POLAND COMPREHENSIVE PLAN UPDATE

ENACTMENT VERSION

INTRODUCTION

The citizens of Poland adopted our current Comprehensive Plan in 1991, made minor amendments in 2000 and adopted a revised inventory and analysis section in 2007. But for the most part the Comprehensive Plan reflects the community values of 1991. In 2006, a group of citizens began the process of developing an updated Comprehensive Plan. This Plan presents information on community trends and characteristics over the past 10 years and what is expected to occur over the next 10 years.

The most important elements of the Comprehensive Plan are the policies and strategies which the community adopts. They present the directions Poland will take to address issues identified in the Inventory and Analysis section of the Plan. Policies are statements of direction the community desires to take, and strategies define actions the Town should undertake in order to carry out the policies.

The Comprehensive Plan, presented in two sections--Goals, Policies, & Strategies and the Inventory and Analysis--serves as a guide for the community and town officials as they make decisions about the future of Poland. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Poland changes over time.

The Plan is, however, intended to guide future changes in the Town's land use regulations so that these will reflect the goals and polices of this Plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

The Poland Comprehensive Plan Update Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications during Plan development. In addition, it relied heavily on what the citizens of Poland told the committee at visioning sessions held in the fall of 2007. Although, in not all instances did the committee unanimously agree; it is the position of the committee that the following presents a realistic direction for Poland over the next 10 years.

To implement this Plan it is recommended that the Comprehensive Plan Update Committee be appointed as a standing committee. As a standing committee, it will on a regular basis review the progress on implementing the Plan, assess the need for changes to the Plan, and propose such changes.

TABLE OF CONTENTS

SECTION I

SECTION II

POLAND COMPREHENSIVE PLAN UPDATE SECTION I

VISION STATEMENTS
GOALS
POLICIES
STRATEGIES
FUTURE LAND USE PLAN
REGIONAL COORDINATION
CAPITAL INVESTMENT PLAN

Introduction

The cornerstone or most important elements of the comprehensive plan are its policies and strategies. They present the direction the community will take to address issues identified in the Inventory and Analysis element of the plan and the Town's vision for its future. Policies are statements of direction the community desires to take and strategies define specific actions the Town should undertake in order to carry out those directions.

The policies and strategies are presented in a series of planning topics. The format first presents a planning topic relevant to Poland. After the identification of the planning topic, the State goals as adopted in the Comprehensive Planning Land Use Regulation Act which relate to the planning issue are identified. A brief narrative which defines the planning issue is presented which is then followed by recommended policies and strategies. *After each strategy, those responsible for implementing that strategy are identified as well as the timeframe, short, mid or long, when that strategy should be implemented. Short refers to one two years, mid is three to five years and long is six to ten years.*

The Poland Comprehensive Plan Update Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications. Although, in not all instances did the committee unanimously agree, it is the position of the committee that the following presents a realistic direction for the future of Poland.

The plan suggests general directions, recognizing that specific details will require further efforts. The plan should be considered a living document, meaning that it will require review and revisions as Poland changes over time. The plan is, however, intended to guide future changes in the Town's land use regulations so that these will reflect the goals and polices of this plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

Assessment of Effectiveness of Current Plan

The citizens of Poland adopted the current Comprehensive Plan in 1991 and made several amendments to that plan in 2000. At the April 7, 2007 Town meeting amendments to portions of the Inventory and Analysis section of the plan were adopted. Those amendments included updated information on population, land use, natural resources, economy and public facilities/services.

Since the adoption of the 1991 plan there have been many changes in Poland. Population has grown by more than 1,000, some 800 new housing units were constructed or placed, the opening of the Poland Regional High School and Bruce M. Whittier Middle School, town office renovated and expanded and sewer and water extension to the Poland Spring Bottling Plant are a few of such changes.

Looking back to the 1991 plan and the 1999 updated plan population growth was under estimated by several hundred. However, the unprecedented low interest rates in the first half of the 2000 decade were unforeseen and contributed to the higher than expected population growth.

In total, the current plan recommended 120 specific strategies or actions to implement the plan. They ranged from amending the zoning ordinance to manage phosphorous export to lakes and ponds to replacing the backhoe after a 20-year life. In preparing the new plan the Committee assessed if the strategies had been addressed. It found that most of the recommended strategies in the 1991 plan had been completed. Many of the strategies in the current plan were incorporated into the Comprehensive Land Use Code adopted in 2001. This Code combined all previous land use ordinances in to a single code. Its development was guided by the 1991 plan and 1999 update.

A major purpose of the Comprehensive Plan is to guide growth and development to appropriate locations in the community. Appropriate areas are based on such factors as proximity to adequate public services, suitability of the land for development, protection of critical natural resources including surface and ground waters, and maintaining the character that makes Poland home to many. Since the adoption of the Comprehensive Land Use Code most new residential development (52%) has been located in the rural residential districts. The village districts have had 24% of the new development and the farm and forest 18%. To maintain the character that the people of Poland have expressed that they desire, more development should take place in the village districts and less in the farm and forest district.

Vision Statements

As part of updating Poland's Comprehensive Plan the Update Committee attempted to gain input from citizen about what they would like for the future of Poland. In planning terms what the committee wanted to do was create a "*Vision"* or a mental picture of what the town's residents want the community to look and feel like in 10 to 20 years. The *"Vision"* is an important part of the Comprehensive Plan. It is the introductory description which the rest of the plan builds upon. The *"Vision"* is the dream of the community and the Plan is the blue print of the community.

In developing the *"Vision"* the Committee attempted to engage residents in a discussion of what they like about their town and what are the most important issues that need to be addressed as Poland plans for its future. The Committee held public meetings on Saturday October 20, 2007, Thursday October 25, 2007 and Saturday October 27, 2007. At each of these meetings residents presented to the Committee their thoughts and ideas about the future of Poland. The Committee was somewhat disappointed in that more of our residents and neighbors did not take this opportunity to engage in a discussion about the future of their town.

Based on the public visioning sessions, the following are Poland's Vision Statements.

- The town will have a diversified economic base of small business and industry that provide local employment opportunities and a tax base not overly dependent on residential properties.
- There will be a balance of economic growth attracted here due to incentives and simply because Poland is the 'place to be".
- The quality of our lakes and ponds will be high and will support our tourist industry and add value to our tax base.
- There will be a definable "village area" that both locals and passers by stop at to obtain goods and services. They will stop because the "village area" is attractive, is clean and well maintained, is walkable rather than vehicle orientated, is locally orientated not dominated by national franchises or big boxes, and is safe.
- Our major Routes, 11, 26 and 122 are attractive, safe and not cluttered with inappropriate development types.
- There will be sewer and water services in some areas of the community that serve businesses and residents.
- Our community character, consisting of clean surface and ground water, clean air, forestlands, open spaces, scenic views, attractive and safe residential areas, friendly people and local businesses will still be here.
- New development will be located where it can be best served by municipal services reducing the cost of providing these services to outlaying areas.

Goals, Policies and Strategies

WATER RESOURCES

One of the most important issues facing Poland over the next 10 years will be the continued protection of its surface and ground water resources. Poland's lakes (Upper, Middle, and Lower Range Ponds, Worthley Pond, Tripp Pond, and Thompson Lake) are an important resource, and have served to attract a number of children's camps, private recreation facilities (including golf courses and campgrounds), and private institutions. In addition, year round and seasonal homes along their shorelines add significantly to the Town's tax base. A number of lake associations have played a major role in monitoring water quality, and the Town has incorporated strict phosphorus control provisions into the Comprehensive Land Use Code. Poland's ground water resources; have made Poland Spring a household word in many parts of the country.

Finally, Poland has a number of streams that have been rated as being high value fisheries habitat. These have already been zoned resource protection, and will continue to be designated that way.

