal Energy Regulatory Commission's licensing of the Upper Androscoggin River Basin dams.
6. The Town should actively participate in regional discussions and approaches to address shared concerns and needs.

CHAPTER V. IMPLEMENTATION

The goals and policies set forth in Chapter III of this plan will require that the Town undertake a wide range of activities over the next three to five years if it is to move in the direction envisioned. This chapter outlines the steps that the Town and other community organizations will need to take to accomplish these goals.

The chapter is divided into two sections. The first looks at the activities that the community will need to undertake. This implementation strategy identifies each activity, identifies who should be responsible for carrying it out, and establishes a general timetable. Activities are broken into short-term that should be completed in the next two years, mid-term that will take two to four years to accomplish, and long-term that could take five or more years to complete.

The second section, the capital investment strategy, looks at the financial expenditures that are necessary to implement the plan and how those costs might be met.

A. Implementation Strategy

1. **Short-Term Activities** - To accomplish the goals and policies of this plan, the Rangeley community should undertake the following activities and complete them within one to two years of adoption of the plan:

Policy Reference	Activity	Responsibility
	ADMINISTRATIVE	
	1. The Town should apply to the State Planning Office for an implementation grant to cover some of the costs involved with implementing the plan.	Town Manager and Board of Selectmen
H.2	2. The Town should formalize its capital budgeting process by reactivating the Capital Improvement Committee and charging it with annually preparing a five-year capital improvements program that assesses the Town's capital needs and makes recommendations to the Board of Selectmen and Town Meeting on capital spending priorities.	Town Manager and Board of Selectmen or its appointees

Policy Reference	Activity	Responsibility
	LAND USE REGULATION	
J.2	3. The Town should review its zoning ordinance and revise the zoning districts and related standards to reflect the land use policies.	Planning Board
J.2	4. The Town should review its zoning map and revise it to reflect the land use map.	Planning Board
	5. The Town should revise its zoning ordinance and subdivision regulations to incorporate the following provisions:	Planning Board
B.4	a. Allowing a broader range of activities as home occupations/businesses in residential areas as long as there are adequate safeguards to protect neighboring properties and the environment.	Planning Board
E.1 & E.2	b. Stormwater quality standards that limit the amount of nutrients that can be exported from new development in the watershed of a lake or pond. This should include the creation of watershed overlay districts as appropriate.	Planning Board
E.5	c. Standards for the handling and storing of chemicals, petroleum products, and similar potential groundwater contaminants.	Planning Board
E.10	d. Erosion and sedimentation standards with a special focus on activities on steep slopes.	Planning Board
E.11	e. Requirements that all construction activities be located on soils that are appropriate for the proposed use.	Planning Board
E.13	f. The protection of high value fisheries and wildlife habitat.	Planning Board
E.15	g. Standards that minimize the impact of development or other land use activities on high value vistas or views.	Planning Board
E.16	h. Standards that encourage the preservation of	Planning Board

Policy Reference	Activity	Responsibility
	scenic roadscapes.	
E.17	i. Standards for the construction or expansion of telecommunication towers to minimize their visual impact.	Planning Board
F.3	j. Consideration of the impact of development activities on the historic character of identified historic resources.	Planning Board
	POPULATION	
A.4	6. The Town should develop a program to conduct a local census in the winter of 1999 and continuing through 2000 to develop information on the year-round and seasonal population at various times of the year to supplement the federal census.	Town Manager
	ENVIRONMENTAL	
E.1	7. The Town should make available educational materials to make property owners aware of the water quality issues with lakes and ponds.	Town Manager
Regional Coordination	8. The Rangeley Planning Board should meet with the Land Use Regulation Commissions to assure the compatibility of lake protection levels.	Planning Board
E.8	9. The Town should develop an annual program for the collection and proper disposal of wastes that are hazardous or potential contaminants of the groundwater.	Town Manager or designees
Regional Coordination	10. The Town should appoint a liaison to monitor and represent Rangeley's interests in the Upper Androscoggin River Basin Federal Energy Regulatory Commission's licensing process.	Board of Selectmen or its appointees
	HISTORIC	

Policy Reference	Activity	Responsibility
F.2	11. The Town should assist the Historical Society in seeking funding from the Maine Historic Preservation Commission to identify and document prehistoric and archaeological sites.	Town Manager and Historical Society
	ECONOMIC DEVELOPMENT	
B.2	12. The community should undertake a program to market Rangeley as a desirable place for low impact businesses to locate.	Town Manager, Selectmen, and Chamber of Commerce
B.10 & G.2	13. The Town and the Chamber of Commerce should explore alternative tourist markets to broaden the tourist base.	Town Manager and Chamber of Commerce
D.4	14. The Town should conduct a feasibility study of the construction of recreational pathtrails linking Rangeley Village with the Mingo Loop/Country Club area and existing trails and Oquossoc Village with the Haines Landing area.	Town Manager and Park and Recreation Commission and Director
B.11	15. The Town should develop a program for improved enforcement of snowmobile regulations.	Board of Selectmen or its appointees and snowmobile clubs
B. 14	16. The Town may continue to support and expand the connection of the community to the electronic superhighway.	Town Manager
	WATER AND SEWER SERVICE	
B.8, E.3 & H.4	16. The Town should work for legislative authority for the creation of a water district to serve Oquossoc Village.	Town Manager and Board of Selectmen or its appointees
B.8, E.3 &	17. The Town should undertake a feasibility study for creating a public water system to serve Oquossoc	Town Manager, Board of Selectmen

Policy Reference	Activity	Responsibility
H.4	Village.	or its appointees, and Water District
	PUBLIC FACILITIES	
H.1	18. The Town should undertake an analysis of its existing facilities in Rangeley Village and develop a long-term program for providing public works and public safety facilities.	Town Manager or designees, and Facilities Committees
D.5	19. The Town should undertake a study of possible locations for a small municipal parking lot in the center of Rangeley Village.	Town Manager and/or selectmen
H.6	20. The Town should develop a plan for providing public rest rooms in Rangeley Village.	Town Manager, or designees
H.5	21. The Town and School Department should assess the adequacy of current school facilities.	School Board
	TRANSPORTATION	
B.7, D.1, and Regional Coordination	22. The Town should continue to work with regional groups, other towns, and MDOT to continue the upgrading of Routes 4, 16, and 17 and to establish regional priorities for highway improvement projects.	Town Manager, Board of Selectmen or its appointees,
D.4 & G.1	23. The Town should develop a sidewalk improvement program to upgrade and expand the sidewalk network.	Town Manager or designees, and the Board of Selectmen or its appointees
	HOUSING	
C.2	24. The Town should develop a system for referring households with rental housing needs directly to Community Concepts. 25.	Town Manager
	REGIONAL COORDINATION	
Regional	25. The Town of Rangeley should coordinate and sponsor	Board of Selectmen

Policy Reference	Activity	Responsibility
Coordination	a semiannual forum with adjacent plantations. The purpose of the forums should be to discuss common issues and identify possible actions.	or its appointees

2. **Mid-Term Activities** - The Town should undertake the following activities and complete them within two to four years of the adoption of the plan.

Policy Reference	Activity	Responsibility
	ENVIRONMENTAL	
E.6	1. The Town should develop a program for monitoring the functioning of existing septic systems.	Town Manager or designees
E.1	2. The Town should continue to support water quality monitoring in lakes and ponds and support watershed association activities to reduce nutrient export.	Town Manager, Board of Selectmen or its appointees, and Lakes Division of DEP
	HISTORIC	
F.1	3. The Historical Society, with Town support, should inventory and document the region's historical resources.	Historical Society
	FISCAL CAPACITY	
	4. The Town should actively seek outside funding to carry out the recommendations of this Comprehensive Plan.	Town Manager
I.2	5. The Town should undertake a comprehensive review of its arrangements with the plantations for shared services.	Town Manager and Board of Selectmen or its appointees
	WATER AND SEWER SERVICE	
B.8 and H.3	6. The Town should work with the Water Districts to improve fire protection water supplies in Rangeley and Oquossoc Villages.	Water Districts
E.3 and H.4	7. The Town should support construction of a public water system to serve Oquossoc Village if the feasibility study is positive.	Town and Oquossoc Water District
E.4 and H.4	8. The Town should undertake a feasibility study for providing a public sewerage system to serve Oquossoc	Town Manager and Sewer

Policy Reference	Activity	Responsibility
	Village.	Superintendent
Regional Coordination	9. The Town and/or Water District should consult the appropriate plantation(s) to assess their expected future demands during the planning and design of improvements and expansions of public services and/or facilities upon which the plantation(s) rely.	Town Manager or designees, Board of Selectmen or its appointees, and Water District
	PUBLIC FACILITIES	
D.5	10. The Town should proceed with the construction of a municipal parking lot in Rangeley Village.	Town Manager and Chamber of Commerce
	TRANSPORTATION	
D.2	11. The town should seek funding for improvement to the Navigational system at the Rangeley airport	Town Manager and Board of Selectmen
D.3 and G.1	12. The Town should undertake a sidewalk construction program based upon the sidewalk program.	Town Manager or designees and the Board of Selectmen

TIME-PHASED PROJECTS

Some very large scale projects can be broken up into time-phased increments, and thus paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

MUNICIPAL ASSESSMENT AND USER FEES

Development fees, assessment and user charges, if appropriate and feasible, may also be applied by the municipality to recapture costs from direct beneficiaries or users of specific capital improvements. Assessments, for example, are commonly used to recapture street improvements for which fees, assessments and service charges are appropriate and may lend themselves to the use of revolving funds. Under this arrangement, the income so generated, after paying off the original improvements, is placed in a fund dedicated to financing future improvements of the same sort.

DEVELOPER FINANCING OF INFRASTRUCTURE

Shifting public sector costs to the private sector is becoming a more frequently used option. The infrastructure required for large scale developments becomes part of the developer's investment costs. If built to municipal specifications, the improvements may later be accepted by the municipality for maintenance.

GRANTS AND COST SHARING

A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements. Cost-sharing grant programs exist in a wide variety of areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

LOW-INTEREST LOANS

In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

APPENDIX A

3. **Capital Investment Plan Implementation** - To implement a Capital Investment Plan, the Town of Rangeley should develop a formal Capital Improvement Program.

The Capital Improvement Program provides a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting for high-priority projects and developing a project revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

The Capital Improvement Program (CIP) should include five elements:

- a) an inventory of the Town's capital needs;
- b) a rating system for determining the priority of funding the various projects;
- c) an analysis of the community's ability to pay for needed capital projects;
- d) a one-year capital budget that identifies those expenditures that should be included in the overall Town budget, together with the proposed method of funding the proposed expenditures;
- e) a three to five year capital program that establishes which projects have the highest priority for implementation and a timetable for moving forward with each project.

The capital planning process should become a routine part of the Town's budgeting and financial planning process. As such, the CIP should be updated every year or two to reflect those projects that have been completed, changing needs of the community, and potential funding sources.

Appendix A

RANGELEY COMPREHENSIVE PLAN

Inventory & Analysis

Prepared by

The Rangeley Comprehensive Plan Committee

and

Androscoggin Valley Council of Governments

May 1997

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INTRODUCTION

The comprehensive planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee, with assistance from the Androscoggin Valley Council of Governments, collected, organized, and analyzed information about Rangeley. Areas considered in the inventory and analysis element related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities, and fiscal capacity.

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Rangeley. Such information included scenic locations, road and sidewalk conditions, sewer and water systems, and sale prices of second homes. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes, traffic accidents and lake and pond phosphorus loads. For much of the characteristics concerning Rangeley's population information from the U.S. Department of Commerce 1990 Census was used. While this information was somewhat dated, it was the best readily available for the comprehensive plan.

The inventory and analysis also made several forecasts for the 10-year planning period. These included year-round and seasonal population growth and year-round and second home demand. Such forecasts were based on past trends and acceptable forecasting techniques.

The inventory and analysis is intended to be a snapshot of Rangeley based on the best information available in 1996. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at time of the adoption of the plan or five years from adoption. However, it presented a reliable picture of Rangeley and provided the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and policies.

POPULATION CHARACTERISTICS

Findings

- ❖ Rangeley's year-round population increased by 40 or 4% between 1980 and 1990.
- ❖ It is estimated that Rangeley's 1994 population was 1,144, an 8% increase over the 1990 population.
- ❖ Migration versus natural increase is the major component of Rangeley's population change.
- ❖ The 1995 seasonal population in Rangeley exceeded 4,000 people.
- ❖ The Rangeley region's seasonal population exceeds 7,500 people.

Year-Round Population Growth

Rangeley's year-round population increased from 941 persons in 1970 to 1,063 in 1990 representing a 13% increase. Between 1980 and 1990, the Town's population increased by 40 or 4%.

TABLE I-1
Year-Round Population Change
1970 - 1990

Town	1970	1980	1990	# Change 1980-1990	% Change 1980-1990
Rangeley	941	1,023	1,063	+40	3.9
Carrabassett Valley	36	132	325	+289	219
Eustis	595	582	616	+34	5.8
Dallas Plantation	105	146	161	+15	10.3
Madrid	107	178	178	0	0
Rangeley Plantation	52	69	103	+34	49.3
Sandy River Plantation	73	50	64	+14	28
Franklin County	22,444	27,447	29,088	1561	5.7

Source: U.S. Census

Estimated 1994 Population

Based on estimates prepared by the United States Census, Rangeley's year-round population has grown by 7.6% between 1990 and 1994.

TABLE I-2
Estimated Year-Round Population
1994

	1990	Estimated 1994	# Change	% Change
Rangeley	1,063	1,144	81	7.6
Carrabassett Valley	325	301	-24	-7.3
Dallas Plantation	161	164	3	1.7
Eustis	616	647	31	5.1
Rangeley Plantation	103	103	0	0
Sandy River Plantation	64	69	5	8.5
Franklin County	29,008	29,643	635	2.2

Source: U.S. Census

Estimated Seasonal Population

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

The Public Affairs Research Center (Bowdoin College, 1972) estimated that the seasonal population for Rangeley (that is, non-year-round persons) was 3,530 in 1970. This number represents the total number of persons if all seasonal dwellings, campgrounds, and lodging facilities were at capacity. Since 1970 there has been no statewide seasonal population estimates prepared. The 1987 Comprehensive Plan estimated Rangeley's peak seasonal population to be between 4,900 and 6,700. To estimate 1995 total seasonal population (total seasonal population assumes that all second homes, camp sites, and lodging facilities are at capacity), the following equation was employed.

$$P^s = P^c + P^l + P^{sh}$$

P^s	=	total seasonal population
P^c	=	campsite population
P^l	=	lodging population
P^{sh}	=	second home population

In computing the total seasonal population, the following occupancy standards were applied.

- 4 persons per campsite
- 2 persons per lodging room
- 4 persons per second home

Therefore, from the preceding assumptions,

$$P^c (50 \times 4) + P^l (300 \times 2) + P^{sh} (825 \times 4) = P^s (4,100)$$

Therefore, in 1995, it is estimated that Rangeley's total seasonal population could increase by 4,100 persons. This number does not include the day trippers that may be in Rangeley snowmobiling, fishing, or shopping. However, it would be a rare occurrence that all second homes would be at maximum capacity on any given day. A more realistic seasonal population increase is expected to be approximately 3,000 people.

Regional Seasonal Population

Seasonal population increases have a significant impact upon Rangeley and the Greater Rangeley Region (Dallas, Magalloway, Rangeley and Sandy River Plantations, and Adamstown Township). The local economy is highly dependent upon the tourist industry and seasonal residents. Because Rangeley serves as a regional service center, an estimate of seasonal population within that service area is important. Based upon estimates, the regional peak seasonal population may reach approximately 10,000 people with the average seasonal population at approximately 5,000 people.

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

TABLE I-3
Estimated Seasonal Population
1995

	Estimated Year-Round Population	Estimated Seasonal Population		Peak Seasonal Population*	
		Low	High	Low	High
Rangeley	1,140	2,000	4,100	2,340	5,240
Dallas Plantation	164	415	830	580	990
Magalloway Plantation	45	115	230	160	280
Rangeley Plantation	103	725	1,450	820	1,550
Sandy River Plantation	69	400	800	470	870
Adamstown		170	240		240
TOTAL	1,521	3,100	7,650	4,400	9,170

Source: Androscoggin Valley Council of Governments

*Peak seasonal population refers to the total possible number of persons if all seasonal dwellings, commercial lodges, and campgrounds are filled to capacity plus resident population. It does not include day trippers skiing, snowmobiling, fishing, and other activities.

Age Distribution

A comparison of age groups reported by the 1980 and 1990 Census indicates some shifts in age distribution. The largest gains were in the 18-44 and 65+ age groups.

TABLE I-4
Age Distribution
1980 - 1990

Age Group	1980		1990	
	Number	Percent	Number	Percent
Under 5	52	5.1	62	5.8
5 - 17	178	17.4	165	15.5
18 - 44	331	32.4	374	35.2
45 - 64	289	28.3	260	24.5
65+	173	16.9	202	19.0
TOTAL	1,023		1,063	

Source: U.S. Census

When Rangeley's age distribution is compared to Franklin county and the State, several characteristics are noteworthy. First, the percent of population 0-17 years is less than that of the county and State. Secondly, the percent of population 45 years and older is well above that of the county and State.

TABLE I-5
Population Distribution by Age
1990

	Rangeley		Franklin County		Maine
	Number	Percent	Number	Percent	Percent
Under 5	62	5.8	2003	6.9	7.0
5 - 17	165	15.5	55,596	19.3	18.4
18 - 44	374	35.2	12,207	42.1	42.4
45 - 64	260	24.5	5,632	19.4	19.0
65+	202	19.0	2,570	12.3	13.2
TOTAL	1,063		29,008		

Source: U.S. Census

The median age of Rangeley's year-round population in 1990 was 38.6 (median age is the age where there are equal number of above and below 38.6). The 1990 median age decreased from that of 1980 which is contrary to the trend of the State and Franklin County.

TABLE I-6
Median Age
1980 - 1990

	1980	1990
Rangeley	40.3	38.6
Franklin County	29.5	32.9
Maine	30.4	33.9

Source: 1980 and 1990 U.S. Census

Household and Household Size

The total number of households in Rangeley increased from 417 in 1980 to 461 in 1990 (10.6%). This increase in households compares to a 14% increase in households in Franklin County over the same period.

Rangeley's average household size decreased from 2.45 to 2.31 persons between 1980 and 1990. This decrease reflects declining household sizes in both the county and state.