GOAL: Protect the quality, and mange the quantity of the Town's water resources, including lakes, aquifers, rivers and streams.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. That the conversion of seasonal dwellings to year-round dwellings do not impact water quality.	Amend the CLUC to require that prior to the issuance of a conversion permit, any unstable site conditions creating erosion and sedimentation are corrected.	Planning Board Town Meeting	Short
2. That agricultural and forestry activities minimize nutrients carried by run-off that may reach surface waters.	Conduct an inventory of all farms, golf courses, nurseries, and orchards in the watershed areas of the Town's great ponds to locate potential sources of nutrient.	CEO Soil Conservation	Mid
3. That erosion and sedimentation of surface waters does not occur.	Inspect development sites to ensure compliance with approved erosion and sediment control plans.	CEO	Ongoing
	Conduct/update lake watershed surveys	Lake Associations	Short
	Seek grants to correct erosion and sedimentation issues in lake watershed	Lake Associations	Ongoing
	Provide training to the highway department in soil erosion and storm water control practices and implement such practices	Selectmen/Road Commissioner	Short/Ongoing
	Place all significant inlet streams to great ponds in stream protection districts under shoreland zoning	Planning Board Town Meeting	Short
4. Minimize the threat of the spreading of invasive aquatic species into lakes and ponds.	Develop an education and inspection program that will control the introduction/spread of invasive species.	Lake Associations	Short/Ongoing
5. Protect the quality and quantity of ground water resources.	Strictly administer and enforce provisions in the CLUC relating to ground water protection.	Planning Board/CEO	Ongoing
	Review existing standards in the CLUC relating to ground water protection and propose needed amendments	Planning Board	Short

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
6. Work with surrounding communities to protect common water resources.	Meet, on a biennial basis, with representatives of adjacent communities to review strategies for protecting and enhancing shared surface and ground water resources, and work for the passage of similar protection strategies. With the towns of Casco, Mechanic Falls, New Gloucester, Otisfield, Oxford and Raymond develop common standards for phosphorus export in shared lake watersheds.	Comprehensive Plan Committee Planning Board	Ongoing Short
7. To minimize phosphorus loading as the result of development and other land use activities within watersheds.	Strictly administer and enforce provisions in the CLUC relating to phosphorus loading. Review and revise if needed the Post Development Phosphorus Export amounts contained in the CLUC.	Planning Board/CEO Planning Board	Ongoing Short

CRITICAL NATURAL RESOURCES

In addition to surface and ground water resources there are other natural resources that are important to the character and well being of Poland. These resources need to be conserved so their values are maintained now and in the future.

GOAL: Protect the Town's other critical natural resources, (including, without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas).

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Permit development or other activities only upon soils which are suited for such activity.	Strictly administer and enforce provisions in the CLUC relating to soil suitability.	Planning Board/CEO	Ongoing
2. Protect wetlands from filling or encroachment so that their benefits and values are maintained.	Amend the CLUC by placing all State-identified, moderate to high value 10-acre wetlands in a Resource Protection District and low and non rated in the Limited Residential District. Include provisions in the CLUC to discourage or prohibit filling and other activities that would degrade or destroy wetlands. Designate the CEO with responsibility for administration. Amend the CLUC to require applicants to obtain permits required under the Natural Resource Protection Act prior to the issuance of any local permit.	Planning Board Town Meeting Planning Board Town Meeting Planning Board Town Meeting	Short Short Short
3. Prohibit inappropriate development within floodplains.	Review and update as necessary Floodplain Management standards. Continue strict administration of the Town's Floodplain Management Standards.	Planning Board Town Meeting CEO	Short Ongoing
4. Assure that development and other activities upon steeper slopes (20%) are undertaken in such a manner as to minimize municipal costs and environmental degradation.	Amend the CLUC to add provisions, requiring that on slopes in excess of 20%, developers and subsequent owners retain trees and other natural vegetation to stabilize hillsides, reduce erosion, siltation and nutrient run-off.	Planning Board Town Meeting	Short

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
5. Maintain wildlife resources through habitat preservation and/or enhancement.	Seek assistance from the Beginning with Habitat Program to develop ordinance standards.	Planning Board	Short
	Inform applicants for development approvals and building permits laws and rules that regulate vernal pools.	Planning Board & CEO	Ongoing
	Amend the CLUC to require buffers that conserve riparian areas.	Planning Board	Short
	Seek conservation easements to protect important wildlife habitats.	Conservation Commission	Ongoing
6. Maintain a sport fishery.	Request the Department of Inland Fisheries & Wildlife to conduct/update inventory of streams with brook trout habitat.	Conservation Commission	Short
	Adopt stream crossing practices (culvert type, installation, maintenance) which do not impede fish passage.	Planning Board & Road Commissioner	Short
7. Protect unique natural areas.	Seek updated information from the Natural Areas Program.	CEO	Short
	Recommend amendments to the CLUC aimed at protecting important natural areas.	Planning Board	Mid
8. Maintain significant scenic qualities.	Amend the CLUC to authorize the Planning Board to require modifications of subdivisions development to protect scenic vistas.	Planning Board Town Meeting	Short

AGRICULTURE, FORESTRY, AND OPEN SPACE

Woodlands, open space, and to lesser extent, agricultural land help define the character of Poland. In addition these undeveloped areas help maintain water quality of surface waters.

GOAL: Safeguard the Town's agricultural, forest, and open space resources from developments which affect those resources.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Maintain the Town's agricultural and forestry resources.	Provide education and encourage forest harvesting practices that maintain the Town's scenic beauty, sustainable wildlife habitat, and water quality.	Town Forester & Comprehensive Plan Committee	Ongoing
	Publicize availability of Right to Farm, Farm and Open Space, and Tree Growth Tax Laws, and State forest practice regulations, by including mailing with tax bills and by developing/acquiring resource materials for posting on the Town's Web site.	Comprehensive Plan Committee	Ongoing
	Publicize the availability of free and low-cost professional woodlot management assistance.	Conservation Commission	Ongoing
	Seek conservation easements on woodland and agricultural land tracts.	Planning Board Town Meeting Conservation Commission/Land Trusts	Ongoing
	Place conservation easements on town owned land under active forest management.	Selectmen	Short

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
2. Protect existing agricultural areas from conflicts that may arise from new, adjacent land use activities.	Continue to administer and enforce the provision in the CLUC requiring the developer to provide a 100-foot buffer strip between new residential developments and active farmland.	Planning Board & CEO	Ongoing
3. Encourage land use development practices, such as the use of cluster housing, that preserves agricultural and forestry resources and open space.	Review and amend if necessary cluster provisions in the CLUC to promote such development. Amend the CLUC to include provisions that lots created on backland to be used for agriculture, forestry, or open space not be required to construct roads to meet road frontage requirements.	Planning Board Town Meeting Planning Board Town Meeting	Short Short
4. Establish a funding mechanism for the purchase of conservation easements, and the purchase of land to preserve valuable open space areas.	Establish an open space fund, to be administered by the Selectmen with input from the Conservation Commission, that would be funded by donations, grants and at the discretion of the Town, town timber sales and tax penalties from the sale, or change of use or status of land which is currently tax exempt or subject to reduced taxation (such as land subject to the Tree Growth Tax.)	Selectmen, Conservation Commission/Town Meeting	Mid
5. Maintain large tracts of agricultural and forestry and open space land.	Monitor the rate of residential development in the Farm and Forest District. If in any two year period more than 25 % of all new residential dwelling units are located in the Farm and Forest district consider the following: a. Residential growth limitation Ordinance for the Farm and Forest District. b. A hybrid transfer of Development Rights program. c. Increased lot size requirement	Comprehensive Plan Committee/Planning Board/Town Meeting	Short/ Ongoing

PUBLIC FACILITIES

Poland provides a wide range of public facilities and services to the Town's residents which range from the maintenance and improvement of local roads, to the provision of outdoor recreation facilities.

The goals, policies and strategies set forth below address state mandates, unmet needs, and the steps the Town will have to take to continue to serve residents of Poland. The greatest challenges to the Town include delivering existing necessary municipal services and expanding services as the result of new growth without over burdening our tax payers.

GOAL: Plan for, finance and develop an efficient system of public facilities and services to accommodate growth and development.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
General			
1. Plan for financing the replacement and expansion of public facilities and services required to meet the demands of future growth and development.	Develop and annually update a 5-year capital improvements program for financing the replacement and expansion of public facilities and services.	Selectman Town Manager Budget Committee	Short/ Ongoing

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
2. That new development does not over-tax community services and facilities, and that it pays its share of the cost of capital improvements needed to serve that development.	Strictly enforce the provisions in the CLUC that requires an impact statement analyzing the impact of the proposed development of public facilities including roads, schools, police, fire protection, outdoor recreation facilities. On a biennial basis review the extent of Town development, its impact on Town services and facilities, and where appropriate or needed, make recommendations to the Town for enacting impact fees, or similar growth management strategies.	Planning Board Comprehensive Plan Committee	Ongoing Short/ Ongoing
Water Supply That the provision of water to all homes, businesses and developments continues to be primarily private, not a public responsibility of all tax payers in the Town of Poland.	Maintain a minimum lot size requirement of sufficient size so as to minimize the contamination of wells by subsurface sewage disposal systems. Assess the feasibility, costs and institutional arrangements with further connections to the Mechanic Falls and/or Auburns public water systems or private systems.	Planning Board Economic Development Committee	Ongoing Mid
Sewage Disposal 1. Minimize the future need for public sewage treatment as the result of failed private subsurface waste water systems.	Continue vigorous administration and enforcement of the State's Subsurface Waste Water Disposal Rules; continue to require that a plumbing permit be obtained prior to a permit for a structure involving subsurface sewage disposal. Strictly administer and enforce provisions in the CLUC relating to soil suitability.	Local Plumbing Inspector Planning Board & CEO	Ongoing Ongoing
2. Provide public sewage disposal to priority areas	Assess the feasibility, costs and institutional arrangements with further connections/extensions to the Auburn's public sewer system.	Economic Development Committee	Ongoing
Solid Waste 1. Work with other communities to meet mutual solid waste disposal needs for household trash.	Continue to work with the Mid Maine Waste Action Corporation (MMWAC).	Selectmen	Ongoing
2 Reduce the volume of household waste.	Continue/expand recycling efforts.	Selectmen Town Manager	Ongoing
Emergencies Services 1. That police, fire, and rescue services keep pace with Poland's growing population.	Annually review Poland's fire, police and rescue capabilities in light of the Town's increasing population, and recommend changes when warranted by the Town's additional growth.	Department Heads & Comprehensive Plan Committee	Ongoing
2. That adequate supplies of water are available for fire fighting purposes.	Amend the CLUC to require that developers of non residential uses demonstrate the availability of adequate water supplies for fire fighting purposes. Continue development of water sources such as hydrants for fire fighting purposes; work towards improving the fire insurance rating for the Town.	Planning Board Town Meeting Fire Department	Short Ongoing
Municipal Buildings Continue the multi-year program for the care and maintenance of Town buildings	Include appropriations, as needed, in the 5-year capital improvement program.	Town Manager Town Meeting	Ongoing

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
Schools			
Coordinate planning efforts with school officials to ensure that the school system has adequate capacity to accommodate Poland's growing population.	On as needed basis, meet with school officials to consider school facility needs, including building and recreation needs, to review plans for additional growth and development, to consider population data and projections, and to review plans for increasing school capacity.	Comprehensive Plan Committee & School Board	Ongoing
Recreation			
Maintain and, where necessary, improve existing recreation facilities.	Include funds in the capital improvement plan for the maintenance and improvement of indoor and outdoor recreational facilities.	Recreation Department Town Meeting	Ongoing
	Review, on a biennial basis, the need for providing any additional outdoor recreation facilities.	Recreation Department Comprehensive Plan Committee	Ongoing
	Establish a public access point of Thompson Lake.	Conservation Commission Town Meeting	Mid
	Provide a better public access point on Tripp Lake	Conservation Commission Town Meeting	Mid
	Continue to maintain and improve the system of snowmobile trails throughout Town.	Snowmobile Club	Ongoing
	Create/expand non motorized trail system	Recreation Department	Long
	Establish an ATV club	Interest Parties	Ongoing

TRANSPORTATION

Roads and rails are the major transportation systems in Poland. Major highways are Routes 26, 121 and 122. Route 26 is a major arterial carrying local, commuter and commercial traffic. The St. Lawrence & Atlantic Railroad passes through Poland. There are approximately 91 miles of public roads in Poland, 55 miles of which are the total responsibility of the Town.

The transportation system is critical to the future of the town. Maintaining and improving Town roads will continue to absorb a significant part of the Town's non-school budget.

GOAL: Maintain and provide a safe and efficient transportation system.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Provide an adequate road system, which is responsive to demands while not over-burdening the local taxpayers to maintain the system.	Revise and maintain the multi-year road improvement program to include maintenance, upgrading and rebuilding priorities by year, as well as costs for those projects, for all roads.	Road Commissioner and Foreman	Annually
	Include major road improvements in the capital improvement program.	Road Commissioner and Foreman	Ongoing
	Assess the need and feasibility of developing a local impact fee for road improvements necessitated by development.	Comprehensive Plan Committee	Mid
	Seek improvements to Route 26	Town Manger & Selectmen	Ongoing
2. Manage traffic movement to minimize negative impacts on rural roads and residential areas.	Assess dangerous conditions, safety issues, and traffic routing and make recommendations to the Town and State for corrective measures.	Road Commissioner Road Foreman Police Department	Ongoing
3. Provide sidewalks, where needed, to serve public facilities and village areas, particularly where public safety will be enhanced.	Develop a Sidewalk Development Plan.	Economic Development Committee	Mid
	Amend the CLUC to require sidewalks based on the recommendations in the Sidewalk Development Plan.	Planning Board	Mid
4. Provide for additional parking, where necessary, at various Town facilities.	Develop a Parking Needs Plan including Park & Ride lot needs.	Economic Development Committee	Mid
	Establish an account for purchasing and developing additional parking facilities and provide for yearly additions to the account in the Town's Capital Improvements Program.	Selectmen Town Meeting	Mid
5. That new development or redevelopment maintains the traffic carrying functions of the roads that serve the development and minimize congestion and accident potential.	Amend subdivision review–standards to include access management standards that establish a minimum level of service at intersections, that minimizes turning delays and maintains a stable flow of traffic, minimum driveway spacing and limits the number of driveways based on traffic volume and frontage.	Planning Board Town Meeting	Mid
	Strictly administer and enforce local access management standards.	CEO & Planning Board	Short
6. Provide for walking trails and bicycle lanes.	Develop walking trails and bicycle lanes plan.	Recreation Department	Short

ECONOMY

Poland's local economy is based on services to its year round and seasonal residents and its natural resources. Home of the Poland Spring Bottling Company that draws water from a sand and gravel aquifer, it is the town's largest employer and tax payer. Other natural resourced based businesses are Pike Industry's, MB Bark Mulch and Jolly Gardener Products. Large numbers of residents work in Lewiston/Auburn and the Greater Portland area.

There is a need to provide more opportunities for commercial and industrial development. At the same time, it is important to ensure that commercial and industrial development does not threaten the Town's water resources.