TABLE I-7
Number of Households and Average Household Size

Town	1980 # of Households	Average Size	1990 # of Households	1990 Average Size
Rangeley	417	2.45	461	2.31
Franklin County	9,424	2.77	10,778	2.60
Maine	395,184	2.75	465,312	2.56

Source: 1980 and 1990 U.S. Census

Educational Attainment

Table I-8 indicates that in 1990, 80% of the Town's year-round population 25 years and older had a high school or higher level of education.

TABLE I-8
Educational Attainment
1990
(persons 25 years and older)

	Rangeley		Franklin County		Maine
	Number	Percent	Number	Percent	Percent
Less than 9th grade	47	6.0	1,336	7.4	8.8
9th to 12th grade, no diploma	110	14.1	2,309	12.8	12.4
High School Graduate or Equivalency	329	42.2	7,199	40.0	37.1
Some college, no degree	138	17.7	2,736	15.2	16.1
Associate Degree	37	4.6	1,218	6.8	6.9
Bachelor's Degree	96	12.0	2,179	12.1	12.7
Graduate or Professional Degree	22	2.8	1,003	5.6	6.1
TOTAL	779		21,389		

Source: U.S. Census

Income

Rangeley's 1989 median household income was lower than that of Franklin County and the State. The median household income of \$22,850 was similar to that of adjacent communities.

TABLE I-9
Median Household Income
1989

RANGELEY	\$22,850
Carrabasset Valley	\$27,344
Dallas Plantation	\$25,000
Eustis	\$23,333
Madrid	\$22,625
Maine	\$27,854
Rangeley Plantation	\$21,250
Sandy River Plantation	\$35,417
Franklin County	\$24,432

Source: 1990 U.S. Census

Per capita income information provided by 1980 and 1990 Census indicates that Rangeley's per capita income in 1989 was similar to that of surrounding towns with the exception of Carrabasset Valley and Sandy River Plantation.

TABLE I-10
Per Capita Income
1979 - 1989

	1979	1989
Rangeley	\$6,472	\$11,702
Carrabasset Valley	\$9,571	\$19,983
Dallas Plantation	\$6,383	\$11,530
Eustis	\$5,126	\$11,686
Madrid	\$5,998	\$8,327
Rangeley Plantation	\$5,621	\$10,627
Sandy River Plantation	\$5,621	\$19,377
Franklin County	\$5,621	\$10,830

Source: 1980 and 1990 U.S. Census

The distribution of households by income indicates that the largest number of households are concentrated in the \$15,000 - \$25,000 income range. It is interesting to note 55% of households had incomes of less than \$25,000 and 26% had incomes of \$35,000 or more.

TABLE I-11
Distribution of Households by Income
1989

	Counts of Households	Percent of Households	
		Rangeley	Franklin County
Less than \$5,000	27	5.9	5.6
\$5,000 to \$9,999	66	14.5	13.6
\$10,000 to \$14,999	58	12.8	10.0
\$15,000 to \$24,999	98	21.5	22.0
\$25,000 to \$34,999	88	19.5	17.3
\$35,000 to \$49,999	74	16.3	18.3
\$50,000 to \$74,999	35	7.7	10.3
\$75,000 or more	9	2.0	2.9
TOTAL	455		

Source: U.S. Census

Population Projections

Year-round Population Projections

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

Population change is the result of two primary factors; natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Between January 1, 1990 and December 31, 1995, natural increase has had no appreciable effect on population change in Rangeley. Vital statistics indicate 84 births and 87 deaths over the period. Migration has been and will continue to be the controlling factor in future population change.

The Long Range Economic Forecast published by the Maine State Planning Office in 1993 forecasted that Maine's total population would increase by only 10,000 between 1992 and 2005. This represents a sharp decrease in the State's annual average increase in population which was approximately 10,000 annually in the 1970s and 1980s. The report cites three factors for the significant decline in population growth: slow economic growth, the reduction in defense forces and expenditures, and the aging of post World War II baby boomers. Based upon the statewide population forecasts and historic population trends, Rangeley's year-round population has been projected to increase by approximately 12 percent over the 10-year planning period. Population growth in Rangeley may be unique when compared to other communities due to growth in the middle age and elderly age groups. This population growth represents a growth rate for the 10-year planning period that exceeded the rate of growth for the period between 1980 and 1990.

TABLE I-12
Year-round Population Projections
2006

	1990 Population	2005 Projected Population	Percent Increase
Rangeley	1,063	1,200	12.9
Dallas Plantation	161	170	4.3
Madrid	178	190	1.1
Phillips	1,122	1,140	1.7
Rangeley Plantation	103	110	6.8
Sandy River Plantation	64	70	9.1
Franklin County	29,008	29,907	3.1

Source: U.S. Census; Androscoggin Valley Council of Governments

TABLE I-13
Estimated Population Distribution by Age
2006

	Rangeley		Franklin County	
	Number	Percent	Number	Percent
Under 5	60	5.0	1,712	5.7
5-17	180	15.0	4,838	16.2
18-44	396	33.0	11,457	38.3
45-64	312	26.0	7,709	25.8
65+	252	21.0	4,198	14.0
TOTAL	1,200		29,914	

Source: Androscoggin Valley Council of Governments

Seasonal Population

Future seasonal population growth within the Rangeley Region will have significant impacts upon the town.

Future seasonal population growth will depend upon additional growth in second home development, increased numbers of short-term lodging facilities and a continued and expanded opportunity that draw seasonal residents and tourists to the Rangeley Region.

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

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

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

TABLE I-14
Estimated Seasonal Population
2006

	2006 Estimated Year-round Population	Estimated Seasonal Population	Peak Seasonal Population*
Rangeley	1,200	5,100	6,120
Dallas Plantation	170	1,000	1,700
Magalloway Plantation	155	250	400
Rangeley Plantation	110	1,600	1,700
Sandy River Plantation	70	950	1,100
Adamstown		260	260
TOTAL	1,705	9,600	11,280

Source: Androscoggin Valley Council of Governments

*Peak seasonal population refers to the total possible number of persons if all seasonal dwellings, commercial lodges, and campgrounds are filled to capacity plus resident population. (Does not include day trippers.)

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ECONOMY

Findings

- * Total consumer sales increased by 27% between 1990 and 1994 in Rangeley.
- * Consumer sales in the months of July, August and September are twice as much as any other three-month period.
- * Eighty-one percent of the town's labor force was employed in Rangeley in 1990.

Introduction

Regional Economic Perspective

Rangeley is located in the western mountains of Franklin County. The Town is part of a larger economically integrated geographical unit called the Farmington Labor Market Area (LMA). An LMA is comprised of a central community (or communities) and the surrounding territory within commuting distance. The Farmington LMA is comprised of all of Franklin County.

Franklin County's economy has been traditionally based upon the timber and wood products industries, leather industries, agriculture and tourism. The county's vast commercial forests have provided the raw materials for the pulp and paper and lumber industries. The region's impressive natural features - lakes, ponds, rivers and mountains - attract seasonal residents, tourists and outdoor enthusiasts throughout the year.

Non-manufacturing dominates the employment picture comprising 68% of the total employment in 1994. The following table reports a significant gain in the non-manufacturing sectors between 1991 and 1994. Employment rose by 1,850 or 25% over the four-year period. Largest gains were realized on the service, utilities, finance, insurance, and real estate sectors. Employment in the manufacturing sectors remained level between 1991 and 1994.

TABLE I-15
Franklin County (Farmington Labor Market Area)
Non-Farm Wage and Salary Employment
1991-1994

	1991	1992	1993	1994	% Change 1991-1992	% Change 1993-1994
Total	11,790	11,830	13,760	13,710	0.34%	-0.36%
Total Manufacturing	4,260	4,160	4,460	4,330	-2.35%	-2.91%
Durable	1,050	1,000	1,090	1,080	-4.76%	-0.92%
Lumber & Wood	1,000	960	1,040	1,020	-4.00%	-1.92%
Logging	190	190	190	210	0.00%	10.53%
Non-Durable	3,210	3,170	3,360	3,250	-1.25%	-3.27%
Printing/Publishing	80	110	110	110	37.50%	0.00%
Leather, Leather Prod.	1,150	1,110	1,320	1,240	-3.48%	-6.06%
Total Non-Manufacturing	7,530	7,670	9,310	9,380	1.86%	0.75%
Construction	310	310	370	390	0.00%	5.41%
Trans/Utilities	220	230	270	270	4.55%	0.00%
Wholesale Trade	130	130	140	140	0.00%	0.00%
Durable Goods	90	90	80	100	0.00%	25.00%
Retail Trade	2,180	2,110	2,660	2,660	-3.21%	0.00%
Finance, Insurance, Real Estate	510	530	670	650	3.92%	-2.99%
Services & Mining	2,260	2,410	2,920	2,950	6.64%	1.03%
Health Services	900	920	1,220	1,240	2.22%	1.64%
Government	1,910	1,950	2,290	2,310	2.09%	0.87%

Source: Maine Department of Labor Employment and Earnings Statistical Handbook 1990, 1991, 1992, 1993

Rangeley's Economy

In the settlement days of Rangeley, farming and lumbering were the mainstays of the local economy. A grist mill to grind grain and a lumber mill were built to serve the community. Around 1840, the large size of the local trout was noted which would begin that tourist industry which is still today the controlling economic force.

The second major economic factor in Rangeley and the Rangeley Region is the lumber and wood industries. However, the direct and indirect employment associated with lumbering is secondary to that of the recreation-tourist industry.

Rangeley serves as the service and economic center for the Rangeley Region. Rangeley is the educational, recreation and cultural center of the Region. It also provides convenience goods and services to meet the day-to-day needs of year-round residents of the region and the large number of seasonal residents and tourists. Retail trade and services are the major component of Rangeley's economy.

Consumer sales, which include building supplies, food stores, general merchandise, other retail, auto, and restaurant, and lodging, increased by 10.4% between 1989 and 1994 in Rangeley. Between 1990 and 1994, total consumer sales increased by 25.6%. This compares to a 22.7% increase for all of Franklin County between 1990 and 1994. The decline between 1989 and 1990 in total consumer sales reflects the most recent recession. Based upon an analysis of total consumer retail sales for both Franklin County and the State, Rangeley recovered from the 1989-1990 recession faster than the County and State.

TABLE I-16
Rangeley Consumer Sales
Taxable Retail Sales
(in thousands of dollars)

Year	Consumer Sales	Annual Percent Change
1989	12,936.6	
1990	11,371.2	-12.1
1991	12,110.0	6.5
1992	12,631.4	4.3
1993	13,120.7	3.7
1994	14,276.9	8.8

Source: Maine State Planning Office

Further review of total consumer sales by quarter indicates the importance of the summer tourist season to the local economy. Approximately two times the total sales occur in the third quarter as in another quarter. Since 1991, the first quarter has seen the lowest consumer sales which may be reflective of low snowfall amounts during those years.

TABLE I-17
Percent of Total Consumer Sales by Quarter

Year	Quarter			
	1st	2nd	3rd	4th
1989	20.7	19.3	35.0	25.0
1990	21.1	19.8	40.0	19.1
1991	17.6	19.6	42.4	20.4
1992	18.1	19.3	42.5	20.6
1993	17.5	18.6	42.5	21.4
1994	18.0	19.8	38.7	23.5

Source: Maine State Planning Office

In 1990, 81% of the Rangeley labor force was employed in Rangeley. This level of local employment is high compared to other communities and is reflective of the distance to other employment centers.

TABLE I-18
Distribution of Rangeley Labor Force
by Place of Employment
1990

Place of Employment	Number of Persons	Percent of Total
Rangeley	392	81
Farmington	15	3.1
Lewiston	2	0.4
Phillips	4	0.8
Rumford	6	1.2
Sandy River Plantation	5	1
Strong	8	1.7
Other & Not Reported	52	10.7
TOTAL	484	

Source: 1990 Census

Since 1989, Rangeley's unemployment rate has remained higher than Franklin County. According to the Maine Department of Labor, Rangeley's labor force has decreased by approximately seven percent since 1989 while Franklin County's has risen by nearly eight percent. The decline in the labor force is likely the result of out-migration of individuals in the labor force. The high annual unemployment rate may reflect the number of individuals in the construction industry and the seasonal nature of many jobs.

TABLE I-19
Average Annual Labor Force
1989-1994

	Town of Rangeley		Franklin County	
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate
1989	596	6.0	13,300	4.9
1990	543	9.4	13,770	6.0
1991	550	10.2	13,930	8.8
1992	591	11.8	14,541	8.1
1993	583	11.3	14,308	8.5
1994	556	10.8	14,360	7.9
Change in Labor Force 1989-1994	-40		1,060	

Source: Maine Department of Labor

Rangeley's service and retail-based economy is evident in the fact that in 1990, 92.5% of the total labor force was employed in non-industrial sectors. In 1980, 85.5% of the labor force was employed in the non-manufacturing sectors. This compares to 73% for all of Franklin County. The largest percentage of workers were employed in retail trade followed by construction, and finance, insurance and real estate.

TABLE I-20
Distribution of Labor Force by Industry
1990

	Town of Rangeley		Franklin County	
	# of Workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Agriculture, forestry	25	5.4	34	2.56
Construction	90	18.6	985	7.39
Manufacturing				
Nondurable goods	14	2.9	2,258	16.95
Durable goods	22	4.6	1,351	10.14
Transportation	6	1.2	272	2.04
Communications	19	3.9	189	1.41
Wholesale trade	---	0	281	2.11
Retail trade	121	25.0	2,465	18.51
Finance, Insurance and Real Estate	50	10.3	519	3.89
Business and repair services	6	1.2	307	2.30
Personal, entertainment services	43	8.9	653	4.90
Health services	15	3.1	996	7.48
Educational services	38	7.9	1,523	11.43
Other professional and related services	18	3.7	692	5.19
Public administration	17	3.5	477	3.58
TOTAL	484	100	13,314	100

Source: 1990 U.S. Census

HOUSING

Findings

- * An estimated 230 new dwelling units were constructed between 1980 and 1990.
- * Between 1990 and 1995, there were 67 building permits issued for the construction of new dwelling units.
- * The 1990 Census reported that sixty percent of all dwelling units in Rangeley were second homes.
- * It is expected that there will be a demand for 185 new housing units over the next ten-year period. This demand will be comprised of 65 year-round dwellings and 120 second homes.
- * The average sale price for a year-round dwelling between 1990 and 1995 was \$71,400.
- * The average sale price for second homes between 1990 and 1995 was \$124,000.

Housing Characteristics

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

Housing Trends

The 1990 Census reported 545 year-round dwelling units in Rangeley. While the census number reported a decrease of 68 units between 1980 and 1990, it is expected that the reported decline in year-round housing units is the result of a miscounting of the number of second homes.

TABLE I-21
Number of Year-Round Housing Units
1980 - 1990

Town	1980	1990	# Change	% Change
Rangeley	613	545	-68	-11.1
Carrabassett Valley	76	170	94	123.7
Dallas Plantation	71	79	8	11.3
Eustis	350	360	10	2.9
Madrid	77	88	11	14.3
Rangeley Plantation	38	48	10	26.3
Sandy River Plantation	65	33	-32	-49.2
Franklin County	10,581	11,719	1,138	10.8

Source: 1980 and 1990 U.S. Census

The 1990 Census reported a total of 1,349 year-round dwelling and second homes in Rangeley. This total was comprised of 545 year-round housing units and 804 second homes. Total housing units increased by 203 units or 20.6 percent between 1980 and 1990. This rate of growth was greater numerically than all areas compared except Carrabassett Valley.

TABLE I-22
Total Number of Housing Units
1980 - 1990
(Year-round and Second)

Town	1980	1990	# Change	% Change
Rangeley	1,119	1,349	230	20.6
Carrabassett Valley	500	1,603	1,103	221.0
Eustis	619	623	4	0.7
Dallas Plantation	185	287	102	55.1
Madrid	147	195	48	32.7
Rangeley Plantation	269	411	142	52.8
Sandy River Plantation	178	235	57	22.3
Franklin County	14,133	17,280	3,147	22.3

Source: 1980 and 1990 U.S. Census

Since the 1990 Census, building permit data indicates that there has been 67 housing units constructed in Rangeley. This represents a five percent growth rate over the six-year period.

TABLE I-23
1995 Estimated Total Housing Units
(Year-round and Second)

Town	1990 Housing Units	1995 Housing Units	% Change 1990 - 1995
Rangeley	1,349	1,416	4.9
Dallas Plantation	287	320	11.5
Rangeley Plantation	411	447	8.8
Sandy River Plantation	235	240	2.1

Source: 1990 Census, Town of Rangeley, Land Use Regulation Commission

Type of Dwelling

In 1990, 86 percent of the total housing stock (year-round and second) was single-unit, detached family. Mobile homes comprise a small percentage of the total housing stock, 3.4 percent. In 1990, second homes comprised 60 percent of Rangeley's total housing stock.

TABLE I-24
Distribution of Housing Units by Type
All Units (including Second)

Type	1980		1990	
	Number	Percent	Number	Percent
Single-unit, detached and attached	962	86.0	1,177	87.3
Multi-family	145	13.0	126	9.3
Mobile home	12	1.1	46	3.4
Second	506	45.2	804	60.0
TOTAL	1,119		1,349	

Source: U.S. Census

Owner/Renter Patterns

In 1990, Rangeley had a greater percentage of renter occupied dwelling units (28.0%) than Franklin County (24.4%). However, this rate is below that of Carrabassett Valley (36%) and Eustis (31%). Reasons for the greater renter participation in Rangeley may include housing affordability, transient population, and rental availability of second homes.

TABLE I-25
Distribution of Occupied Year-round Housing Units by Tenure
Rangeley, 1990

Owner Occupied		Renter Occupied		Total
Number	Percent	Number	Percent	
332	72.0	129	28.0	46.1

Source: 1990 U.S. Census

Housing Conditions

One indication of housing conditions is the age of the structure. Although age should not be the sole determination of housing condition, it may be assumed that in many cases older structures may have structural or utility faults. Compared to Franklin County, Rangeley's housing stock is relatively old. Approximately 60 percent of all dwelling units were constructed before 1960. A general visual inspection of the exterior conditions of year-round dwellings found no significant problems with dilapidated or deteriorated dwellings.