GOAL: Promote an economic climate which will increase job opportunities and overall economic well-being. Encourage a clean, light industrial base for the community.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Provide opportunities for the development of commercial activities and clean, light industries in Poland.	Designate areas for primarily industrial and commercial uses in locations that have the physical characteristics suited for such uses, are served or can be served by transportation system, including rail, that have the capacity to serve such uses, and with consideration given to the location of residential areas and sand and gravel aquifers.	Planning Board/ Economic Development Committee/ Conservation Commission Town Meeting	Short
2. Provide opportunities for the development of commercial businesses in specific areas of the community.	Amend the CLUC ~~t~~o provide for commercial development that is compatible with each of the village locations.	Planning Board Town Meeting	Short
3. Reserve an area adjacent to the Atlantic and St. Lawrence railroad for rail-dependent development.	Include provisions in the CLUC that allow rail-dependent uses in the proposed industrial area.	Planning Board Town Meeting	Short
4. Allow home occupations that do not detract from residential neighborhoods or the rural character of Poland.	Continue provisions in the CLUC to allow for the establishment of home occupations that do not infringe upon the neighborhood or the environment and, when located in rural districts, are compatible with the rural character of Poland. Include provisions in the Zoning Ordinance for noise, parking, and size of home occupations.	Planning Board Town Meeting	Ongoing
5. Retain existing industry and businesses and encourage new industry and businesses compatible with Poland's resources and services.	Coordinate with existing and potential businesses to determine actions Poland may take to assist. Take advantage of the Auburn Foreign Trade Zone. Establish an Economic Development Fund.	Economic Development Committee Economic Development Committee Town Meeting	Ongoing Ongoing Short
6. Seek regional options of economic development	Coordinate with municipal and regional economic development organizations	Economic Development Committee	Ongoing

HISTORICAL AND ARCHAEOLOGIAL RESOURCES

The town has a long history being incorporated in 1795. The area was originally known as Bakerstown but the town's current name is believed to have come from the old hymn tune "Poland. There is still evidence of Poland's long history including the original four settlement areas and a number of historic locations and structures. There are four locations on the national register of Historic Places and the many shorelands and areas adjacent to early roads my hold prehistoric and historic archaeological sites.

GOAL: Preserve the Town's archaeological and historic resources.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Preserve archaeological and historical resources.	Assess current historic district locations, their performance standards and recommend amendments to the CLUC as needed.	Historic Society/ Planning Board	Short
	Encourage private groups and organizations to identify and archaeological sites in Town, especially on the shores of Thompson Lake and Tripp Pond.	Comprehensive Plan Committee	Ongoing
	Undertake a comprehensive inventory to identify properties which may be of historical value and/or eligible for nomination to the National Register of Historic Places.	Historic Society	Mid
	Develop and deliver an educational program for owners of historically significant properties in techniques to maintain their historic value.	Historic Society	Mid
	Seek grants to help pay for purchase and restoration historic sites.	Historic Society	Ongoing
2. Provide for the protection of officially recognized archaeological and historic sites.	Research and recommend to the Planning Board ordinance provisions aimed at protecting historic and archaeological resources, and where appropriate, participate in grant programs to help pay for purchase and restoration.	Planning Board/CEO	Ongoing
	Strictly administer and enforce provisions in the CLUC that protect archaeological and historic resources.		

ORDERLY GROWTH AND DEVELOPMENT

Since the adoption of the 1991 plan there have been many changes in Poland. Population has grown by more than 1,000, some 800 new housing units constructed or placed, the opening of the Poland Regional High School and Bruce M. Whittier Middle School, town office renovated, expanded and sewer extension to the Poland Spring Bottling Plant and the creation of a Village Tax Increment Financing District are a few of such changes. Poland is ripe for population and housing growth, business development and changes to the landscape. Factors that will drive these are migration from the Greater Portland Area with their higher incomes, improved transportation systems, proactive economic development, aging large land owners and the town's special character.

A major purpose of the Comprehensive Plan is to present a program that will manage the oncoming changes so that the Town's Future vision is achieved.

GOAL: Encourage orderly growth and development in specific areas of the community, while protecting the Town's rural character, making efficient use of services and preventing development sprawl.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Maintain a rural area that is characterized primarily by fields, woods, open spaces and low density development.	Monitor the rate of residential development in the Farm and Forest District. If in any two year period more than 25 % of all new residential dwelling units are located in the Farm and Forest district consider the following: a. Residential growth limitation Ordinance for the Farm and Forest District. b. A hybrid transfer of Development Rights program. c. Increased lot size requirement	Comprehensive Plan Committee/ Conservation Commission/ Planning Board/Town Meeting	Short/ Ongoing
	Seek conservation easements.	Conservation Commission	Ongoing

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
	Place conservation easements town owned land under active forest management.	Selectmen	Short
2. Maintain large tracts of undeveloped land.	2. In Rural Residential District and Farm and Forest District, require that developers submit two subdivision plans at the sketch plan stage; a conventional subdivision plan, showing the parcel cut up into lots, and a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. The net residential unit density should not exceed that allowed for traditional single family developments. Authorize the Planning Board to require the type of subdivision that would be consistent with the policies contained in the Comprehensive Plan and that significant agricultural land, forestland, and stream corridors be preserved as open space.	Planning Board	Ongoing
	3. Amend the CLUC to include a requirement for an open space buffer of 250 feet adjacent to moderate to high value wetland areas.	Planning Board	Short
	4. Continue the requirement that the developer provide an open space buffer strip of 100 feet between residential developments and active farming operations.	Planning Board	Ongoing
	5. For wooded areas, amend the CLUC to include a requirement that a 50 foot buffer strip be retained along the existing Town road.	Planning Board	Short
3. Control and direct residential and commercial development so that unreasonable demands are not placed upon the Town's ability to provide necessary municipal services.	On a biennial schedule, analyze the impact of growth on the cost of delivering municipal services. Should such analysis show growth is out pacing municipal services an impact fee and/or growth limitation ordinance should be enacted.	Planning Board Department Heads	Ongoing
	On a biennial basis consider other changes, as necessary, to guide growth to appropriate locations, and recommend these changes to the voters of Poland. a. A change in growth/rural boundaries; b. Larger lot sizes for rural districts; c. Additional incentives for village districts such as smaller lot sizes, greater densities, and reduced setbacks Other growth management techniques which have been demonstrated to be effective in other communities in managing growth.	Comprehensive Plan Committee	Ongoing
4. Maintain the economic and social values of residential areas.	Identify and post those roads or portions thereof that should have non-residential through traffic prohibited.	Planning Board Selectmen	Short

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
5. Encourage new industrial development to locate where local and/or shared municipal services are or are likely to be accessible, where transportation routes are adequate to carry projected traffic.	Assess the need to designate new areas for industrial type land uses.	Comprehensive Plan/Economic Development Committees	Short
6. That the scale and style of commercial developments fit the character of Poland.	Include provisions in the CLUC to limit the size of retail commercial stores to a maximum of 50,000 square feet. Amend the CLUC to include specific exterior structural design, landscaping, lighting and advertising features standard for commercial structures. Amend the CLUC to require that structures erected for franchise businesses comply with Town enacted design criteria.	Planning Board Planning Board Planning Board	Short Short Short
7. Provide locations for compact mixed use development.	Review the CLUC and amend as necessary to provide for compact mixed use village type development in the TIF Village District.	Planning Board	Short
8. Maintain, improve and expand pedestrian facilities in village locations.	Develop a pedestrian facilities plan.	Comprehensive Plan Committee	Mid
9. That strip development that brings traffic congestion and reduction in visual qualities does not occur along the Town's major roads.	Strictly administer and enforce existing vehicle access management standards contained in the CLUC.	Planning Board & CEO	Ongoing

HOUSING/AFFORDABLE HOUSING

In 2000, the Census reported 2,316 housing units, 1,896 year round and 420 seasonal or second. Total housing unit increased by 22% between 1990 and 2000. From 2000-2007, 390 new housing unit were constructed or placed in Poland.

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand from the south. Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the medium income for the area. Year round home sale prices have been on the increase in Poland. The median sale price of homes increased from $98,500 in 1999 to $152,500 in 2003, a 53% increase. At the same time the medium household income increased by 10%.

GOAL: Encourage and promote affordable, decent housing for all Poland citizens.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Encourage the development of a wide range of housing opportunities within Poland.	Allow individual modular homes on individual lots throughout the community.	Town Meeting	Ongoing
	Allow individual mobile homes on individual lots in the majority of zones.	Planning Board Town Meeting	Short
	Amend standards in the CLUC to reduce the density requirements below that which is required for single family homes for development that will serve the elderly/disabled.	Planning Board Town Meeting	Short
	Support the efforts of the Elderly Housing Task Force	Selectmen Town Meeting	Ongoing
2. Develop a housing strategy that sets forth regulatory and non-regulatory techniques designed to provide for a range of affordable housing opportunities; seek to achieve 10 percent of all future housing is affordable.	Appoint an affordable housing committee and charge it with the task of developing an affordable housing strategy.	Selectmen	Short
	Examine existing zoning and subdivision regulations for requirements that create impediments to affordable housing, and make recommended changes to the Town.	Affordable Housing Committee	Short
	Review the CLUC to identify suitable locations for mobile home parks.	Planning Board	Short
	Seek regional options for affordable housing.	Affordable Housing Committee	Ongoing

FUTURE LAND USE PLAN

One of the most significant purposes of the comprehensive plan is to establish a guide for future growth and development. The plan establishes the foundation for land use decisions, defines various development areas within the community, and identifies future capital improvement needs. It is, therefore, important that the comprehensive plan sets forth a realistic development guide so that the community can prosper and at the same time maintain the various identified valued characteristics.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map synthesizes the statement of policies presented in the various policies contained in the comprehensive plan. It must be realized that as demands dictate the Future Land Use Plan and Map will require revisions. Principals which guided the development of the Future Land Use Plan and Map include the following:

1. The desire to maintain the quality of surface waters;

2. The need and desire to protect ground water quality and quantity;

3. The desire to encourage economic development including retail, commercial and industrial that is suitable for the community in appropriate areas;

4. The desire to maintain agriculture, woodland, open space and wildlife habitats;

5. The desire to have definable and walkable village areas;

6. That our major roads, Routes 11, 26 and 122, are safe to travel;

7. The desire to direct new development to areas that are or can be served by public infrastructure at reasonable cost;

8. The desire to provide residential development at varying densities;

9. The desire to maintain the historic values; and

10. The type and density of development should be matched as closely as possible with the constraints of the land to absorb development. Water quality, soils, slope and the presence of unique natural features are key factors.

The following presents a description of the major land use categories included in the Future Land Use Plan and Map.

Special Protection Areas

Certain areas within Poland warrant special protection due to the likelihood of degradation as the result of various land use and development activities. Land use activities within these areas require stricter regulations than in other locations. Special Protection Areas include the following and are identified on the Future Land Use Map:

Ground Water/Sand and Gravel Aquifers: Ground water resources are very important to Poland. The Poland Spring brand of bottled water is known throughout. Poland has extensive sand and gravel aquifers. These areas, because of the potential for degradation and/or contamination, require development or redevelopment to take safeguards to minimize the potential of degradation.

The Aquifer Protection standards contained in the CLUC need to be strictly administered and enforced.

100-year Floodplains. These areas should prohibit structural development except in existing developed areas where flood protection measures contained in the Floodplain Management Ordinance will be enforced.

Wetlands: Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values would be designated as resource protection under shoreland zoning that prohibit most structure development. Areas within 250 feet of the upland edge of other freshwater wetlands of 10 acres and more and not identified as having high and moderate wildlife values would be designated limited recreational under shoreland zoning. Other wetlands, through standards contained in the CLUC use ordinances, would be conserved to maintain their resource values and functions. Development in these areas should be regulated to protect wetlands values.

Steep Slopes: Development including new roads that would serve structures should avoid areas of two or more contiguous acres with sustained slopes of 15 percent or greater. Standards in CLUC would be added that requires such development to take place away from these steep slopes or undertake engineering to minimize negative results from development on these slopes.

Watersheds: Surface waters are major factors in community character and economy. Activities in watersheds can have a significant impact on water quality. This is particularly true in lake and pond watersheds. Activities within the watersheds of all great ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant Wildlife Habitats: Wildlife, both game and non game, are valued by both residents of Poland. Suitable habitats are critical to their health and survival. Deer wintering areas, waterfowl habitat, riparian areas, travel corridors and large blocks of undeveloped land are critical habitats. These areas would be conserved through shoreland zoning standards and other CLUC standards that conserve their resource values.

Scenic View Locations & Road Corridors: Scenic views and view locations help define the character of Poland and the region. Their permanent loss would alter community character. Development standards in CLUC will seek to minimize the impact of development on these locations.

For the purposes of the Growth Management Law Special Protection Areas may be located in both Growth and Rural Areas.

Village Districts

Purpose: To preserve the village-like character of Poland's traditional villages and allow for additional growth that is compatible with residential neighborhoods and each village's setting and individual character and to avoid incompatible land uses such as junkyards, high truck traffic-generating businesses in existing residential areas, individual mobile homes, and mobile home parks, Route 26 bisects some village locations. Because Route 26 carries more than 10,000 vehicles per day special designed considerations will be needed. These include limiting access, shared entrances and frontage roads. These areas should be walkable and present a traditional New England village atmosphere.

Appropriate uses in the Village Districts include residential including multi-family, public, institutional, governmental, services and commercial. Site plan review and subdivision standards will assure that proposed sizes and styles are compatible with surrounding uses, access to major roads are controlled and the economic and social values of residential areas are maintained.

Minimum Dimensional Requirements: Dimensional requirements will vary from 20,000 to 80,0000 sq. ft. depending on soil conditions to safely allow smaller lots utilizing subsurface waste water disposal and the potential to be served by public water and/or sewer in the future; frontage – 100 to 200 ft.

For the purposes of the Growth Management Law Village Districts are Growth Areas.

Historic District

Purpose: To preserve the historic character of these areas, to maintain the integrity of historic structures and structures designated on the National Register of Historic Places, and to prohibit incompatible uses such as mobile home parks and commercial uses, and residential structures with incompatible architectural styles.

Land uses including residential, recreational, and commercial similar to that which is existing will be allowed. Zoning/Site Plan Review provisions will contain performance standards to preserve architectural and historic integrity and prevent incompatible development and promote architectural design.

Minimum Dimensional Requirements: 80,000 sq. ft., frontage-200 ft.

For the purposes of the Growth Management Law Historic Districts are Growth Areas.

General Purpose District

Purpose: To provide for industrial and commercial uses in locations that have the physical characteristics suited for such uses, are served or can be served by transportation system, including rails, that have the capacity to serve such uses, and with consideration given to the location of residential areas and sand and gravel aquifers. Strict performance standards will ensure protection of the sand and gravel aquifers.
Appropriate land uses in the District include manufacturing, warehousing, rail dependent uses, services and commercial that because of their nature require locations that will not conflict with less intensive uses.

Minimum Dimensional Requirements: Lot area – 80,000 sq. ft., maximum lot coverage/structure and impervious surfaces – 75%.

For the purposes of the Growth Management Law General Purpose Districts are Growth Areas.

Limited Residential District

Purpose: For open space, one-family residential use, and other non-intensive uses that require shoreland locations. This district includes most of Thompson Lake, the east shore and the southern half of the western shore of Tripp Pond, the western shore of Upper Range Pond, all the southern portion of Middle Range Pond and the northern shore of Lower Range Pond.

Minimum Dimensional Requirements: Lot area- 80,000 square feet with a minimum 200 feet of shore frontage. Setbacks to be a minimum 100 feet from great ponds and 75 feet from other water bodies and the upland edge of wetlands.

For the purposes of the Growth Management Law Limited Residential Districts are Growth Areas.