TABLE I-26
Age of Housing Stock

Year Structure Built	Rangeley		Franklin County	
	Number	Percent	Number	Percent
1989 - March 1990	43	3.2	603	3.5
1985 - 1988	202	15.0	1,646	9.5
1980 - 1984	91	6.8	1,445	8.4
1970 - 1979	159	11.8	4,125	23.9
1960 - 1969	68	5.0	1,676	9.7
1950 - 1959	55	4.1	853	4.9
1940 - 1949	53	3.9	644	3.7
1939 or earlier	678	50.2	6,288	36.4
TOTAL	1,349		17,280	

Source: 1990 U.S. Census

Housing Assistance Programs

Information provided by the Maine State Housing Authority indicates that there are three federally-assisted multi-family housing developments in Rangeley. The majority are low-income elderly projects representing 30 units. There are also 8 low-income family units. Residents of Rangeley also participate in the Section 8 Existing Rental Housing Assistance Program administered by Community Concepts for the Maine State Housing Authority.

TABLE I-27
Federally-assisted Multi-family Housing Development

Project Name	Sponsor	Total Units	
		Elderly	Family
Rangeley Town House	HUD	22	
Rangeley Elderly	HUD/MSHA	8	
Saddleback View	MSHA		8

Source: Maine State Housing Authority

Vacancy Rates

While vacancy rates fluctuate, based upon housing demand and economic conditions, vacant housing is needed to provide housing opportunities with a community. Based upon the 1990 Census on April 1, 1990, Rangeley had a vacancy rate of 6.2% for year-round homes and a 25% rental vacancy rate. It is expected that the 1990 rental vacancy rate reported by the 1990 Census was exaggerated due to second homes available to rent in April, the month of the census.

Information furnished by the Comprehensive Planning Committee in January 1996 indicated that there were approximately 52 houses for sale. Of these, 28 are rented on an annual basis, and 24 were owner-occupied or vacant. A four percent vacancy rate existed in apartment units.

Future Housing Demand

Population growth both in Rangeley and the Greater Rangeley Region and the characteristics of the existing housing stock are major factors in identifying future year-round housing demands. Rangeley's year-round population is expected to reach approximately 1,200 by the year 2006. Based upon a median household size of 2.20 persons in 2006, 65 additional year-round dwellings would be required to maintain vacancy rates similar to that which existed in 1996.

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

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

Housing Costs

The 1990 Census provides information relating to rental rates and the value of specified owner occupied housing units. Specified owner occupied housing units exclude homes with a business, homes on ten acres or more, and housing units in multi-family buildings.

The median (one-half of renters pay less and one-half of renters pay more) contract rent in Rangeley in 1990 was \$259. This was below the median contract rent for Franklin County (\$278) and the State (\$358).

Information provided by the 1990 Census indicates that the median value of specified owner occupied housing units was \$89,600. This value was above that of Franklin County (\$66,600) and the State (\$87,400).

TABLE I-28
Median Home Value - 1990
(specified owner-occupied housing units)

Town	Value
Rangeley	\$89,600
Carrabassett Valley	\$90,800
Dallas Plantation	\$88,500
Eustis	\$62,100
Madrid	\$67,500
Rangeley Plantation	\$123,200
Sandy River Plantation	\$63,800
Franklin County	\$66,200

Source: 1990 U.S. Census

Information compiled by the Comprehensive Planning Committee found that for the six-year period between 1990 to 1995, there were 66 year-round homes sold in Rangeley. The average sale price over the six-year period was \$71,400. In contrast, there were 132 second homes sold over the period with an average sale price of \$124,000.

The Committee also provided information on monthly rental rates. It was found that rental rates for apartments range from \$350 to \$400 including utilities. Home rental rates average \$500 per month plus utilities.

TABLE I-29
Year-round Home Sales

Year	Number of Sales	Average Sale Price	Median Sale Price
1990	11	\$70,100	\$60,000
1991	9	\$65,000	\$79,000
1992	5	\$50,100	\$72,000
1993	10	\$81,100	\$65,000
1994	11	\$88,800	\$72,000
1995	20	\$72,500	\$65,000

Source: Rangeley Comprehensive Planning Committee

Affordability of Housing

The availability of affordable housing is important to overall community and economic development. Affordable housing should not be thought of as low income housing but housing for service workers and teachers. Affordability is defined as the capacity to spend 30 percent of the household income on rental costs or 28 percent of household income on purchase costs.

The United States Department of Housing and Urban Development (HUD) has established guidelines for computing general income guidelines for determining housing affordability. The income levels are defined as being 120 percent, 80 percent, and 50 percent of median household income for moderate, low and very low, respectfully. In 1989, the median household income of Rangeley was \$22,850. Therefore, as shown in Table I-30, a household that earned no more than \$11,400 would be considered a very low income household.

TABLE I-30
Moderate, Low Income, and Very Low Income Households
As a Proportion of Total Households
Rangeley, 1989

Household Income Level	Income Amount	Approximate Percentage Total of Total Households
Moderate	\$27,400	26%
Low	\$18,300	15%
Very Low	\$11,400	23%

Source: U.S. Census, 1980

Income figures for years since the 1990 Census are not available for Rangeley. However, Table I-31 lists 1994 figures which have been generated for Franklin County by HUD. Also shown are the moderate income (120% of median), low income (80% of median) and very low income (50% of median) threshold figures for Franklin County and amounts which constitute "affordability" for home purchase, monthly mortgage payment, and monthly rent for each of the three income categories.

TABLE I-31
Affordable Housing Rents and Prices
Franklin County
1994

Median Annual Family Income	Household Income Group	Annual Income Range	Percent of Total Households	Affordable Monthly Rent	Affordable Selling Price
\$30,600	Very low income	up to \$15,300	31%	up to \$290	up to \$37,200
	Low income	\$15,300-24,480	19%	up to \$530	up to \$67,800
	Moderate income	\$24,480-45,900	33%	up to \$1,030	up to \$132,700

Source: Office of Comprehensive Planning

Based upon income information, generally accepted affordable housing rates, sale prices of houses, and rental rates in Rangeley, affordable housing for the very low income group which wish to locate in Rangeley may be a problem. The low income group may find affordable rents and housing, if available. Based upon the sales information between 1990 and 1995, 20 homes were sold for \$60,000 or less.

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TRANSPORTATION

Findings

- ❖ There are approximately 48 miles of public roads in Rangeley.
- ❖ Some 24 miles of privately-owned roads exist.
- ❖ Highway capacities are adequate for existing and forecasted growth. Of greater concern is the condition of State Routes leading into Rangeley.
- ❖ There is a need for local public road improvement.
- ❖ Sidewalks are in need of improvement.

Introduction

Rangeley transportation system is comprised of its roadway network, airport, and trail systems. A community's transportation system is extremely important to existing and future development characteristics.

Rangeley contains approximately 48 miles of public roads. Of this number, the majority (30 miles) are town-maintained roads. The State of Maine has total maintenance responsibility of 18 miles of road.

TABLE I-32
Road Mileage by Maintenance Responsibility

Type	Miles
Town	30.0
State	18.5
TOTAL	47.5

Source: Maine Department of Transportation

The Maine Department of Transportation (MDOT) has classified highways functionally within Rangeley as arterial, collector or local. Brief definitions of the three classifications as used by MDOT are:

Arterial Highways: The most important travel routes in the state. They carry high speed, long distance traffic and attract a significant amount of federal funding. They usually carry interstate or U.S. Route number designations.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes.

Local Highways: All public highways not in the arterial or collector classification. They serve primarily for service to adjacent land areas and usually carry low volumes of traffic.

Based upon the MDOT functional classification system, Rangeley contains 2 miles of arterial highway (Route 4 from the Rangeley/Rangeley Plantation line to Rangeley Village), 18 miles of collector highway (Route 4 from Rangeley Village to Haines Landing, Route 16, Route 17, Kennebago Road to Willer Road), and 27 miles of local public highway.

There are approximately 24 miles of privately owned gravel roads in Rangeley. These serve areas adjacent to the lakes and ponds and other year-round and seasonal residential developments. In addition to the privately-owned roads, there are approximately 12 miles of active logging roads.

Motor Vehicle Accident Data

The Maine Department of Transportation (MDOT) maintains accident reports of all reportable accidents (those involving \$500 damage or personal injury). A report entitled "Maine Accident Report Summary" provides summarized data relating to the location and nature of accidents. One element of the summary report is the identification of a "Critical Rate Factor" (a statistical comparison to similar locations in the state). Locations with a "critical rate factor" of greater than 1.0 with more than eight accidents should be of concern because they can be potential high-accident locations. Based upon the information provided by MDOT, there are 7 locations with a critical rate factor greater than 1.00 and 4 or more accidents in Rangeley, but only one location which has 8 or more accidents between 1991 and 1993. Table I-33 presents these locations and their critical rate factors.

In examining the nature of accidents on Route 4, the most frequent was collision with an animal (37%) followed by rear end/side swipe (27%) and run off the road (20%).

TABLE I-33
High Level of Accident Locations
1991 - 1993

Location	Total Accidents	Critical Rate Factor
Rt. 4 Dodge Pd. Rd. to Quimby Pd. Rd.	8	1.07
Rt. 4 - Rangeley Manor Dr. to Kennebago Rd.	6	9.18
Rt. 4 - Dodge Pd. Rd. to Dodge Pd. Stream	5	1.34
Rt. 4 - Cottage Ave. to Grandview Dr.	4	2.01
Rt. 4 - Richardson St. to Pond St.	4	6.07
Rt. 4 and Lake St.	4	1.58
Bald Mt. Rd.	5	1.14

Source: Maine Department of Transportation

Highway Capacities

The major highways in and out of Rangeley are Routes 4, 16, and 17. All of these major highways into and out of Rangeley are in need of improvement. Route 4 is the major travel corridor to Rangeley and terminates at Haines Landing in Oquossoc. Route 4 is the major north/south arterial in western Maine carrying truck traffic associated with the lumber and wood industries and tourist traffic. The Maine Department of Transportation reported an Annual Average Daily Traffic of approximately 2,500 on Route 4 near the Dallas Hill Road in 1994. The capacity, or the maximum number of vehicles that the highway can accommodate, of Route 4 is adequate for current and foreseeable future traffic volumes. Of greater concern than capacity is the physical condition of Route 4 and several segments that cause delays because of grades and curves outside of Rangeley.

Route 16 connects Rangeley with Stratton to the north and New Hampshire to the west. Traffic volumes on Route 16 are considerably less than that of Route 4 with 1994 annual average daily traffic of 850 near the Rangeley/Dallas Plantation line and 850 on Route 16 as it leaves Oquossoc. The capacities of both sections of Route 16 are sufficient for current and foreseeable traffic volumes; however, physical improvements are needed.

Route 17 provides access from the Rumford/Mexico area to Rangeley and provides access to outstanding scenery including the views from the "Height of Land" in Township D. Route 17 is used by log trucks and tourist traffic. While Route 17 has the capacity for current and foreseen traffic volumes, there are segments of the roadway outside of Rangeley that are in need of upgrading.

Local Highway Conditions

The examination of local highway conditions is important for several reasons. Local road conditions can indicate the need for major capital expenditures for reconstruction or a need to direct new development to avoid costly road improvements.

There are approximately 16 miles of paved non-State roads in Rangeley. The conditions of these paved roads range from fair to good. Public graveled surfaced roads total approximately 14 miles and are considered in fair to poor condition.

Rangeley Municipal Airport

The Rangeley Municipal Airport is located some one and one-half miles north of Rangeley Village off the Kennebago Road. The airport is owned by the Town of Rangeley, and an appointed Airport Commission makes recommendations to the Board of Selectmen concerning airport operations. Airport facilities include a paved 2,700 x 75 foot paved runway, paved aircraft parking apron, paved stub taxiway, medium intensity runway lights, lighted navigational aids, and rotating beacon.

At the airport fueling facilities, aircraft repair, flight instruction, aircraft rentals, and charters are provided.

In 1990, an estimated 12,000 aircraft operations (a landing or a take-off) occurred at the airport. This number was comprised of 7,200 local operations and 4,800 itinerant operations. The Rangeley Municipal Airport Master Plan forecasted a total of 18,509 operations for the year 2010.

Parking

On-street parking is provided on Main Street in Rangeley Village. The northerly side of Main Street has diagonal parking and the south side parallel parking. While available parking on Main Street is adequate during non-peak periods, there are times throughout the year when there are demands for additional parking.

Parking is available at the Town park for vehicles and boat and snowmobile trailers

Sidewalk System

The Town maintains approximately 2.1 miles of sidewalks in Rangeley Village. Sidewalks are located on the north side of Main Street from Depot Road to Pleasant Street and are considered in good to fair condition. On the south side on Main Street from Hotel Road to Lake Street, the sidewalk is in good to fair condition. Between Lake Street and Pleasant on the south side of Main Street, there is only a short section, approximately 50 feet long, and is in fair condition. From Pleasant Street to Allen Street, a sidewalk is located on the south side of Main Street and is in fair to poor condition. The last section of sidewalk is on the north side of Main Street from Allen Street toward Kennebago Road; however, it terminates before reaching the Kennebago Road. The condition of this sidewalk is poor.

The sidewalk on the easterly side of the Kennebago Road from Main Street to the entrance of the Lakes Region School is in fair condition. The Pleasant and School Street sidewalks are in good to fair condition. The Allen Street and Lake Street sidewalks are in poor to very poor condition.

Snowmobile Trail System

The local, regional, and State snowmobile trail system is important to the economy, and this is considered part of the Town's transportation system. This trail system totals some 125 miles in and around the Rangeley area. The system connects the Rangeley area with other parts of Maine, New Hampshire, and Canada. The Rangeley Lakes Snowmobile Club in conjunction with the town is a major force in the important snowmobile industry in the Region.

The Town of Rangeley owns the trail groomers and hires drivers to operate the groomers to maintain the trails.

Public Transportation

The Western Maine Transportation Services provides "demand response" and fixed-route transportation service to residents of Franklin, Oxford and Androscoggin Counties. Fixed-route service is provided on a daily basis and is available to the general public. Its primary use is by the elderly, handicapped, and low-income residents. Door-to-door, on-demand service is subsidized for elderly, handicapped, and low-income and Medicaid-eligible riders and is also available to the general public.

NATURAL RESOURCES

Findings

- * Rangeley's natural resources are critical to its character and economy.
- * Soils in Rangeley are stony with limitations being depth to bedrock and high water table.
- * Surface water quality provides for an outstanding cold water sport fishery.
- * Significant wildlife habitat is found in Rangeley
- * The natural landscape provides for outstanding scenic views.

Setting

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

Topography

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

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

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

Soils

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

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

Groundwater

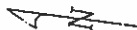
Groundwater is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general,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



Scale
1" = 4000'

Scale

1"=4000'



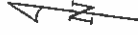
Steep Slopes (>20%)
Floodplain Boundaries



RANGELEY, MAINE

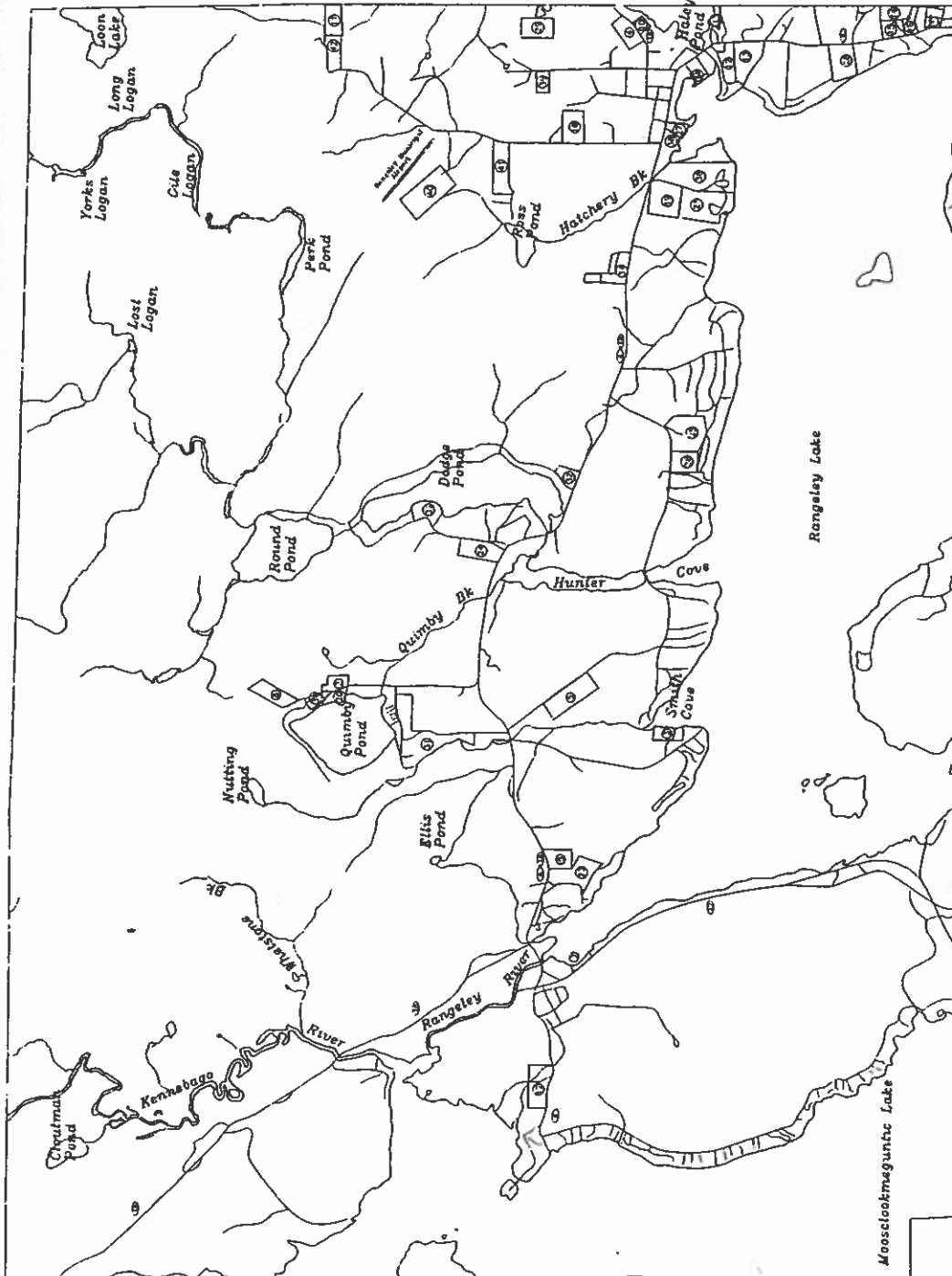
LOCATION OF
APPROVED
SUBDIVISIONS
1973-1995

Scale
1" = 4000'



Note: Numbers
Correspond to
Table I-42

Source: Town of
Rangeley





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

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

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

Flood Plains

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

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

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

In 1995, there were 30 flood insurance policies issued in Rangeley with a total coverage of \$1,685,000. Since 1978, no policy holders have been paid claims.

Wetlands

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

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

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

Surface Water

Surface water is a major component to Rangeley's character and economy. Overall, the Town's and the Rangeley Region's water quality is very good. The lakes and rivers of the Region are the headwaters of the Androscoggin River. The big lakes, Cupsuptic, Mooselookmeguntic, and Rangeley, among others, are managed by the Union Water Power Company to maintain minimum flows in the Androscoggin River.

Kennebago River: The Kennebago is the major river draining to Cupsuptic Lake. The river's head waters are at the height of land on the Quebec border. Long Pond, Little Kennebago, and Kennebago Lakes are found along the river formed by dams. The Kennebago is classified AA under the State of Maine surface water classification system. This is the highest classification and is applied to waters which are outstanding natural resources and should be preserved because of their ecological, social, scenic, and recreation importance. The river was identified by the Maine Rivers Study as being one of Maine's most outstanding inland fishery rivers.

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.

Rangeley contains all or portions of 11 great ponds. These lakes and ponds cover approximately 25 percent of the town's total surface area.

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 has been utilized as a source of public drinking water.

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

Excellent temperatures and dissolved oxygen levels provide extremely good conditions for cold water fishery. Mooselookmeguntic Lake has a Trophic State Index which indicates moderate algal production associated with average transparency and average chlorophyll-a.

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 limited; however, test results for 1991 indicated dissolved oxygen depletion in late summer below 6 meters.

Haley Pond: Located adjacent to Rangeley Village, Haley Pond covers 173 acres with a maximum depth of 23 feet. The pond has received the discharge from the Town's tertiary sewage treatment plan. However, this discharge will be eliminated upon the completion of the new sewerage treatment system. The pond's Trophic State Index was 69 in 1991. Lakes with indices above 60 are considered to have high algal production.

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. The Trophic State Index has remained stable between 1975 and 1991. Late summer dissolved oxygen at depths greater than eight meters have decreased in recent years.

Quimby Pond: A shallow 165-acre pond, Quimby is widely recognized for its quality brook trout fishery. Testing conducted between 1985 and 1991 indicated improved yearly mean transparency. Trophic State Indexes remain in the high 50s which indicate high algal production.

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. Limited water quality data is available for Round Pond.

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

TABLE I-34

Lake Name	Total Surface Area	Maximum Depth (Feet)	Mean Depth (Feet)	Volume (Acre-Ft)	Direct Drainage Area in Rangeley (Acres)	Flushing Rates (Per Year)
Cloutman Pond	20	*	*	*	150	*
Dodge Pond	230	51	25	4,392	1,482	5.13
Haley Pond	170	23	8	1,259	410	8.57
Loon Lake	168	50	21	3,091	170	.34
Mooselookmeguntic/ Cupsuptic	16,724	132	60	562,451	7,509	.09
Nutting Pond	10	*	*	*	86	*
Quimby Pond	163	12	6	1,135	256	.58
Rangeley Lake	6,000	149	60	291,219	7,702	.39
Ross Pond	26	8			674	
Round Pond	166	50	20	3,100	6,844	7.75

* Not available.

Phosphorus:

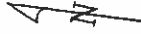
The land area that contributes water to a particular lake or pond is known as its watershed. Watershed boundaries can be identified by connecting points of highest elevation around a lake or pond and its tributaries. Rain and snow falling within this area eventually flow by gravity in surface runoff, streams and ground water to the lake or pond which is the lowest point in the watershed.

Studies over the past decade indicate phosphorus, which acts as a fertilizer to algae and other plant life in the lake, is a major threat to lake water quality. While shoreland zoning has provided some protection, the studies indicate phosphorus can be contributed in significant quantities from the entire watershed.

RANGELEY, MAINE

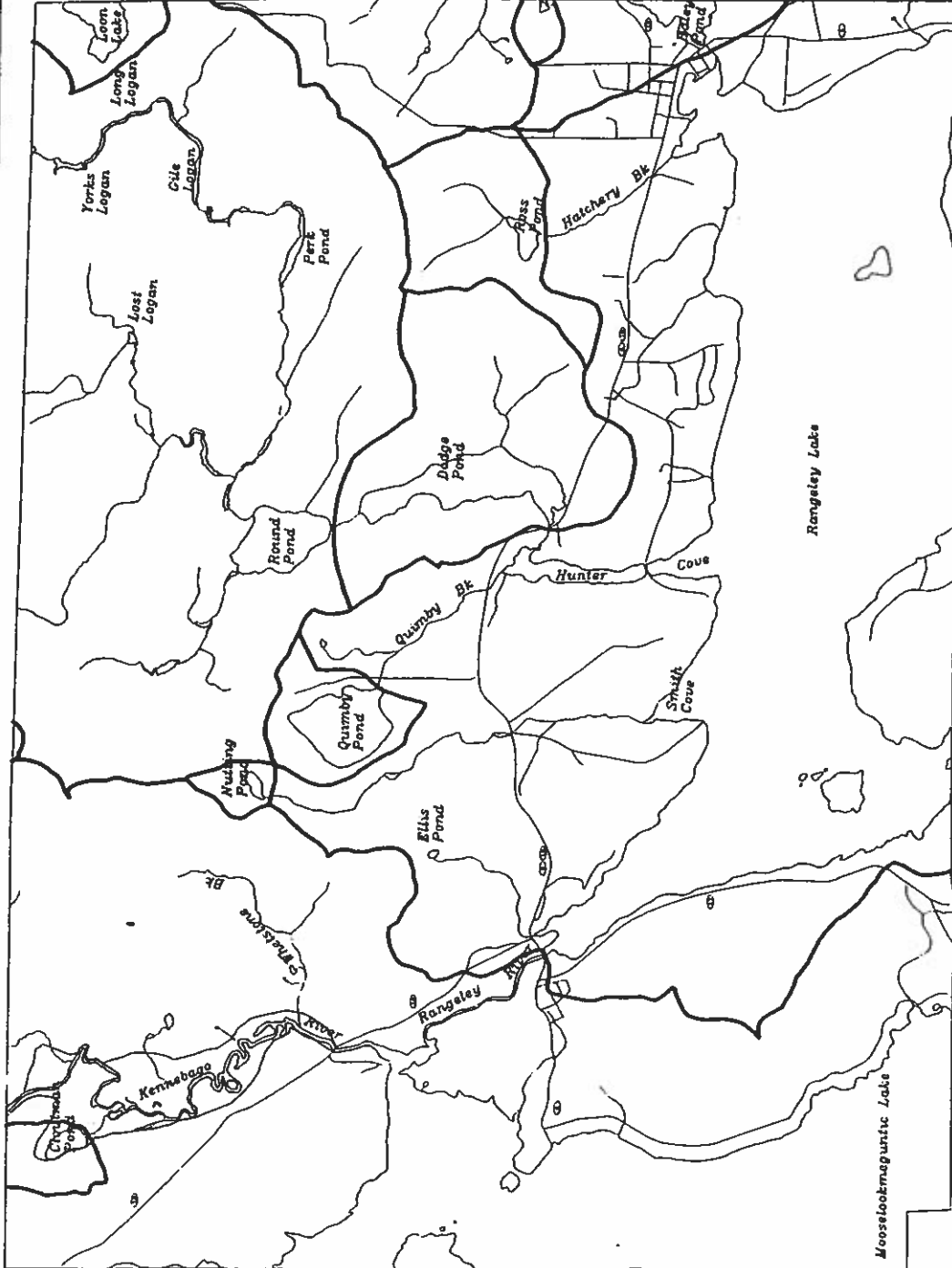
AQUIFERS & WATERSHEDS

Scale
1" = 4000'




 Aquifer 10-50gpm

 Watershed Boundaries





The quality of water in a lake depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Water is stored in depressions and evaporates or seeps into the ground to become ground water, thereby preventing it from running over the land surface and exporting nutrients (phosphorus) from the system. Land development and other activities change the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious services combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus and may also exacerbate erosion and sedimentation problems.

All lakes have the ability to absorb some phosphorus before there is an adverse impact on the quality of the lake. However, when the phosphorus load to the lake becomes too great, the phosphorus acts as a fertilizer and causes algae to flourish. An abundance of algae turns the lake green and blocks sunlight to deeper levels. As the algae crowding of the upper part of the lake dies and drops to the bottom, they are decomposed by bacteria. The oxygen supply in the bottom waters is exhausted by this bacterial decomposition of the algae. Under the depressed oxygen conditions, phosphorus, which usually is bound in the sediments, may be released. Trout and salmon, which live in the colder bottom waters of many lakes, can suffocate. The decay of algae generates obnoxious odor and taste. Fish, plants and wildlife of the lake ecosystem are endangered in this process.

A lake rich in dissolved nutrients such as phosphorus and deficient in oxygen is termed eutrophic. Once a lake becomes eutrophic, it is extremely slow to recover and, in fact, requires intensive action to immobilize phosphorus in the sediments. Thus, it is well-advised to plan for and manage the amount and source of phosphorus entering a lake in order to prevent eutrophication.

A phosphorus analysis was conducted for Rangeley's lakes and ponds whose watersheds drain portions of Rangeley. Table I-35 is a listing of the ponds from the Department of Environmental Protection's Vulnerability Listing. It lists the names, the direct drainage area in Rangeley and percentage of the total watershed in Rangeley and also the phosphorus load from land within Rangeley which would produce an increase in phosphorus concentration of 1.0 parts per billion.

TABLE I-35
Vulnerability Listing
Rangeley

Lake Name	Drainage Area in Rangeley (Acres)	Percent of Total in Rangeley	Phosphorus Coefficient (#/ppb/year)
Cloutman Pond	150	87.8	1.56
Dodge Pond	1,482	100	14.9
Gull Pond	879	32.9	4.8
Haley Pond	410	14.4	3.72
Loon Lake	170	32.6	2.53
Mooselookmeguntic	7,509	8.0	141.60
Nutting Pond	86	100	0.92
Quimby Pond	256	100	4.14
Rangeley Lake	7,702	27.3	141.51
Ross Pond	674	100	3.57
Round Pond	6,844	68.9	49.17

The first step in the methodology is to determine the degree of risk of a change in water quality which the Town is willing to accept for each lake. Table I-36 presents phosphorus coefficients for each Quality Category and for High, Medium, and Low levels of protection or degree of risk.

TABLE I-36
Acceptable Increase in Lake Phosphorus Concentrations

Water Quality Category	Lake Protection Level		
	High	Medium	Low
Good	1.0	1.5	2.0
Moderate/Stable	1.0	1.25	1.5
Moderate/Sensitive	0.75	1.0	1.25

The Maine Department of Environmental Protection has assigned all water bodies, except Quimby Pond and Rangeley Lake, as moderate/sensitive. This generally means that the water quality is about average for Maine lakes, but that the lake is sensitive to increased phosphorus loading and possible recycling of phosphorus from bottom sediments. Rangeley Lake has been assigned a good category. Lakes in this category are clear with low algae levels.

Quimby Pond's poor/restorable category indicates it supports summer algal blooms. They are treated very conservatively because of their very high risk of significant water quality change with only a very small increase in phosphorus concentration.

TABLE I-37
Water Quality Category

Lake Name	Water Quality Category
Cloutman Pond	Moderate/Sensitive
Dodge Pond	Moderate/Sensitive
Gull Pond	Moderate/Sensitive
Haley Pond	Moderate/Sensitive
Loon Lake	Moderate/Sensitive
Mooselookmeguntic	Moderate/Sensitive
Nutting Pond	Moderate/Sensitive
Quimby Pond	Poor/Restorable
Rangeley Lake	Good
Ross Pond	Moderate/Sensitive
Round Pond	Moderate/Sensitive

Source: Maine Department of Environmental Protection

An analysis of the watersheds in Rangeley determined the following 50-year projections for future area to be developed:

TABLE I-38
Future Area to be Developed

Lake Name	Future Area to be Developed (Acres)	Number of Acres with Development Potential	Total Acres in Watershed
Cloutman Pond	0 ¹	0	150
Dodge Pond	260	1,302	1,482
Gull Pond	165	827	879
Haley pond	58	291	410
Loon Lake	0 ¹	0	170
Mooselookmeguntic	593	2,965	7,509
Nutting Pond	8	40	86
Quimby Pond	36	178	256
Rangeley Lake	1,015	5,077	7,702
Ross Pond	125	625	674
Round Pond	1,000	5,000	6,844

Source: Androscoggin Valley Council of Governments

¹The watersheds of Cloutman Pond and Loon Lake are protected from development by a conservation easement donated by Mrs. Stephen Phillips and the Stephen Phillips Memorial Preserve Trust.

Table I-39 establishes the protection levels (LPL) and per acre phosphorus load. The LPL column presents the selected protection level. The phosphorus load (column 3) is developed by multiplying the phosphorus coefficient from Table I-36 by the phosphorus load in Table I-35. The Per Acre Phosphorus Load presented in the last column is found by dividing the total phosphorus load (pounds) by the estimated developable area.

TABLE I-39
Per Acre Phosphorus Allocation

Lake Name	Lake Level Protection	Phosphorus Loads	Allowable Phosphorus Allocation (lbs/acre/year)
Cloutman Pond	Medium	1.56	N/A
Dodge Pond	High	11.18	0.04
Gull Pond	High	3.6	0.02
Haley Pond	Medium	3.72	0.06
Loon Lake	High	1.90	N/A
Mooselookmeguntic	High	106.20	0.18
Nutting Pond	High	0.69	0.09
Quimby pond	High	3.1	0.09
Rangeley Lake	High	109.11	0.10
Ross Pond	Medium	3.57	0.09
Round Pond	High	36.87	0.04

Source: Androscoggin Valley Council of Governments

N/A - Not Applicable

Riparian Areas

Riparian areas comprise the banks and shores of streams, rivers, ponds, and lakes and the upland edge of wetlands. There are many riparian areas in Rangeley. Riparian areas are of value from wildlife and water quality perspectives. These areas decrease pollution from adjacent land by slowing runoff and reducing erosion, maintaining water temperatures suitable for aquatic life, serve as cover for many species of wildlife, and serve as a protective travel corridor for movement between undeveloped tracts of land. These zones are sensitive because once disturbed, they are subject to slumping and erosion as rainwater and snowmelt wash banks down into their adjacent waterbodies.

Wildlife

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land and, thus, are directly dependent on the land base for habitat. Therefore, if a habitat does not exist or an existing habitat is lost or degraded, various types of species will not be present. Although there are many types of habitat important to our numerous species, there are four which are considered critical. There are wetlands, riparian areas (shorelands, ponds, rivers, and streams), major watercourses and deer wintering areas as well as other unique and/or critical habitats.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer, and moose. Each wetland type consists of plant, fish, and wildlife associations specific to it.

Besides providing habitat for fish and variety of aquatic furbearers, land adjacent to brooks, streams, and rivers provide travel lanes for numerous wildlife species. A buffer strip along waterways provide adequate cover for wildlife movements as well as maintenance of water temperatures critical to fish survival.

While deer range freely over most of their habitat during spring, summer, and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. Wintering areas provide the food and cover necessary to sustain deer during the critical winter months. While size and shape of the areas can vary from year-to-year or within a given year, most are traditional in the sense that they are used year-after-year.

Unique or critical habitats include areas such as specific breeding sites or other areas shown to be of importance to a particular species due to traditional use or limited occurrence. They include, but are not restricted to, eagle, osprey, and heron nesting sites. While some of these sites may be associated with critical areas discussed above, many are not.

While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of deer and other wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements of home ranges, loss of habitat will affect each in different ways ranging from loss of individual nesting, feeding, and nesting sites to disruption of existing travel patterns.

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



The Department of Inland Fisheries and Wildlife has mapped the locations of potential and known essential and significant wildlife habitats in Rangeley. These include deer wintering areas and water fowl and wading bird habitat. Based upon the IF&W mapping, there are 12 mapped deer wintering areas in Rangeley covering significant portions of the Town. Except for those areas that fall within the shoreland area, there are currently no local regulations or programs to maintain their value.

Nine wetland areas have been identified by the IF&W as important water fowl and wading bird habitat. These areas include South Bog, the area around Cloutman Pond, and the Gile Logan.

In recent years, due to suitable habitat, the moose has become an important wildlife species in the Rangeley Region.

Fisheries

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

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

In 1995, the average size of angler-caught salmon in Rangeley Lake was approximately 2 1/2 pounds. That year, it was estimated that 80 percent of legal-size fish were released. Some 14,000 angler days for 1995 have been estimated by the Maine Department of Inland Fisheries and Wildlife. Mooselookmeguntic averages approximately 10,000 angler days per year with a release rate of approximately 65 percent in 1995.

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

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

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

Rare and Endangered Natural Features

The Maine Natural Areas Program (MNAP) has compiled data on Maine's rare, endangered or otherwise significant plant and animal species, plant communities and geological features. While this information is available for preparation and review of environmental assessments, it is not a substitute for on-site surveys. The quantity and quality of data collected by the Natural Areas Program are dependent on the research and observations of many individuals and organizations. In most cases, information on natural features is not the result of comprehensive field surveys. For this reason, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features in any part of Maine.

The MNAP has documented four rare plants that may be found in Rangeley. These include the water-starwort (Callitriche heterophylla), wiegand sedge (Carey Wiegandii), vasey rush (Juncus vaseyi), and purple False oats (Trisetum melicoides).

Local and Regional Significant Natural Areas

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

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

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

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

Scenic Resources

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

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

1. Distance of Vista or View Shed: This variable considers how long a distance a vista can be viewed. It assumes that a view or vista which is blocked only a few feet from the observer has relatively lesser value than a view that can be seen for miles.
2. Uniqueness: Although not always impressive, the features in the landscape which are rare contribute "something special" to that landscape.
3. Accessibility: A given scenery has lesser importance if there is no public access to it or access is difficult.