Resource Protection District

Purpose: To protect those areas in which development would adversely effect water quality, productive habitats, biological ecosystems and natural values that are in locations regulated by the Mandatory

Shoreland Zoning Act. The Resource Protection District would apply to land areas adjacent to water bodies and freshwater wetlands that due to their characteristics require protection from most structural development. These areas including but are not limited to, the land areas around Shaker Bog and Estes Bog, and the land area along the northwestern portion of Tripp Lake, the east shore of Upper Range pond, the southern portion of Middle Range Pond, the southern shore of Lower Range Pond, Worthly Pond and most of Worthly Brook, Potash Brook, the Little Androscoggin River, Meadow Brook, Range Brook, Winter Brook, Potash Brook, Davis Brook and Cousins Brook and several wetlands southeast of Range Pond and other wetlands that have significant wildlife values.

For the purposes of the Growth Management Law Resource Protection Districts are Rural Areas.

Rural Residential District

Purpose: To retain the rural character of these areas by allowing low density residential development and home occupations, and by prohibiting commercial uses not compatible with these rural locations. Other uses appropriate for this district include public and low intensity recreational. To maintain the character of rural road corridors standards the CLUC will limit the number of driveways onto site roads serving subdivisions and maintain wood buffers.

Minimum Dimensional Requirements: Lot area – 80,000 sq. ft.

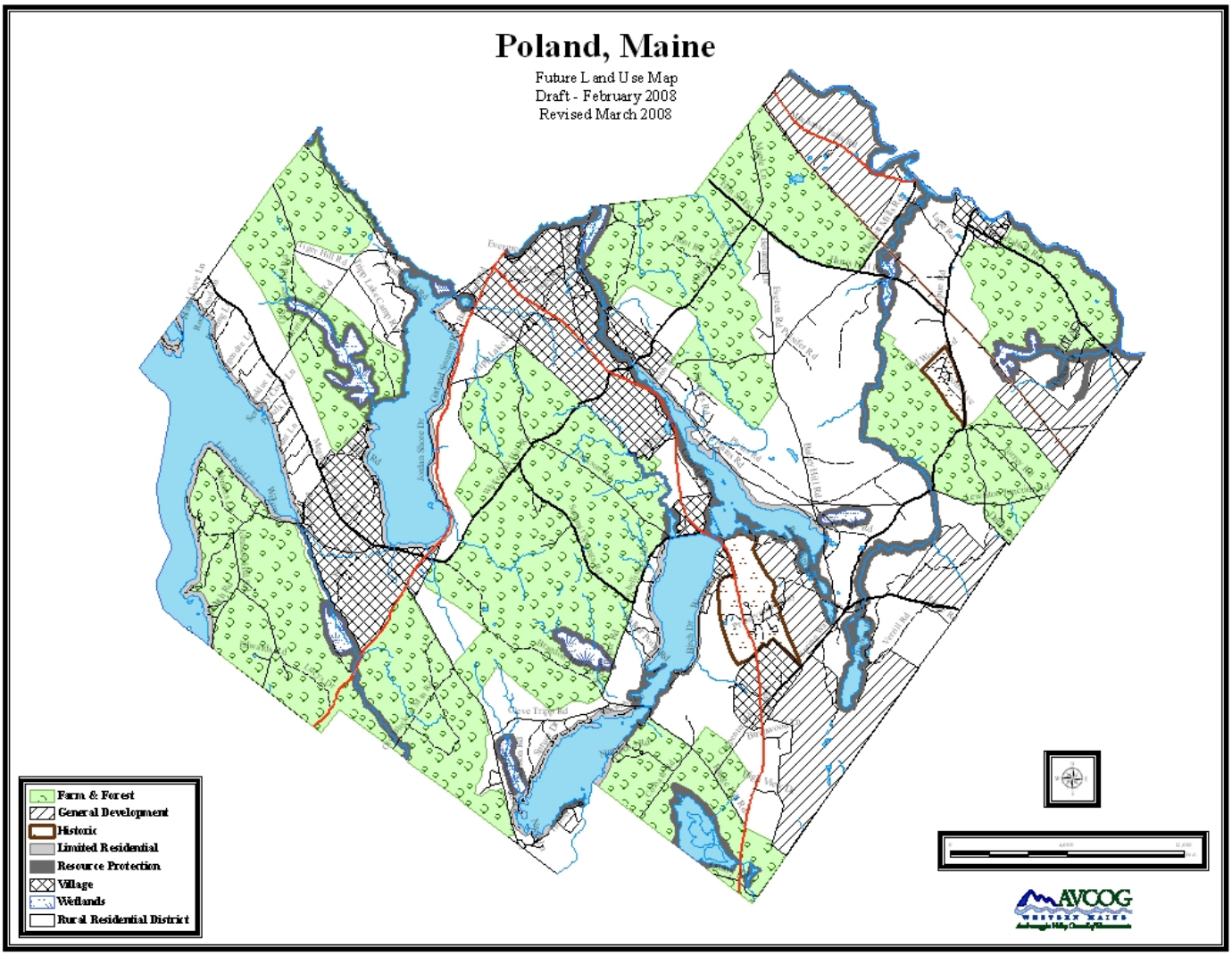
For the purposes of the Growth Management Law Rural Residential Districts are Rural Areas.

Farm and Forest District

Purpose: To maintain large areas essentially as open space, while allowing agricultural operations and timber management practices, and minimal residential development which preserves large areas of open space. Other uses appropriate for this district include businesses related to agriculture and forestry such as sawmills, timber processing facilities related to timber management, vegetable stands selling produce raised on the premises, nurseries and non-intensive recreation.

Minimum Dimensional Requirements: Lot size – 5 acres -frontage – 300 ft.

For the purposes of the Growth Management Law Farm and Forest Districts are Rural Areas.


Poland, Maine
Future Land Use Map
Draft - February 2008
Revised March 2008
Farm & Forest
General Development
Historic
Limited Residential
Resource Protection
Village
Wetlands
Rural Residential District
AVCOG

CAPITAL INVESTMENT PLAN

Introduction

Over the 10-year planning period public facilities and equipment will require replacement and upgrading. Capital investments as contained in the Capital Investment Plan are expenditures that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness. Capital investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments necessitated by projected growth. The amounts of the identified expenditures may change after further study and town meeting action.

CAPITAL INVESTMENT NEEDS
2008-2018

ITEM	YEAR	PRIORITY	ESTIMATED COST	PROBABLE FUNDING SOURCE
Squad Truck	2008	High	$130,000	RF
Fire Truck/Tank 6	2009		$200,000	RF
Squad Truck	2011	Medium	$145,000	RF
Fire Truck/Engine 3	2012		$285,000	RF
Utility 1	2015		$52,000	RF
Fire Truck/Engine 2	2018	Low	$345,000	RF
Fire/Rescue Building Living Space Addition	2009	Medium	$250,000	RF/B
Fire/Rescue Building Apparatus Space	2009	Medium	$200,000	RF/B
Town Office Improvements	2009-2010	Medium	$52,000	RF/CR
Town Hall Improvements	2009-2018	Low	TBD	RF/B
Road Improvements/Paving	2008-2013	High	$215,000 per year	CR
Downtown Sidewalks	2012-2018	Medium	TBD	TIF
Downtown Water System	?	Medium	TBD	TIF/UF/G
Downtown Sewer System	?	Medium	TBD	TIF/UF/G

ITEM	YEAR	PRIORITY	ESTIMATED COST	PROBABLE FUNDING SOURCE
Conservation Easements	2009-2018	Medium	TBD	G/D
Loader	2009	High	$120,000	RF/CR
Loader	2009	High	$120,000	RF/CR
Dump Truck	2010	High	$90,000	RF/CR
Dump Truck	2011	Medium	$130,000	RF/CR
Grader	2012	Medium	$200,000	RF/CR
Dump Truck	2013	Medium	$90,000	RF/CR
Pick up Truck	2015	Low	$42,000	RF/CR
Dump Truck	2017	Low	$90,000	RF/CR
Backhoe	2018	Low	$90,000	RF/CR

NOTES:

CR:	Current Revenues	UF:	User Fees
B:	Bonding	G:	Grants
RF:	Reserve Funds	TP:	Time Phased
LL:	Low Interest Loans	D:	Donations
TBD:	To Be Determined	TIF:	TIF Revenues

Capital Investment Plan Implementation

To implement the Capital Investment Plan, the Town of Poland 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 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.

In its most basic form, the Capital Improvement Program is no more than a schedule listing capital improvements, in order of priority, together with cost estimates and the proposed method of financing. Each year, the Capital Improvement Program should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies. The Capital Improvement Program consists of three elements:

a) inventory and facility maintenance plan;
b) capital improvements budget (first year); and
c) long-term CIP (5 years).

REGIONAL COORDINATION

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

Lake/Pond Watersheds and Water Quality

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. The quality of water in a lake depends on the condition of the land in its watershed. Poland shares seven lake or pond watersheds with adjacent towns.

Joint efforts are needed to manage phosphorus export from the entire watersheds of lakes and ponds to maintain water quality.

Sand and Gravel Aquifers

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. The Maine Geological Survey has mapped the location of significant sand and gravel aquifers in Poland. Both low yield (less than 50 gpm) and high yield (greater than 50 gpm) sand and gravel aquifers are found in Poland. These sand and gravel aquifers are shared with Auburn, Mechanic Falls, New Gloucester and Oxford.

Communities that share sand and gravel aquifers should develop common measures to protect this water resource.

Economic Development

Poland is part of a large regional economy. Close to the Cities of Auburn and Lewiston, many residents are dependent on these cities for employment and services. With improved transportation systems the Greater Portland area is closer than ever. While there are actions that Poland can take by itself to expand economic development, regional actions can have great value as well.

Joint efforts are needed to improve economic conditions and opportunities.

Joint Municipal Services

Regional considerations need to be given to the delivery of some types of public services. In the future expanded and additional shared municipal services may be beneficial.

Transportation System

An efficient well maintained regional transportation system, including air, highway and rail, is critical to Poland and the region. Regional efforts are required to maintain and expand these systems.

Goal: To develop and participate in regional programs to achieve common desires.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. Manage phosphorous export from development proposals in watersheds of lakes and ponds shared with other communities.	Develop common phosphorous export standards for development proposals for the overall watersheds of lakes and ponds that Poland shares.	Lake Associations Planning Board Town Meeting	Short
2. Protect shared sand and gravel aquifers.	Develop common ordinance standards to require the use of best management practices to protect sand and gravel aquifers.	Planning Board Town Meeting	Short
3. Seek regional economic development opportunities.	Participate in joint programs and projects with adjacent communities to retain and/or attract appropriate economic development.	Economic Development Committee	Ongoing
4. Explore options and costs associated with expanded, shared municipal facilities and services.	On a continual basis meet with surrounding communities to explore the need and feasibility of shared services/facilities.	Town Manager Selectmen	Ongoing
5. Improve/expand the regional transportation system.	Participate in regional groups and/or committees to advocate improvements to the regional highway system.	Town Manager Economic Development Committee	Ongoing
	Work with Auburn and Lewiston on airport expansions.	Town Manager Economic Development Committee	Ongoing
	Seek maximum utilization of the rail line.	Town Manager Economic Development Committee	Ongoing
6. Coordinate with adjacent communities in future comprehensive planning and zoning.	Request input and or conduct joint meetings in the development of future comprehensive plans and zoning district boundaries.	Comprehensive Plan Committee Planning Board	As needed

POLAND COMPREHENSIVE PLAN UPDATE SECTION II

INVENTORY & ANALYSIS

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 Update, with assistance from Androscoggin Valley Council of Governments, collected, organized, and analyzed information about Poland. Areas considered in the inventory and analysis elements 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 update to inventory and analysis came from a number of sources. Individual committee members collected information only available in Poland. Such information included economic activity, scenic locations, outdoor recreation facilities and recent development trends. 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 phosphorous loads. Most of the population information came from the 1990 and 2000 Censuses.

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

The inventory and analysis is intended to be a snapshot of Poland based on the best information available in 2007-08. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presented a reliable picture of Poland and provided the necessary direction for the Comprehensive Plan Update Committee to identify issues and implications and formulate town goals and recommendations.

SECTION 1. HISTORY AND ARCHAEOLOGICAL RESOURCES

The following is a summary of some of Poland's historical highlights.

1736 The General Court of Massachusetts granted a petition for two townships of land, including the geographical area of present-day Poland, to the officers and soldiers who had served in the disastrous campaign of 1690 against Canada. The grant was called the Bakerstown Grant. No real attempt to settle the area took place until 1768-69.

1741 George II settled a boundary dispute by creating the Province of New Hampshire. The land for the Bakerstown Grant fell within the new province's boundary lines and the title issued by Massachusetts was invalidated.

1765 The General Court responded to demands of agents for the Bakerstown Grant proprietors and granted a township of land (including Poland) to them.

1768-69 Some of the first settlers were Nathaniel Bailey, Daniel Land, Moses Emery, and John Newman.

1770 Moses Emery, Sr. settled in what is now East Poland and built mills on the south side of the Little Androscoggin River at Minot Corner and established a ferry. Mills provided boards for boxes, cornmeal and grains for settlers.

1772 Moses Emery, Jr. was the first male to be born in Bakerstown, as the area was originally called. He built the first sawmill in 1798 as well as a grist mill, and took on other enterprises. His grave can be found in the ancient church cemetery at Center Minot.

1792 Captain George Waterhouse built a grist mill at the outlet of Range Pond.

1792 The first tavern was built in Poland by Captain George Waterhouse. This established hotel keeping in Poland as a major business in the early days.

1793 The first meeting house was built. The location is in question.

1793-94 The first church was built sometime during this period with the location unknown.

1795 On February 17th, Poland was incorporated. It is believed that the name was taken from the old hymn tune "Poland," a great favorite of Moses Emery. During the settlement of Poland, small communities were established in the Town including Central, East, South and West Poland. Central Poland, known as Poland Corner, became the busiest portion of Poland after 1800.

1796 The Poland Spring Hotel opened. Spring water was discovered on the site and believed to have medicinal properties. As the fame of the water grew, the hotel expanded in size and remained open for over 150 years.

1802 Minot became a separate town from Poland.

1819 The Shakers settled on Range Hill, a mile from the Poland Spring area. The original house was destroyed by lightning, but a marker on Route 26 shows the spot.

1845 Ground was broken for the first railroad, which went between Portland and Montreal. The Androscoggin and Kennebec Railroad was chartered in this year and in 1849 it opened a route from Danville Junction on the Grand Trunk to Waterville.

1852 Part of Poland known as Marston's Corner became part of Auburn.

1859 The first commercial sale of Poland Spring water was made.

1870 John S. Briggs built a steam mill. In 1875, an addition was built for a saw and shingle mill as well as a clapboard mill and planer. He added a butter factory in 1884, and a threshing machine in 1888.

1877-80 The Shakers joined with New Gloucester.

1883 The Poland Dairy Association built a butter factory where the Poland Community School now stands. The factory had an output of 300 pounds per day. The old creamery well is still in the school basement.

1885 Twenty-eight school districts had been formed by this time. The first district had been established on Range Hill in the southern part of town.

1890 The New Gloucester Shakers changed their name to Sabbathday Lake.

1893 Mechanic Falls became a separate town. The Maine State Building was constructed at the World's Fair in Chicago.

1893-84 The Maine Central Railroad came through Poland.

1894 The Maine State Building was transported from Chicago and reconstructed on the Poland Spring Inn & Resort property.

1895 There was a 100 year celebration of Poland's incorporation held under a big tent set up next to the Poland Town House for dinner and speeches.

1904 The Summit Springs Hotel was completed.

1906-07 The original Poland Spring house bottling facility was erected.