A scale of one to three was used to score each variable with one being the lowest and three the highest. The criteria was as follows:

Distance of Vista:	1 Point - immediate foreground 2 Points - up to one mile 3 Points - more than one mile
Uniqueness:	1 Point - contains no unique qualities 2 Points - contains some characteristic 3 Points - contains impressive/unique qualities such as mountains, views of water, etc.
Accessibility:	1 Point - access difficult such as along "path" or trail 2 Points - access via public road 3 Points - access via scenic turnout or similar area

The location and view sheds are shown on the following map.

	Location	Distance	Unique Features	Accessibility	Total Score
1.	Routes 4 & 16. Top of Cemetery Hill	3	3	2	8
2.	Haines Landing. End of Route 4	3	3	3	9
3.	Top of Bald Mountain	3	3	1	7
4.	Route 4. Approaching Rangeley after Dallas Hill Road	2	2	2	6
5.	Country Club Inn	3	3	3	9
6.	Dallas Hill Road towards Rangeley Lake	3	3	3	9
7.	Top of Spotted Mountain	3	3	1	8
8.	Route 4. West. Dodge Pond Hill	3	2.5	2	7.5
9.	11th Tee. Mingo Springs Golf Course	3	2.5	2.5	8
10.	Route 16. From West before Route 4 Junction	2.5	2	2	7.5
11.	Height of Land. Route 17 (Township D)	3	3	3	9
12.	Route 17. Rangeley Overlook (Rangeley Plantation)	3	3	3	9
13.	Bridge across Hunter Cove. Mingo Loop Road	3	2	2	7

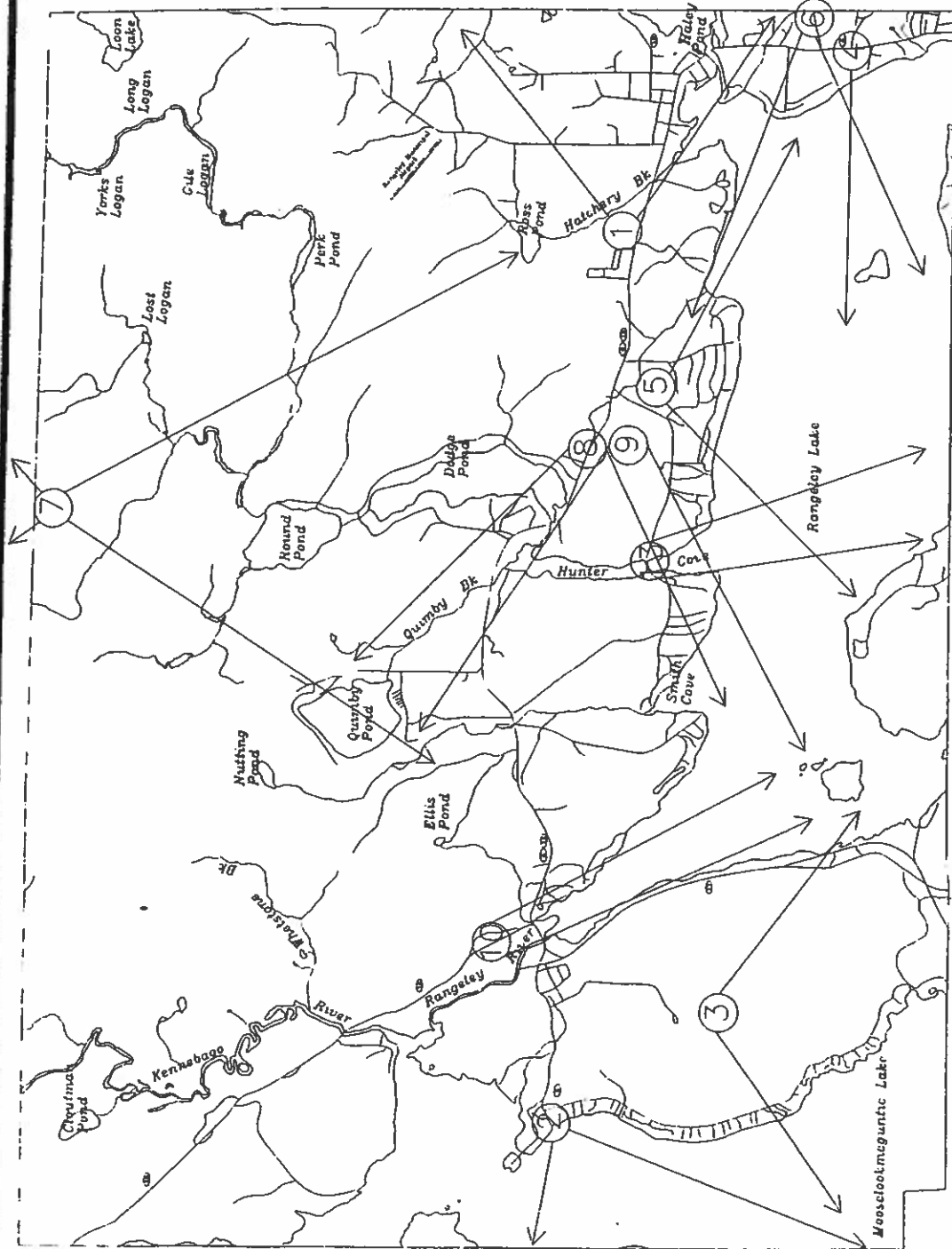
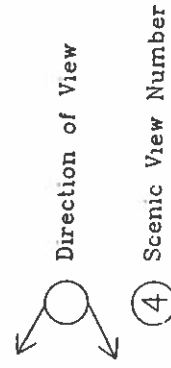
NOTE: Numbers correspond to numbers on Scenic Area and View Map.

Source: Town of Rangeley Comprehensive Plan Committee, 1996

RANGELEY, MAINE

SCENIC AREAS AND VIEWS

Scale
1" = 4000'







HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES

Findings

- * Three sites are listed on the National Register of Historic Places: The Rangeley Public Library, the Rangeley Trust Company Building, and the Oquossoc Log Church.
- * There are a number of locally significant historic buildings and sites.
- * Rangeley has several important cultural facilities and programs.
- * There are known prehistoric archaeological sites, and others may exist.

Historic Background

Early Rangeley Area History and Growth

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

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

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

New surveys placed the Lake Settlement in Franklin County and for the first time on an 1837-38 Maine map, it received the name of Rangeley. This referred only to the village where the first family home was built by John Haley in 1835. It was 25 years later before "Oquossoc" became Rangeley Lake. In 1838, Squire Rangeley began a new road in addition to the ones leading to the Quimby district and to the mill at Long Pond outlet. This one was to start from the outlet and proceed to Madrid over Beach Hill, avoiding valley snows and washouts, a major improvement over the single horse trail. This effort is reported to have cost him personally \$30,000.00. By 1840, the Squire was able to count 39 families in the territory which could then be recognized as a township. It was also in this year the large size of the local trout was noted, a discovery which would have a great effect on an area where the work was mainly farming and lumbering.

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

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

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

In 1876, a disastrous fire, always a problem in Rangeley, burned much of the eastern part of the village, but rebuilding began immediately and by the next year included John Burke's Rangeley Lakes House on the site of the present Inn. Sportsmen and vacationers required better access to the lakes region. The Sandy River Narrow Gauge Railroad was built between Farmington and Phillips arriving in Rangeley in 1891, and the Boston and Maine with the Maine Central Railroad put out a brochure advertising the "Rangeley Lakes, Parmachenee, Kennebago, and Seven Ponds" regions. Also bringing vacationers, the Rumford and Rangeley Lakes Railroad ran from Bemis to Oquossoc (as we know it now) in 1901. Ellis notes that by 1906, "Rangeley recognized itself as a summer resort" and for the first time advertised in New York newspapers. Rangeley's own newspaper, "The Rangeley Lakes," was started by Harry and Elliot Dill in 1895. The Rangeley Library, which was started in Burke's Tavern in 1860 and moved up and down Main Street from 1895 on, finally found a permanent home in 1909 in the Lake Street Building we know today.

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

This trend was particularly evident in the 50s. The hope for a four-season resort moved closer to realization with the formation of the Rangeley-Saddleback Ski Corporation in 1958, and Bald Mountain Ski Area opened in 1959. The larger hotel and camp complexes were being sold in smaller units which made it possible for a family to provide its own food and afford a vacation in the area. It also meant zoning regulations and revaluation was needed. All seasonal activities have grown, and snowmobiling is now a major winter sport. Developments and non-resident homes dot the landscape today, and non-resident property ownership probably represents over half the valuation of Rangeley and the Plantations at this writing.

A final note on population statistics. In 1990 (as vs. 1900), the federal census showed resident Rangeley town population to be 1,063; Dallas population 161; Sandy River at 64, and Rangeley Plantation at 103 inhabitants. These numbers are significant in terms of availability of jobs to support a viable standard of living. The dynamics of resident and non-resident statistics is an interesting facet of Rangeley's character and will certainly be a factor in her future. It will also be interesting to see what effect computer technology will have on that future.

Historic Resources

Rangeley contains several important historic structures or sites. Three properties are listed on the National Register of Historic Places. These are the Rangeley Public Library, the Rangeley Trust Company Building, and the Oquossoc Log Church. The National Register is the nation's listing of properties deemed worthy of preservation due to architectural or historic distinction. The Register primarily serves a ceremonial and education purpose by recognizing deserving properties. Designation affords no protection from private actions which may alter historic values.

In addition to the three structures listed in the National Register, there are a number of locally and perhaps regionally significant historic sites and structures in Rangeley and the region. These are important reminders of the town's past. The following list provides an overview of these sites and structures, and the numbers correspond to locations identified on Map I-40.

TABLE I-40
Sites of Historic Significance

Map #	Site Description
1	The Ellis Farm - Wood frame farmhouse on Route 4, the actual farm land now lies in Dallas and Sandy River Plantation as well. External structure has not been altered drastically - internal has been modernized and includes apartments and rooms for guests as well as a large dining room and a lounge in the basement. Was the largest working dairy farm in the area for many years.
2	Loon Lodge - Davis Lodge - etc.
3	The Historical Society Building - Main and Richardson Streets. Began as the Rangeley Trust Company (town's first bank), became the Town Office for several decades prior to becoming the Historical Society's home. Brick exterior, inside has changed little.
4	SITE - of the original Episcopal Church was in a barn on the lot behind the Kingfield Bank today.
5	Rangeley Free Baptist Church
6	The Rangeley Public Library - listed on the National Register of Historic Places, Lake Street. Built in 1909 with major donations from seasonal residents, the fieldstone structure is virtually unchanged.
7	SITE - the narrow gauge railroad into Rangeley Village and the broad gauge into Oquossoc have left railroad beds that currently have some impact on the region as they have been adopted/adapted as snowmobile trails.
8	Marble Station
9	Maneskootuk Island
10	South Bog - Dickson Island structures
11	Townhouse/School - site of Senior Housing
12	Squire Rangeley House/home of Roger and Patricia Page (portion of the house moved)

Map #	Site Description
13	Anna Maria Wheatland House/Mallory's B & B Inn
14	Mingo Springs House/home of Ralph and Chris Egerhei
15	Buena Vista/home of John and Lisa Hofmann
16	Brackett Farm/home of Priscilla and Brian St. Louis
17	Orgonon/the Ross Farm
18	The P. Alton Quimby Farm/home of Edward and Lillian Nobbs
19	The Pillsbury Farm/"Grasshopper Hill" home of Desi and Suzanne Csonger
20	Oquossoc House Restaurant/MacKenzie's Store
21	Oquossoc Community Center/River's Edge Shop
22	Oquossoc Union Church - The Log Church
23	Our Lady of the Lakes Church, Oquossoc/the convent/home of Terry and Louise Tesseo
24	The fish hatchery - the structures of the dam on the Rangeley River, et al
25	Indian Point
26	Indian Rock - Oquossoc Angling Association
27	Bald Mountain Camps
28	The Richard Home (Scott and Nancy Morton)
29	The Furbish Home (Robert and Carol Scofield)
30	The Herbie Welch House and Store
31	Russell's Camps
32	Sagamore Camps
33	North Camps
34	Quimby Pond Camps
35	Haines Landing
36	Badgers Dodge Pond Camps
37	Clearwater Camps
38	Allerton Lodge
39	The Ledges
40	Senator Fry - U.S. Vice President Hobart Camp

Cultural Facilities and Programs

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

TABLE I-41
Cultural Resources

Map #	Description
	LIBRARIES:
6	Rangeley Public Library , Lake Street, owned/directed by a Board of Trustees, listed on the National Register of Historic Places
41	Rangeley Lakes Regional School Library , Loon Lake Road, Town of Rangeley
42	TRANET (Trans National Network for Appropriate Technology) , Pond Street,
	MUSEUMS:
3	Rangeley Lakes Regional Historical Society , Main and Richardson Streets, operated by a Board of Directors. Houses collections of "things" - artifacts, etc. The building is open in the summer season on a regular basis for the public to visit. Three public meetings are held each year with one the product of some serious research into a local person, industry, business, etc.
43	The Wilhelm Reich Museum , Dodge Pond Road, owned by the Wilhelm Reich Infant Trust Fund and administered through its Trustee; supported by a Friends of the Museum organization. It is the former residence of Wilhelm Reich, scientist/inventor, and houses his laboratory, his library, etc. From July 4 to Labor Day, the museum is open to the public. In addition, there is a conference building on the property that houses summer programs relating to his work and serves as the year-round office. The grounds are used for natural science tours in both summer and sometimes the winter.
44	The Rangeley Lakes Logging Museum , Route 16, Dallas Plantation. Owned and operated by a Board of Directors. While sited in a plantation, its fund raising and board membership make it a <u>Rangeley</u> regional cultural attraction. It hosts a late July weekend Festival Days celebration that is a major event. Houses collections of artifacts, and the grounds will eventually be home to large pieces of logging equipment. Through interest in logging, the museum has provided some material for several books/pamphlets of local interest.
	THEATERS:
45	Lakeside Youth Theatre , Main Street, is currently under construction. It replaces the traditional movie theater that was two storefronts away that was razed about six years ago. Ownership is under the umbrella of TRANET, with a Board of Directors. It is a non-profit organization.

Map #	Description
	FACILITIES: Several area structures have become "home" to the presentations and productions of the Rangeley Friends of the Arts, Good Company (a theatrical group) and others who sponsor concerts from time to time, e.g., the Shriners.
46	Rangeley Inn and its "Green," Main Street, owned by Shadow Pines Corporation (David and Rebecca Schinas). The Pour House at the Inn houses theatrical productions, concerts, etc. The Green, the lawn to the rear on the shore of Haley Pond, is the site of alfresco concerts, the Fiddler's Contest, and the Blueberry Festival.
43	The Churches - in particular Good Shepherd Episcopal and Rangeley Congregational, Main Street and Pleasant Street respectively. Both sanctuaries are home to regular professional musical events in the summer season as is the lawn at the Episcopal Church, Rangeley lakeside, at Good Sheperd. Other churches include the Free Baptist, Main and Lake Streets, St. Luke's Catholic, Lake Street, Our Lady of the Lakes Catholic, Oquossoc, and The Oquossoc Union Church, non-denominational, known as the Log Church, Route 4.
44	Rangeley Lakeside Park, owned by the community but directed by a publicly elected Park Commission. It is the site of festivals, celebrations, etc., restricted to non-profit, non-commercial ventures only.
37	The Rangeley Lakes Regional School Gymnasium, Loon Lake Road, is the site of amateur theater productions, large concerts, etc., and is the biggest gathering place in the community.
	OTHER:
	Newspaper, The Rangeley Highlander, High Street, owned by the HIGHLANDER PUBLISHING CO. INC. Published 22 times a year, it carries both news and lifestyle features geared to local as well as seasonal resident subscribers.
	The Audubon Sanctuary, Route 4, Dodge Pond Hill, managed now by the Rangeley Lakes Heritage Trust. While it serves as a wildlife sanctuary, it is open to cross-country skiers and outdoor enthusiasts.
	Fraternal lodges, etc. The Kemankeag Lodge Hall, Richardson Street, Rangeley Village, now is home to local Masons and Shriners. It began life as the meeting place of the I.O.O.F. and the Pythian Sisters who still call it "home." The first floor is used for fund raisers for a variety of civic organizations. The American Legion Hall, Main Street, Rangeley Village, is the site of Legion and Legion Auxiliary functions. In addition, it has served both boy and girl scout organizations.
	Stephen Phillips Memorial Trust. Have provided conservation easement to protect significant land areas in Rangeley and surrounding areas.
	Rnageley Lakes Heritage Trust. A non-profit organization dedicated to preserving open space. Holds conservation easements and owns or manages property.

Archaeological Resources

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains that were deposited thousands of years before written records began in the United States are found. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began.

In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline. These areas provided good locations for boat access and camp locations. Although some 4,500 archaeological sites have been identified in Maine, there may be an additional 12,000 sites to be discovered.

The Maine Historic Preservation Commission has indicated that three prehistoric archaeological sites have been documented in Rangeley. The Commission has indicated that further survey should be undertaken along the Rangeley and Mooselookmeguntic shorelines and along the banks of the Kennebago and Rangeley River.

No professional survey for historic archaeological sites have been conducted in Rangeley. Future field work should focus on sites relating to the earliest European settlement of the town beginning in the early 19th Century.



LAND USE AND DEVELOPMENT PATTERNS

Findings

- ❖ Some 250 approved subdivision lots have yet to be built upon.
- ❖ Approximately 70 approved condominium units have yet to be constructed.
- ❖ Sixty percent of the land area in Rangeley is in the tree growth, open space program or tax exempt.
- ❖ Commercial and service land use is centered in Rangeley and Oquossoc Villages.
- ❖ Current development patterns have maintained town characteristics.

Introduction

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

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

Woodland/Forest

The majority of Rangeley's land area is forested. Of the approximately 25,000 acres of land in Rangeley, it is estimated that 20,000 acres is forested. Some 10,000 acres of forested land is registered in the Tree Growth Program. The largest commercial forest land owner in Rangeley is International Paper Company with more than 6,400 acres.

In addition to the 10,000 acres of land in the Tree Growth Program, there are 3,000 acres in the Open Space Program which is also primarily forested. This property is located in northwestern Rangeley and is traversed by the Kennebago River.

Forest land in Rangeley is comprised primarily of mixed and soft wood types with smaller amounts of hard wood types. Based upon interviews with owners of commercial forest land, it is their intent to continue current management objectives for commercial forest use and harvesting at appropriate times.

The forest lands of Rangeley are an important resource providing raw materials for the region's pulp and paper and lumber industries in Maine, New Hampshire and beyond. In addition, the forest land is an important factor in the Rangeley character, provides habitat for various species of game and non-game wildlife, and is important to maintaining clean cold surface water.

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

Agricultural Land Use

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

Industrial Manufacturing

Rangeley has minimal amounts of land devoted to what is generally thought of as industrial/manufacturing 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 placed in an industrial zone to provide suitable locations for such development.

Institutional/Public Land Use

Institutional and public land uses include schools, municipal, state owned property, churches, and other public or semi-public uses. The largest number of such uses are found in Rangeley Village including the Rangeley Lakes Regional School, post office, municipal offices, treatment plant, highway garage, fire station, town park, library, and several churches. These uses are important to Rangeley Village attracting year-round and seasonal residents.

Public land uses in Oquossoc Village include the fire station and Oquossoc Park. Public uses also include the Rangeley State Park, 420 acres which includes a campground and 1,615 acres of land owned by the State of Maine at Bald Mountain.

Commercial Land Use

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

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

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

Residential Land Use

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

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

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

Subdivision residential includes those areas which are approved for subdivision development whether or not lots have been built on. Based on an analysis of subdivision approved by the Rangeley Planning Board, there are 366 individual lots for residential development approved in 44 subdivisions. As of March 1996, 128 or 35 percent of these lots have been built on. In addition to individual lots, 132 units in condominium type ownership have been approved and 62 or 46 percent constructed. Table I-42 presents the Subdivision Inventory. Included in these units are several seasonal cottage complexes that have been converted to condominium ownership.

**TABLE I-42
Subdivision Inventory**

	Name	Map/Lot	Date Approved	# Lots	# Built
1.	Armstrong	41/9	10.89	3	1
2.	Blue Acres	10/66	7/91	8	1
3.	Bonney Point①	6/68-73	4/82	6	6
4.	Carriage Court (approval voided)	8/100	89	22	0
5.	Deer Crossing	6/64	6/87	13	2
6.	Dodge Pd. Condos①	11/84	8/90	27	27
7.	Fly Buck Condos①	30/8	86	5	5
8.	J. George	44/4-28	88	3	2
9.	Grasshopper Hill	6/84	11/89	15	0
10.	Haley Pd. Village	8/111	11/91	3	1
11.	Kay Sub	12/51	4/86	3	1
12.	Lake House Condos	8/1	9/87	42	9
13.	Lake House Greens	8/1	10/90	30	0
14.	Lake View Highlands V	42/28-38	10/87	10	3
15.	Lake View Highlands VI	42/37/1-6	8/89	6	0
16.	Lake View Highlands VII	42/31	9/92	4	0
17.	Lands End Sub	5/4	2/91	8	0
18.	Macleod	8/66	10/88	4	4
19.	Manor Woods	8/18	5/92	8	1
20.	Manny Makris	10/51	5/85	4	2
21.	Mingo East	46/19-29	89	10	1
22.	Moose Meadows	12/15	10/87	6	3
23.	Mt. View Farms	32/44-45	1/75	20	7
24.	Mt. View Pines	12/2	4/87	6	3

	Name	Map/Lot	Date Approved	# Lots	# Built
25.	OANI	7/75	3/87	8	1
26.	OANI West	7/79	6/87	7	1
27.	Old Mill Landing	35/19	4/92	45	6 Condos
28.	Pickfords	40/5	12/85	5	4
29.	Pleasant View	8/94	6/89	6	1
30.	Quimby Pd. Condos①	10/54	9/86	6	6
31.	Quimby Wilds	10/31	5/87	13	1
32.	Ralmar	7/36	5/74	10	3
33.	Rangeley Centre①	37/110-16	10/80	7	7(2com.)
34.	Rangeley Estates	8/22	10/73	38	7
35.	Rangeley Lk. Condos	37/21	4/84	9	9
36.	Rangeley Manor①	46/1-18/A-R	84	31	25
37.	Reich Foundation	11/29-31	12/83	3	2
38.	Russel Cove Cluster①	47/54	12/90	25	20
39.	Saddleback View Acres	8/80	8/77	14	4
40.	Skylands I	12/27-1	8/87	19	3
41.	Skylands II	12/21-1	4/88	10	0
42.	Sky Top	12/50	9/88	3	1
43.	Squires Keep	7/76	8/89	7	3
44.	Washington's		4/85	8	4
45.	Lake View Highlands I			13	7
	TOTALS			386 Lots 134 Condos	128 Lots 62 Condos

① These represent the conversion of Seasonal Cottage Complexes to Condominium ownership.

NOTE: Numbers correspond to locations on the following map.

Information collected March 11 & 13, 1996.

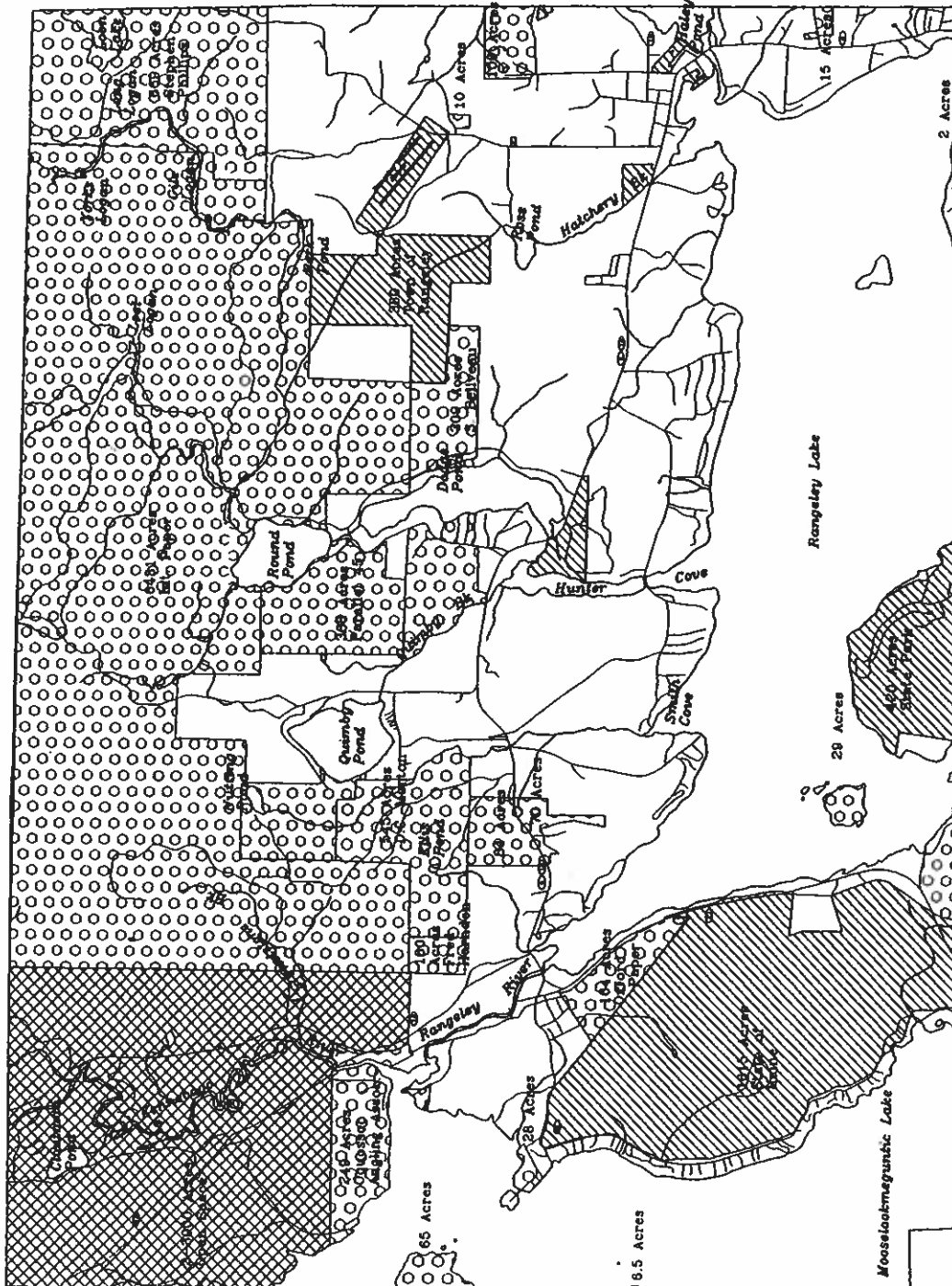
Revised: March 26, 1996

TABLE I-43
Tree Growth, Open Space, and Tax Exempt Land
1996

Type	Acres
Tree Growth	9,580
Open Space	2,954
State of Maine	2,069
Town-Owned	567
Other	355
TOTAL	15,525



TREE GROWTH,
TAX EXEMPT,
AND OPEN SPACE





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

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

Rangeley Village Land Use

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

Overall, the village extends from Depot Street to the south to the Kennebago Road to the north. It is in this area that the vast majority of commercial, service and public land uses within the community are located. Residential uses adjacent to Main Street have been converting to non-residential uses.

Oquossoc Village

Oquossoc village, which is much smaller than Rangeley village and provides services for various recreational interests.

Tree Growth, Open Space, and Tax Exempt Lands

Rangeley has significant land areas when compared to other organized communities that are in Tree Growth, Open Space, or State and town-owned. There are more than 15,000 acres or 60 percent of the land area that fall within these categories. Approximately 9,600 acres are currently are taxed under the Tree Growth Tax Law.

The largest single parcel in the program is approximately 6,400 acres and is owned by the International Paper Company. A large parcel, approximately 3,000 acres, has been placed in the open space. This parcel is owned by Mrs. Stephen Phillips and a conservation easement granted to the Rangeley Lakes Heritage Trust.

In addition to the Phillips parcel in open space, several other significant parcels are protected with conservation easements or through ownership. The parcel of approximately 670 acres abutting Loon lake is protected by a conservation easement donated by the Stephen Phillips Memorial Preserve Trust to the Rangeley Lakes Heritage Trust. The 150-acre Rangeley River Corridor comprised of two miles of river and lake frontage is owned by the Rangeley Lakes Heritage Trust. The Maine Audubon Society owns the 100-acre Hunter Cove Wildlife Sanctuary with 3,000 feet of frontage on Rangeley Lake. The sanctuary is managed by the Trust.

The State of Maine owns approximately 2,100 acres comprised of the Rangeley Lake State Park, 420 acres, and 1,615 acres at Bald Mountain. Significant town-owned parcels include the airport property and the Chick Hill Waste Water Treatment site.

Land Use Trends

The slow down in the economy in the early nineties effected the second home residential development boom of the 80s. While construction of new second homes slowed, there are approximately 260 vacant lots in approved subdivisions. These subdivisions are located near Rangeley Village or adjacent to the lakes and ponds. New construction of dwellings has averaged ten per year since 1990.

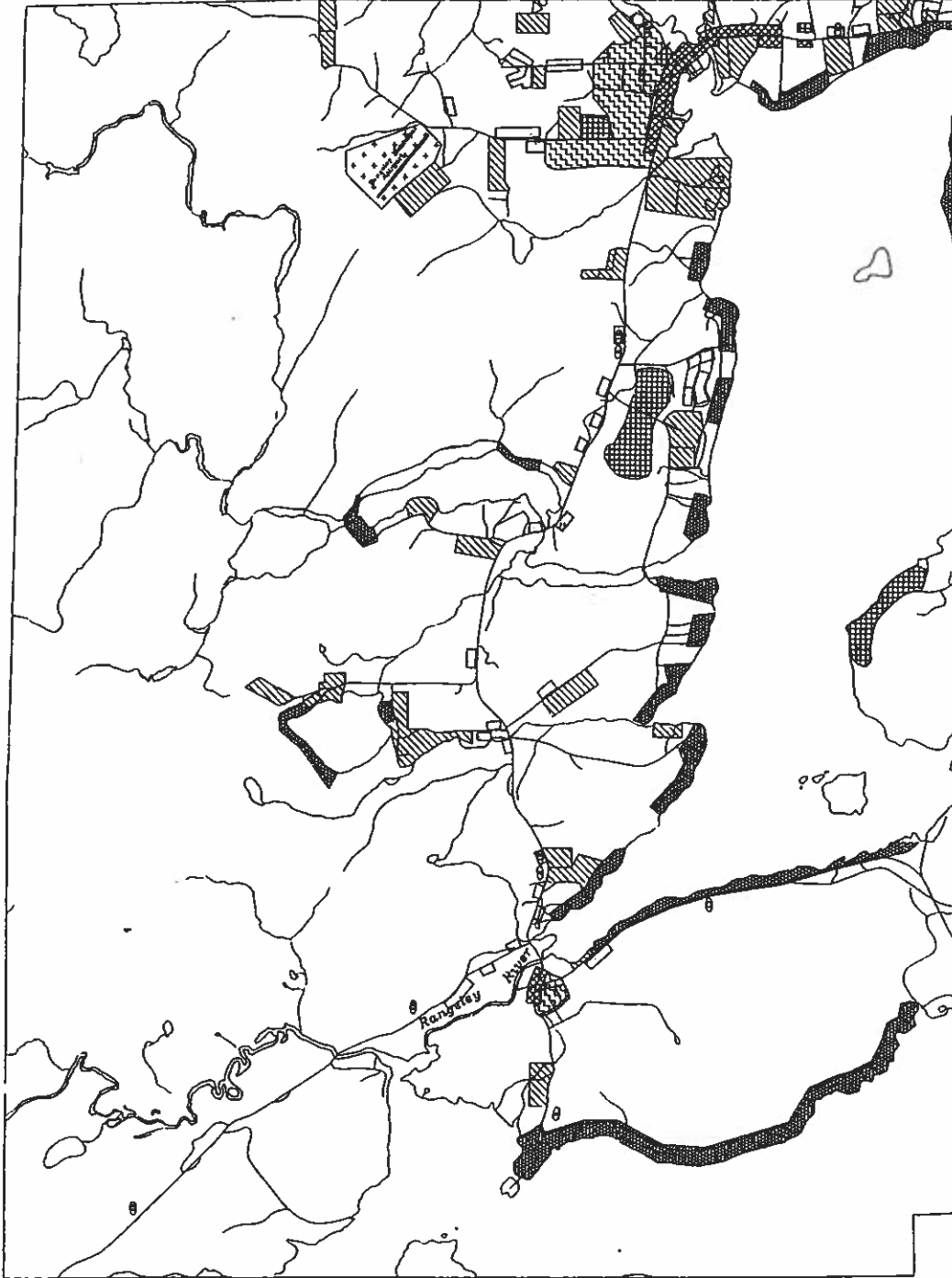
Commercial development and redevelopment has been centered in the Rangeley Village area and southward on Route 4.

RANGELEY, MAINE EXISTING DEVELOPMENT PATTERNS

Scale
1" = 4000'



- Commercial
- Industrial/Manufacturing
- Public/Semi-Public
- Compact Residential
- Scattered Residential
- Residential Subdivision
- Shoreland Residential
- Forest Land/Undeveloped





Land Use Ordinances

Rangeley's current Comprehensive Plan was adopted in 1987. The '87 Plan contained a future land use plan, portions of which were implemented through a revised zoning ordinance adopted in 1987 as well. The 1987 Plan contained policies and strategies relating to natural resources, development, and land use, municipal services and economic development. Several of the strategies contained in the plan have been achieved including revised zoning and subdivision ordinances, the creation of the Rangeley Water District and their purchase of the water system and upgrading of the public sewer system and treatment plant. The Town of Rangeley has adopted the following land use ordinances, town-wide zoning, subdivision, flood plain management and the BOCA and CABO Building Codes. The town has an appointed planning board, board of appeals, and part-time certified code enforcement officer.

Zoning Ordinance

Rangeley has had a town-wide zoning ordinance since the mid 1960s. The current zoning ordinance was adopted in 1987 and has been amended on an annual basis. The ordinance divides the town into eight districts and prescribes uses permitted by right, uses requiring a code enforcement officer permit, uses requiring a conditional use permit issued by the Planning Board or code officer and prohibited uses. The following is an overview of the purposes of each district.

1. **Resource Protection:** The Resource Protection District includes land areas least suited for and least able to sustain development due to physical site conditions involving topography, soil types, drainage or proximity to surface waters. Development in these areas could adversely affect water quality, productive wildlife habitat, biological systems or scenic and natural values. Such areas include, but are not limited to, wetlands, swamps, marshes, bogs, floodplains, areas of steep slopes and significant wildlife habitat, natural sites, aesthetic features and 75 feet from streams.
2. **Shoreland:** The Shoreland District covers land areas adjacent to the lakes and ponds of Rangeley and provides for limited residential land uses.
3. **Woodland:** The Woodland District includes land areas presently undeveloped or containing low density development. A variety of land uses are allowed.
4. **Residential:** The Residential District includes areas currently developed primarily as residential and extends to areas suited for such development due to physical site characteristics.
5. **Village:** The Village District includes the most highly developed areas in the Town. Development is more dense than in other areas and covers a broad mixture of land uses including commercial, recreational, public, and residential.

6. **Commercial:** The Commercial District establishes an area in Rangeley intended for commercial enterprises which may not be compatible with other land uses. It is located so as to provide an area suited to such development due to various conditions and to discourage the proliferation of strip development.
7. **Industrial:** The Industrial District provides for areas suitable for manufacturing, processing, treatment, research, warehousing, distribution, mining of land and other industrial activities.
8. **Downtown Commercial District:** This district provides for greater flexibility in dimensional requirements, development review, and encourages business development and expansions in the Villages of Rangeley and Oquossoc.

The zoning ordinance requires lot sizes ranging from 10,000 square feet in the Village District to 40,000 in areas without public sewer. Performance standards that comply with the Shoreland Zoning Law are contained in the Zoning Ordinance.

Subdivision Ordinance

The current Subdivision Ordinance was adopted in 1987. Prior to the adoption of the current ordinance, the Town utilized an ordinance adopted in the mid 1960s. In the winter of 1996, the ordinance was reviewed by the ordinance committee with a number of amendments proposed. Street construction standards for both public and privately-owned roads are contained in the ordinance.

Since 1987, the Planning Board has reviewed 20 subdivisions utilizing the Subdivision Ordinance.

Flood Plain Ordinance

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

Building Code

The Town has adopted the BOCA National Building Code with amendments and the CABO One and Two-Family Dwelling Code. The building code is administered and enforced by a part-time certified code enforcement officer.

Ordinance Effectiveness

Rangeley's land use ordinances were developed to assist in the implementation of 1987 Comprehensive Plan. These ordinances have been effective in implementing the intent of that plan.

OUTDOOR RECREATION

Findings

- ❖ Rangeley's natural resources provide for outstanding outdoor recreational opportunities.
- ❖ The town provides a wide array of outdoor recreational activities for both residents and non-residents.

Introduction

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

Municipal Recreation Programs and Facilities

The town employs a full-time Director of Parks and Recreation who oversees summer and winter recreation programs. A major element of the Director's responsibilities is in conjunction with the Rangeley's Lakes Snowmobile Club to oversee the maintenance and grooming of snowmobile trails. The Parks Commission oversees the Town Park at City Cove and the Oquossoc Park.

Municipal Recreation Facilities

Town Park: A seven acre park located at City Cove in Rangeley Village. The park contains basketball, tennis and volleyball courts, a children's playground, picnic tables, swimming area, bath houses and boat launching ramp. Parking for vehicles and boat trailers is also available. During the snowmobiling season, the park is a popular destination point and serves as the focal point for the annual Snowdeo. The use of the town park for commercial use is restricted by trust instruments.

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

Rangely Lakes Regional School: Outdoor recreational facilities include a baseball field, soccer field and two half basketball courts. Indoor recreation facilities at the school include a gymnasium, and multi-purpose room.

Oquossoc Park: Located in Oquossoc Village, the park provides two tennis courts, a basketball court and children's playground. The park is lighted for night use.

Haines Landing:

This paved boat launching ramp acquired from the State, provides access to Mooselookmeguntic and Cupsuptic Lakes in Oquossoc. Vehicle and trailer parking is provided a short distance away adjacent to Route 4.

State Recreation Facilities and Areas

Rangely Lake State Park: This 748-acre state park is located on the southern shore of Rangely Lake is managed by the Bureau of Parks and Recreation. The park contains approximately 9,000 feet of shore frontage and 250 feet of beach area. Fifty tent sites, a launch and three miles of hiking trails are provided.

Bald Mountain: This 1,873-acre parcel is managed by the Bureau of Public Lands. It was purchased by the Rangely Lakes Heritage Trust. The Trust sold the parcel with protective covenants to the State of Maine through the Land for Maine's Future Program. The property contains the 2,043 ft Bald Mountain and provides outstanding views of surrounding lakes and mountains. Popular hiking and snowmobiling trails are found on the property.

The Bureau of Public Lands has not completed a management plan as yet for the property. Preliminary management strategies for the property include day use activities, viewing platform, trails, wildlife and timber management.

Surface Water Access

Quimby Pond Boat Access: This public gravel surfaced ramp provides for access for non-motorized boats. The one-acre site also provides for six parking sites.

Rangely Lakes Access

Oquossoc: This access to Rangely Lake is located at the fish screen at the mouth of the Rangely River. Owned and maintained by the Union Water Power Company, it provides a paved launching ramp. Additional vehicle parking is planned.

Town Park: A hard surfaced boat launch is provided with parking.

Mooselookmeguntic Lake: Access to Mooselookmeguntic and Cupsuptic Lakes is provided by a hard surfaced boat launch at Haines Landing.

Dodge Pond Boat Access: This privately owned gravel ramp off Route 4 provides boat access to the pond. Three parking spaces are available.

Kennebago River

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

Rangeley River

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

Snowmobile Trail System

Rangeley and the Greater Rangeley Region is a premiere snowmobile destination point. The system of trails include both local and Interstate Trails 84 and 89. Rangeley attracts many New Hampshire riders via the Pittsburg Trail. The extensive system of trails exceed 125 miles in and around Rangeley.

The town owns two LMC 1800 snow grooming machines and hires operators to maintain the extensive trail system. The extremely active Rangeley Lakes Snowmobile Club and the Town of Rangeley have joined forces to provide the outstanding trail system.

Cross-Country Ski Trails

The town maintains approximately 20 kilometers of groomed cross country ski trails which includes the Two Moose Trail off the Kennebago Road and the Dodge Pond Trail which accesses Routes 4 and 16. In addition, cross-country skiing is enjoyed at the Hunter Cove Sanctuary and other snowmobile trails.

Multi-Use Trails

The area's Trail Club is actively pursuing a multi-use system of trails for hiking and bicycling.

Hunter Cove Wildlife Sanctuary

The Maine Audubon Society owns the Hunter Cove Sanctuary on the easterly shore of Hunter Cove. The Rangeley Lakes Heritage Trust manages this 95-acre site which has over three miles of nature trails.

Private Recreational Facilities

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

Saddleback Ski Area: While the Saddleback Ski and Summer Lake Preserve is not located in Rangeley but rather Sandy River and Dallas Plantations, it is extremely important to the region's outdoor recreation resources and economy.

Recreation Facility Need Analysis

Rangeley's current recreation facilities have been assessed based upon recognized national facility standards. These standards should be used as a guide to currently needed recreational facilities and anticipated facility needs based upon future year-round population. This analysis has not directly considered seasonal populations which at peak periods may be more than four times that of the year-round populations. While demands from seasonal population for such facilities as baseball fields, multi-purpose fields, and basketball courts may be limited, other facilities such as tennis courts, recreation areas, and swimming areas may not be sufficient during peak periods. The analysis is based upon facilities owned by the Town of Rangeley, the State of Maine, and areas the public has been granted use.

Based upon the analysis presented in Table I-44, 1996 deficiencies were found in a community park and ice skating area.

TABLE I-44
Outdoor Recreation Facilities and Needs
1996-2006

Type of Facility	Recommended Stds. per 1000 pop.	Existing Facilities	1996 ^A Surplus/ (Deficiency)	2006 ^B Surplus/ (Deficiency)
Neighborhood Playground	C	2	0	0
Community Recreation Area	C	1	0	0
Community Park (100+ acres)	C	1	1	1
Baseball Diamond (90 ft. base paths)	.16	1	0	0
Softball/Little League Diamond*	.75	1	0	0
Basketball Court*	.5	4	3.5	3.0
Tennis Court*	.67	3	2	2
Multi-Purpose Field (Football, Soccer, Field Hockey)*	.5	2	1.5	1
Swimming Area (sq.ft.)	850		0	0
Ice Skating Area* (sq.ft.)	5000	0	(5000)	(5000)
Horseshoe Court	C	2	0	0
Picnic Table	2	7	5	5
Nature Study Area	1	2 (Bald Mtn.) (Hunter Cove)	1	1

^ABased on a year-round population of 1,100

^BBased on a 2006 year-round population of 1,200

^CStandards are as follows:

neighborhood playgrounds, for towns with a population greater than 1,000, should be located within ½ mile of housing concentrations of 50 or more homes and include playgrounds, basketball courts, playfields, etc.;

one community recreation area, 12-25 acres, for towns with a population greater than 5,000, developed with ballfields, tennis courts, swimming facilities, ice skating, etc.;

one community park, 100+ acres, for towns with a population greater than 5,000, largely undeveloped for walking, cross country skiing, nature study, etc.;

day camping area, for towns with a population greater than 5,000;

horseshoe courts and shuffleboard courts for towns with population greater than 1,000; minimum one **nature study area** for towns with population greater than 1,500.

*Minimum one per town.

Nothing P

PUBLIC FACILITIES AND SERVICES

Findings

- ❖ Planned improvements by the Rangeley Water District will correct serious problems associated with public drinking water quality.
- ❖ Public water distribution systems need upgrading.
- ❖ The Chick Hill Wastewater Treatment facility will increase sewage treatment capacity and remove discharge from Haley Pond and the Rangeley Lake chain..
- ❖ Rangeley school enrollment has increased by seven percent or 14 students between 1987 and 1995.
- ❖ Improved/expanded fire and emergency service station is needed in Rangeley Village.

Introduction

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

Water System

The public water system was initially constructed by the Rangeley Water Company in 1905. The system's primary source of water has been City Pond, an impoundment on Cascade Stream, approximately 4.5 miles southeast of Rangeley Village in Sandy River Plantation. Water flows from City Pond in 5-inch cast iron and 8-inch wood stave pipes to a 400,000-gallon storage reservoir behind the Saddleback Inn. Rangeley Lake is used as a supplemental supply.

The estimated annual average water use by the 320 residential users, 60 commercial and eight public buildings is approximately 125,000 gpd. The maximum day demand is approximately 250,000 gallons.

The existing transmission and distribution system is deteriorated and antiquated. Most of the system is the original pipe laid in 1905. The original system pipes were not designed for today's firefighting standards, and the deterioration of the pipes has taken its toll on system capacities. In several areas, flows and pressures are low due to current demand from homes and businesses. Additionally, firefighting flows are low in all areas. Recommended fire flows are 2,000 to 3,000 gallons per minute. Available flows only in the main part of the system are 1,500 to 1,800 gpm with many parts of the system capable of flows only in the 250 to 800 gpm range. Many of the newer lines have been very small in size (2" or less), and they have not been looped since they have been installed to service relatively few customers. Other expansions have occurred in areas, the elevation of which causes a drop in pressure. Due to the limited pipe sizes and elevation differences, the present system cannot be expanded without additional storage or pumping.

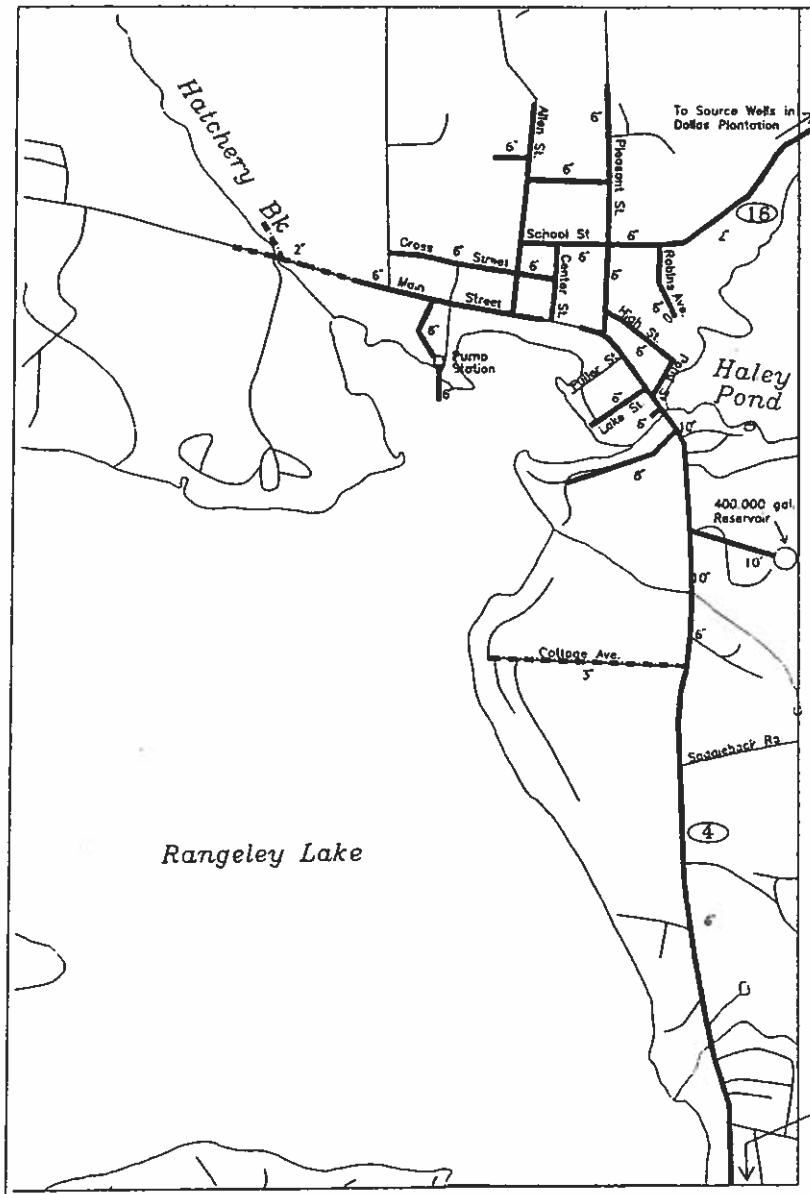
The system has suffered from poor water quality. The system cannot maintain a chlorine residual, and there has been "boil water" orders over the past several years. The system's open reservoir is subject to contamination leakage and vandalism.

In 1993, the Rangeley Water District acquired the Water Company by eminent domain. In addition to serving the Rangeley Village, the District also provides water to portions of Dallas, Rangeley and Sandy River Plantations. The District is undertaking the development of a new water supply, a new pump station, and construction of the transmission line from the pump station to the distribution system and distribution system improvements. The new source will be from wells located in Dallas Plantation. Purchase of the system and Phase I improvements will cost approximately \$2,700,000. This cost is being funded by Rural Economic and Community Development grants and loans. Phase II of system improvements will be to construct a new covered 500,000-gallon reservoir and a line to the reservoir and additional transmission and distribution system improvements. Phase II has an estimated cost of \$930,000 to be funded by grants and loans, if required.

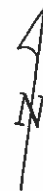
With the completion of Phases I and II of system improvements, Rangeley Village will be adequately served by public water. However, additional improvements are required to meet recognized standards for fire protection.

RANGELEY, MAINE

WATER SYSTEM



- Water Mains
- - - Summer Lines
- 10" Main Size
- Pump Station
- Reservoir



Scale
1" = 1600'

5" & 6" C.I. Transmission Main
To Chlorination House and
5" C.I. & Wood Transmission
Main to City Pond Source.



Public Sewer System

In 1970, the Town of Rangeley constructed a sewer system and sewage treatment facility to address a severe sewage disposal problem in Rangeley Village. The system was upgraded in 1975, 1985, and 1990. 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 was Maine's only tertiary sewage treatment plant. It used an oxidation ditch method to treat the waste water for organics and suspended solids. After passing through a clarifier, the effluent entered 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 and other lakes in the chain.

The treatment facility had a designed capacity of 140,000 gallons per day. Under average conditions, the sewer treatment plant is near designed flows. During high tourist periods, the organic loads exceed plant design capacity.

Due to a number of factors including lack of capacity of the existing treatment plant and the need for major capital expenditures to upgrade the plant, the town examined options to provide for waste water treatment. In order to meet waste water discharge limitations, to provide for future capacity and to protect the Rangeley Lakes chain, a new treatment facility with an average daily design flow of 185,000 gallons is being developed, the Chick Hill Waste Water Treatment Facility. The new system will remove discharges to Haley Pond and be comprised of three components: pretreatment, storage, and land treatment.

Pretreatment will collect waste water in the existing collection system and receive preliminary treatment consisting of grit and screenings removal. The preliminary treated effluent will be pumped to the site on Chick Hill where it will receive biological treatment in two aerated treatment lagoons having a combined detention time of 21 days at the design average daily flow. The aeration will be by means of a diffused air aeration system. Two effluent storage lagoons at Chick Hill, with a total volume capacity of 48 million gallons, will be provided to store treatment waste water from the treatment lagoons between November 1 and June 1 of each year.

The lagoon effluent will be land applied by means of a spray irrigation system. The spray irrigation system will consist of : three horizontal centrifugal pumps, piping, valves, sprinklers and five spray irrigation fields. The spray irrigation fields have been designed for a wastewater application rate of 2.5 inches per week per acre. Each spray field is approximately 11.0 acres in size.

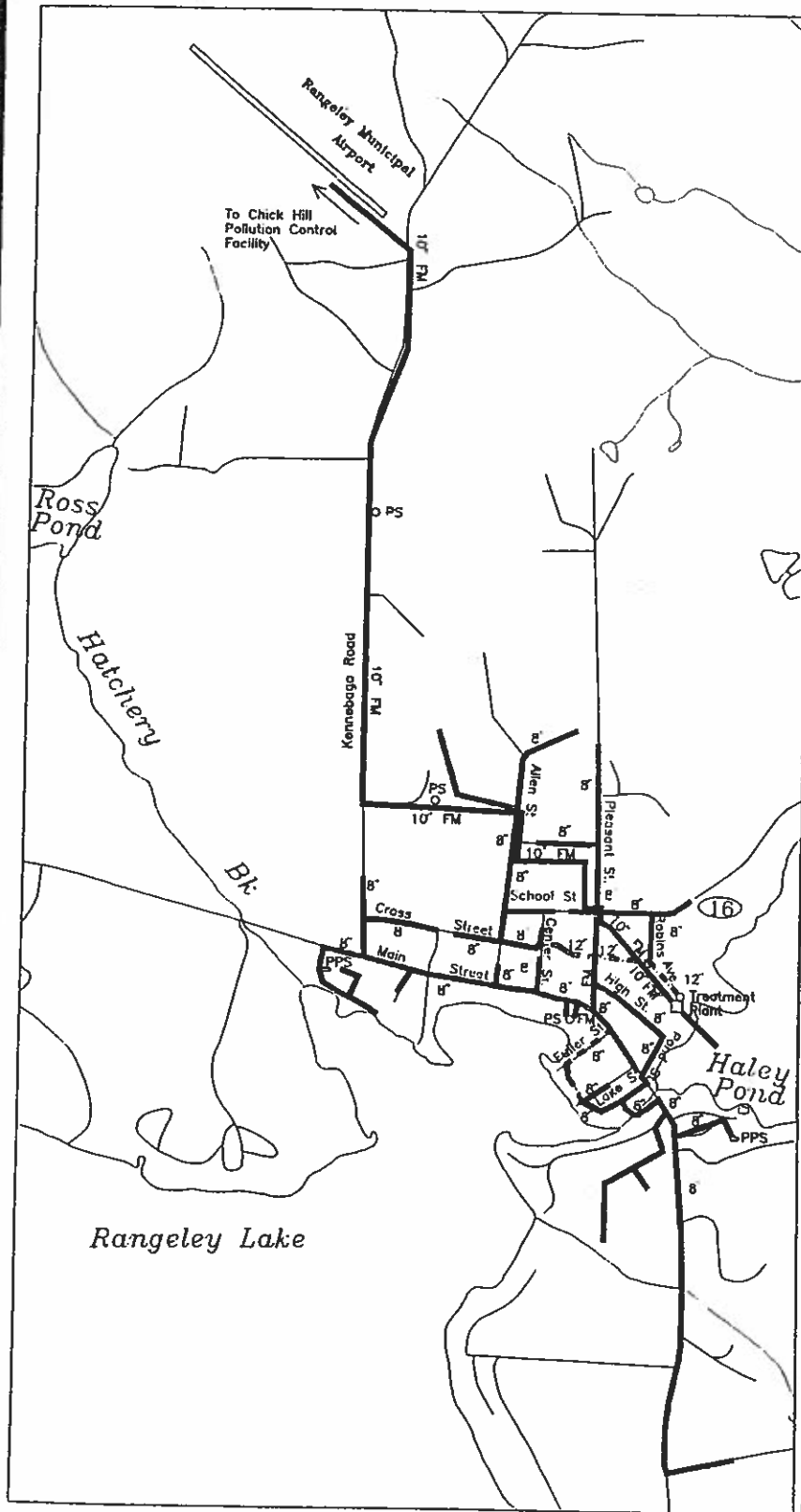
With the construction of the Chick Hill Wastewater Treatment Facility, additional treatment capacity to meet the projected residential and commercial growth in the Rangeley Village area will be provided.

The collection system is comprised primarily of asbestos concrete pipe. This rigid pipe is easily damaged by movement. Because of the depth of the pipe, the system is susceptible to frost.

The town has an ongoing program to locate, quantify and reduce infiltration and inflow into the sewer system. Infiltration and inflow may reach 6,000 to 7,000 gpd per inch mile. While some inflow sources may be cost effective to remove, others may be more economical to transport and treat.

RANGELEY, MAINE

SEWER SYSTEM



- Sanitary Sewer
- - - Interceptor
- FM Force Main
- PS Pump Station
- PPS Private Pump Station
- Treatment Plant
- 8" Pipe Size



Scale
1" = 1600'



Education

Rangeley is a member of School Superintendency Union No. 37. In addition to the Town of Rangeley, the Plantations of Dallas, Lincoln, Magalloway, Rangeley and Sandy River are members. The plantations pay tuition to Rangeley per student based on the rate established by the State.

All students, K-12, attend the Rangeley Lakes Region School in Rangeley. The school was constructed in 1976 and is in good condition. The number of tuition students attending the school varies from year to year depending on ages of students and programming available to these students in other areas. The percentage of Rangeley resident students enrolled in the school has fluctuated between 73% and 81% of total enrollment between 1991 to 1995.

Total enrollment figures between 1991 and 1995 reflect an 8.5% growth in student population on an increase of 34 students. The K-8 population has increased from 148 in 1991 to 184 in 1995. This significant increase in student population has impacted lower elementary classrooms in terms of space. Lockers have been installed in halls for clothing to provide more physical space in classrooms. At the present time, a task force is exploring future use and space needs. Enrollment at the school changes due to families staying in Rangeley for only a year or two for many reasons including personal, economic and geographic. In the fall of 1995, 12 new students from eight families registered to enter the school. It appears that the recent growth in student population is comprised of children from families who have located in Rangeley as business people contribute to the economic growth of the region.

TABLE I-45
School Enrollment
1988 - 1995

Year	K-8	9-12	Total K-12	Total including Plantations	% Rangeley	% Plantations
1988	132	53	185	229	80.8	19.2
1989	136	52	188	237	79.3	20.7
1990	124	59	183	229	80.0	20.0
1991	117	57	174	225	77.3	22.7
1992	118	56	174	237	73.4	26.6
1993	127	53	180	245	73.5	26.5
1994	143	49	192	255	75.3	24.7
1995	142	50	192	253	75.9	24.1

Police Department

The Rangeley Police Department is comprised of two full-time officers, two part-time officers and one reserve officer. The department maintains two cruisers which are replaced on a five-year schedule.

The department provides coverage from 7:00 a.m. to 10:00 p.m. and is on call 24-hours per day. The department responds to calls for assistance to areas outside of Rangeley when the Sheriff's Department or State Police are unavailable.

The department's office is located in the municipal building with dispatching provided by a private service. Future needs include additional space.

Emergency Medical Services

The town operates the Rangeley Region Ambulance Service. The full-time director of the service is an EMT with additional paid call staff of EMTs, LAAs and drivers. In addition to Rangeley, the service is provided to the plantations and unorganized territories in the Rangeley Region.

Two ambulances are maintained and are located at the Rangeley Village and Oquossoc Fire Stations. The unit located in Rangeley is two years old and the second unit is in good condition.

Health Services

In 1995, the Rangeley Region Health Center was constructed off the Dallas Hill Road. This non-profit organization, Health Reach Network, provides walk-in and appointment health services. The center is currently staffed by a physician's assistant, and in the summer of 1996, a medical doctor will become a member of the staff.

Full medical services are available in Farmington and Rumford.

Fire Department

The Town is served by a paid on-call fire department with two fire stations which are located in the Rangeley and Oquossoc Villages. The Fire Chief is appointed by the Board of Selectmen, and all other Officers are appointed by the Chief. The Town of Rangeley contracts fire/rescue services to the Towns of Dallas, Rangeley Plantation, and Sandy River Plantation. Contracts are also in place with Franklin and Oxford Counties for their northern unorganized towns.

Company 1 Station in Rangeley was built in the late 1800's and is inadequate due to its physical size, its inability to be expanded, and it does not meet present NFPA or OSHA standards. The station currently houses two engines consisting of a 1968 Mack 1,000 gpm pumper with a 500-gallon water tank and a 1976 GMC 750 gpm pumper with a 750-gallon water tank. The station also houses Ambulance Unit 1 of the Rangeley Region Ambulance Corps.

Company 2, in the Village of Oquossoc, was built in 1976 with an EDA Federal Grant. A 16' x 60' truck bay was added to the building in 1997. The station houses two engines, a forestry/brush 4 X 4, a fire/rescue vehicle, and Ambulance Unit 2. The engines consist of a 1972 Mack 1,000 gpm pumper with a 1,000-gallon water tank and a 1979 Mack 1,000 gpm pumper with a 1,000-gallon water tank. The Forestry/brush truck is a 1974 Ford 4 X 4 with a high pressure pump and 250-gallon water tank. The fire/rescue vehicle is a 1978 Ford Rescue truck which carries tools for vehicle extrication, water/ice rescue, rope rescue, and back-woods rescue.

The Rangeley Fire Department also acquired a 1967 Pirsch 85' ladder truck which is currently housed in the Highway garage due to lack of space at any of the fire stations.

The manpower roster for the Fire Department lists approximately 35 active members with 15 members achieving State Fire Fighter Certification.

Public Works Department

The Public Works Department maintains public roads and sidewalks and removes snow in the winter. The town manager serves as road commissioner with the road foreman overseeing daily operations. The department is comprised of the foreman, two equipment operators, a mechanic and a laborer.

The department's major rolling equipment includes three dump trucks, a loader and backhoe. The town garage is located off Route 16 in Rangeley Village as is the outside sand and salt storage.

Future needs of the department include additional garage space and the relocation of the sand and salt pit.

Solid Waste Disposal

The Town of Rangeley operates a transfer station and recycling center. In addition to Rangeley, Dallas Plantation utilizes the Rangeley facility. Non-recyclable waste is transported to Norridgewock for disposal.

In 1991, the town adopted a recycling ordinance and is a member of the Sandy River Recycling Association. A bargain barn allows for the reuse of items.

The town has received grants from the state to improve their model recycling program.

Recreation Department

The town employs a full-time Director of Parks and Recreation. The director's responsibilities include summer programs for children such as swimming lessons and sports clinics and winter maintenance of snowmobile and cross-country ski trails.

Municipal Administrative Offices

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

includes a meeting room where the selectmen, planning board, and other town boards and commissioners meet. The town meeting and other larger public meetings are held at the Rangeley Lakes Regional School.

The town office is in good physical condition; however, available space to carry out administrative functions is nearing capacity.

Boards and Commissions

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

Elected

- ✎ Selectmen and Overseers of the Poor
- ✎ School Committee
- ✎ Budget Committee
- ✎ Park Commission
- ✎ Sewer Commission
- ✎ Rangeley Water District Trustees

Appointed

- ✎ Planning Board
- ✎ Zoning Board of Appeals
- ✎ Airport Commission
- ✎ Tax Board of Appeals
- ✎ Recycling Committee
- ✎ Ordinance Committee
- ✎ Comprehensive Plan Committee



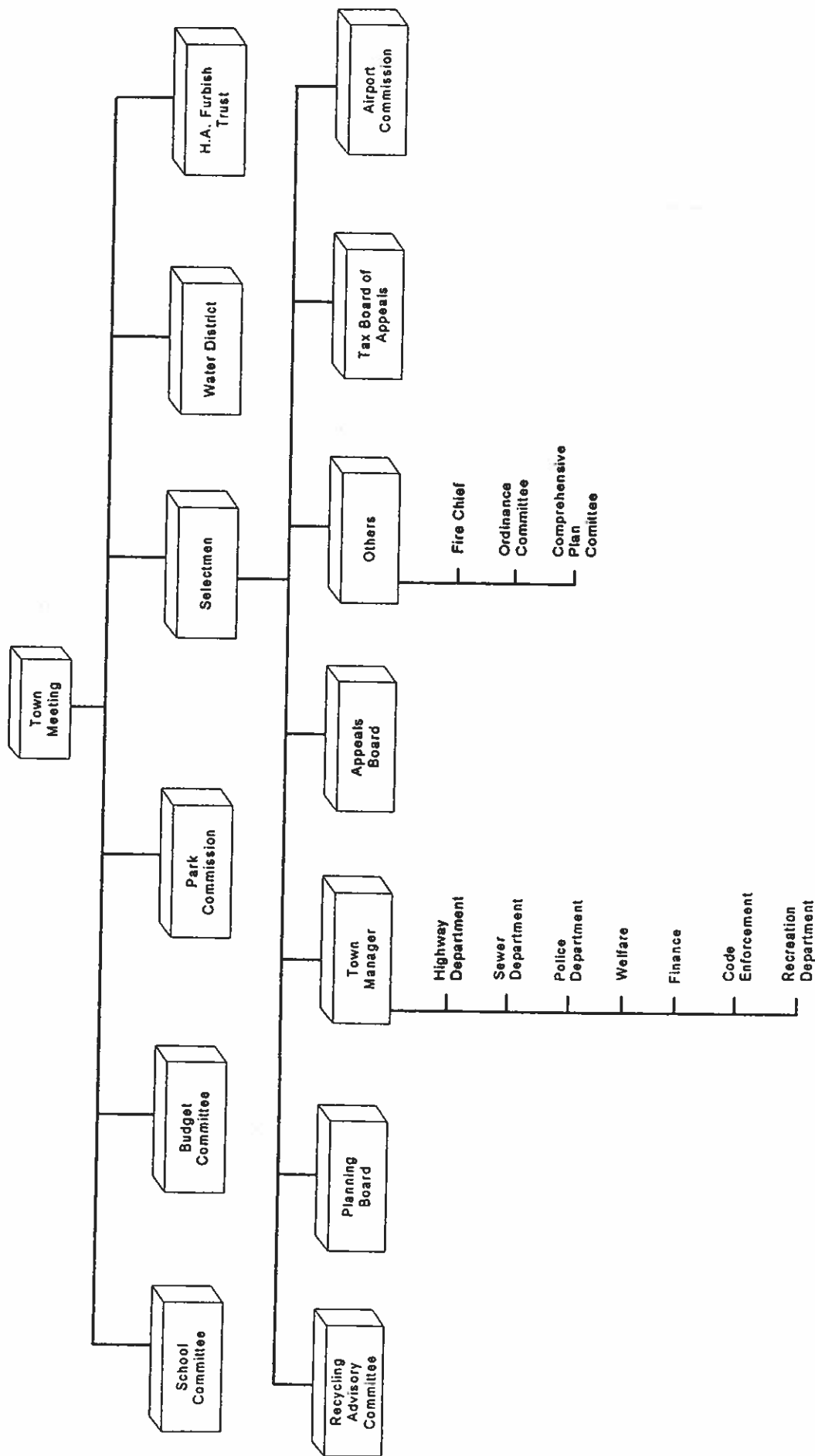
Administration

Rangely town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. An organizational chart of town government is shown in Figure I-1. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to elect members of the Board of Selectmen and other elected positions to discuss local issues and vote on items of town business such as the budget, ordinances and bylaws.

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

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

I-1 TOWN GOVERNMENT



FISCAL CAPACITY

Findings

- ❖ Property taxes are the largest source of town revenues.
- ❖ Local assessed value increased by \$12.2 million or 7% between 1990 and 1995.
- ❖ Total municipal expenditures have remained stable between 1993 and 1995.
- ❖ The town's outstanding debt is approximately \$1.7 million of which \$1.4 million is for the Chick Hill Waste Water Treatment Facility.

Introduction

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. As Rangeley develops over the next ten years, demands to provide various municipal services, facilities and equipment will be placed upon its fiscal capacity. Demands could include new or improved roads, public facilities, public water and sewer facility improvements and/or recreation areas. The comprehensive plan will make various recommendations requiring public investment. These recommendations must be considered in light of Rangeley's fiscal capacity - its ability to finance such improvements.

Revenue

The largest source of revenue for the town is property taxes. Table I-46 lists the local valuation, property tax revenue and the town's mil rate for fiscal years 1990 to 1995.

TABLE I-46
Local Valuation and Mil Rate
Rangeley
1990-1996

Fiscal Year	Assessed Valuation (Local)	Annual % Change	State Valuation	Annual % Change	Mil Rate	Property Taxes
1990	169,689,000		131,600,000	39.1	9.95	1,688,400
1991	171,263,000	.9	174,200,000	32.4	11.25	1,926,700
1992	173,488,000	1.3	188,700,000	8.3	11.96	2,054,400
1993	174,635,000	.7	182,200,000	-3.4	12.08	2,102,200
1994	178,490,000	2.2	174,550,000	-4.2	11.68	1,688,400
1995	181,896,000	1.9	172,500,000	-1.2	11.71	2,126,400

Source: Town of Rangeley Annual Reports

Between 1990 and 1995, the local assessed valuation increased by approximately \$12.2 million (7 percent). This increase represents an annual rate of growth in local valuation of 1.2 percent, slightly below the rate of inflation over the period. Between 1990 and 1995, the State valuation increased by 31 percent. However, between 1993 and 1995, the State valuation decreased by \$9.7 million or five percent. Over that period, Rangeley was one of five communities in the county which saw a drop in State valuation. Other communities were Carrabassett Valley, Kingfield, Weld and Wilton. The mil rate has remained fairly stable throughout the six year period. The 12.08 mil rate in 1993 reflected increased education costs. Residential property is the primary source of property tax with second home property the most significant contributor. When compared to other organized towns in Franklin County with similar year-round population and services, Rangeley's mil rate is lower. Again, this reflects the assessed value of second home properties.

Other major consistent sources of revenues are from user fees and excise taxes. User fees are derived from sewer use charges and tuition students attending school in Rangeley. While the number of students from outside Rangeley may vary from year to year, sewer use fee can be expected to remain fairly stable.

The level of excise taxes collected in 1992 and 1993 decreased, which is in part reflective of the economic recession during this period, new vehicle purchases and vehicle upgrades were fewer, reducing excise tax collections. In 1994 and 1995, excise tax collection increased by approximately \$10,000 annually.

Intergovernmental revenue is primarily comprised of state revenue - sharing dollars and state and federal grants.

TABLE I -47
Municipal Revenue
Rangeley

	1990	1991	1992	1993	1994	1995
Property Taxes	1,688,406	1,926,710	2,054,416	2,102,157	1,688,406	2,126,444
Excise Taxes	138,472	151,833	130,182	128,917	138,472	147,662
Intergovernmental Revenues	164,045	190,655	59,361	258,762	176,990	246,050
User Fees	76,888	140,147	289,449	669,600	521,949	470,826
Other	782,762	892,689	71,265	120,744	35,502	27,899
TOTAL	3,291,701	3,286,003	2,604,673	3,302,051	3,033,591	3,018,581

SOURCE: Town of Rangeley Annual Reports

Expenditures

Total municipal expenditures have remained fairly constant in the six-year period of 1990-1995. During this period, 1991 and 1993 were the years of highest expenditures with \$3.3 and \$3.2 million, respectively. Public works projects and education cost were the primary factors in increased expenditures for the six-year period.

TABLE I-48
Significant Expenditures
Rangeley
Fiscal Years 1990 - 1995

Category	1990	1991	1992	1993	1994	1995
Administration	308,174	333,384	288,729	224,048	265,085	246,421
Protection	202,122	212,508	223,305	185,810	234,980	253,414
Welfare	686	7,569	20,304	12,176	10,527	6,116
Public Works	1,176,604	957,281	786,939	743,296	633,127	565,342
Education	1,143,182	1,320,540	1,263,528	1,441,133	1,364,995	1,327,855
Recreation	86,529	37,717	35,949	86,977	96,080	146,119
Debt Service	46,296	20,412	20,163	115,553	75,602	74,858
County Tax	116,831	148,281	172,573	181,152	178,920	185,896
Unclassified	101,530	119,007	72,755	127,002	120,025	69,912
Capital Equipment	109,747	129,300	31,259	46,760	--	104,249
TOTAL	2,989,398	3,286,003	2,621,516	3,163,908	2,979,340	2,980,182

Source: Town of Rangeley Annual Reports

Fiscal Capacity

In order to finance infrastructure improvements and major equipment, the town has been required to borrow money. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, airport, water and special-district purposes are excluded. Based upon Rangeley's state valuation, the maximum debt Rangeley could carry is approximately \$27,000,000. At the present time, Rangeley has an outstanding debt of approximately \$1.7 million including the \$1.4 million Chick Hill Sewer Spray Project.

Based upon the debt limits established by state law, Rangeley has outstanding debt equal to approximately 1.0 percent of the state valuation.

TABLE I-49
Municipal Debt
July 1995¹

Purpose	Current Principal Amount	Payment Date	Annual Payment²
School	\$270,000	1997	\$97,652
Groomers	\$100,232	1998	\$36,291
School Bus	\$31,900	1998	\$9,431
Sewer System	\$100,000	1999	\$25,447
Chick Hill Sewer Spray	\$1,400,000	2026	\$87,388

Source: Town of Rangeley

¹This table does not include the Rangeley Water District debt.

²Includes interest and principal.

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance major capital expenditures compared to the ability of the tax base to support such costs. Rangeley has outstanding debt of only approximately six percent of the state limit and, therefore, has the legal ability to borrow additional money. Half of the current debt will be paid by users of the sewer and water systems. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon individual taxpayers.