1912 All Souls Chapel was constructed.

1954 The new Poland Community School was constructed on the site of the old butter factory.

1956 The town converted to a town manager form of government.

1959 The Summit Spring Hotel was torn down.

1963 The Alvan Bolster Ricker Memorial Library and Community House opened.

1965 The State Park and Recreation Commission acquired over 500 acres of land on the southern end of Lower Range Pond for a park.

1966 An addition to Poland Community School was built.

1973-74 The Town Highway Department Garage was constructed.

1975 The Poland Spring Hotel burned.

1977-78 The Town took over the Plains Road from the State. Range Pond State Park was opened for public use.

1978 The Poland Spring Mansion House burned.

1979-80 The town's solid waste transfer station was constructed.

1979 The Poland Spring Health Institute was opened.

1981 The third addition to Poland Community School was constructed.

1986 The Sebago area, including Poland, was identified as a potential nuclear dump site. In the face of strong local opposition, the U.S. Department of Energy withdrew consideration of the area.

1989 Residents of Poland raised money and gathered together to build a new playground for the Poland Community School. A new Town Office and a new Fire and Rescue building were constructed and opened.

1990 Population of Poland, Maine is approximately 4,321. Poland takes part in Statewide "Maine Street '90 celebration." "Welcome to Poland, Maine" signs, designed by a local student, are erected. Soviet elementary school children arrived in Poland to spend a month living and going to school at Poland Community School. A new post office was opened on Route 26 serving the Poland Spring area located one mile south of Poland Corner Center Post Office, however, later in the year the new Post Office was assigned to all delivery routes in the town; Poland maintaining one zip code being 04274. The Maine Bottling Company began bottling Garden Spring Water. The Poland Comprehensive Planning Committee began work on updating the Poland Comprehensive Plan. Population is approximately 4,321. This was the last year that Poland's financial activities and operations reported on a calendar basis-January to December.

1991 Poland transitioned to a July 1 to June 30 fiscal year, with semi-annual tax billings, saving the Town significant dollars by avoiding the cost of borrowing in anticipation of taxes.

1992 New vehicle registration program implemented in Town office. Town computer system is replaced. Interior of Town Hall is repainted. Old town office building leased to Biological Services (Ira Levine). Community electronic bulleting board is activated on

the Town's public access TV channel.

1993 Townwide revaluation initiated, the first since 1978.

1994 Valuation $139,484,540 tax rate $22.35 per $1,000 valuation.

1995 Town awarded grant from Department of Environmental Protection for ½ payment of cost of closing and capping Town's old dump. Town purchases land adjoining Transfer Station to permit reorganizing solid waste recycling area. Poland Bicentennial Year is celebrated. Poland Historical Society is established.

1996 Establishment of fee for service approach for Town Rescue. Road naming-house numbering project started for implementation of Statewide E-91 1 emergency response system. Process started for building High School in Poland

1997 Poland's first ever Community Development Block Grant- awarded to improve accessibility to Alvan Bolster Ricker Memorial Library plus the construction of sidewalk between the Poland Community School and Library. Range Hill Bridge (Thunder Bridge) replaced under" Local Bridge Program" administered through Maine Department of Transportation.

1998 ICE STORM OF 1998 - 2,000 tons of down and damaged trees on Poland's roads. Clean up cost in excess of $200,000 paid with FEMA Disaster Reimbursement Funds. Poland's Code Enforcement Officer Edward Blow dies. Old School House located on White Oak Hill Road is moved to the Municipal Complex. The Poland Unit of the Androscoggin County Sheriff's Department moves into the old town office.

1999 Poland Regional High School and Bruce M Whittier Middle School opens. Poland School Department takes ownership of School Bus Fleet from Harry Busch. Goss apple orchard operating under new ownership - Donald and Angela Roberts - ships apples worldwide. Androscoggin Police Unit moves into old Town Office building.

2000 The town creates its first Tax Increment Financing Districts 1 and 2 with Poland Spring Bottling.

2001 The town creates its own website – www.polandtownoffice.org.

2002 Bakerstown Alternative School moves into the basement of the Town Hall. Poland voters approve a town Recreation Department and Recreation Director.

2003 Poland Community School (PCS) is 50 year sold. A fourth addition to Poland Community School is constructed adding a multipurpose room, music room, small rooms for instruction and a new library media center. Portable classrooms are eliminated. Poland Historical Society moves into the Old School House. The Town Office is renovated and expanded. Poland expands its services to include a new Recreation Department. Full time Recreation Director, Scott Segal, is hired. The Fire and Rescue departments are combined into a single department. Willie Rice, Jr., is hired as the town's full time Fire Rescue Chief.

2004 Poland Town Office renovated and expanded. Town salt shed is built and the Town Garage expanded which included a 3-bay addition to existing town garage; closure of town's Poland Corner gravel pit with conversion into school bus parking area. Construction of a new fuel island with spill and ground water protection capabilities. Construction of central office space for School Union #29 office and Bus dispatch complex. Gravel pit off Aggregate Road reclaimed. Bell Tower is removed from the roof of the Poland Community Church and replaced with fiberglass steeple. New water source is constructed for all municipal buildings in the Poland Corner/Maine Street area on town owned land. Poland Community School implements a full-day kindergarten program. Estimated population – 5,600.

2005 The Economic Development Committee and a new Comprehensive Planning Committee is appointed by the Board of Selectmen. Residential Ice Rink is built. Androscoggin County is 150 years old.

2006 Town develops a third Tax Increment Financing District on the recommendation of the Economic Development Committee named the Downtown Village District. The first "village" district in the state.

2007 A town Charter Commission is elected. An ordinance to Recall elected officials is enacted. Richard L. Chick, Town Manager of 34 years, retires. Dana K. Lee is hired as the new Town Manager. The town website changed from an in-house service to Virtual Town Hall through economic development funds. Heavy Rescue vehicle is purchased with TIF funds. Dunkin Donuts, Subway, and the Family Dollar Store shopping plaza are the first businesses built in the new Downtown Village TIF District.

Poland has three structures listed on the National Register of Historic Places, all located in Poland Spring: the Maine State Building, the All Souls Chapel, and the Spring House.

Poland has two principal areas of historical significance, namely the Poland Spring area in its southerly section and Empire Grove in the east end. Poland Spring, which now includes only four major structures of its original resort and hotel complex, the Presidential Inn, the Maine State Building, the All Souls Chapel, and the Spring House, has the latter three structures listed in the National Register of Historic Places. Of the three, the Maine State Building may have the highest historical value since it served as the State of Maine exhibit at the Columbian Exposition (1893) in Chicago. The structure was dismantled to be re-erected (1894) as

part of the Poland Spring Hotel complex, serving as its library. Empire Grove Camp meeting Association, which is commonly called "The Grove" or "The Campground," consists of 90 acres and 4,000 feet of road frontage on Empire Road. It is owned by the Empire Grove United Methodist Camp Meeting Association, and its purpose is to provide a quiet setting and religious fellowship for anyone regardless of their religious faith. The facility, which was built in the early 1900's, includes about 50 buildings including privately owned buildings, common recreation areas, and religious facilities.

There are other locations and buildings throughout Poland which have historical value and may be so designated in the future. In that event the Poland Spring Preservation Society, a non-profit corporation, has pledged to assist and oversee the preservation of such designated lands and structures.

Based on information obtained from the Maine Historic Preservation Commission, Poland has one prehistoric archaeological site located on the shoreline of Thompson Lake. The Commission reports that the shore of Thompson Lake and Tripp Lake should be considered sensitive areas for prehistoric sites. Poland has not received a professional archaeological survey.

The Commission also reports an historic archaeological site, the North Family of Shakers Settlement Site (1819-1887) which was surveyed by the University of Maine in 1980.

SECTION 2. POPULATION

POPULATION TRENDS

In 1991, it was projected that Poland's 2005 population would be approximately 4,550, an 8.3 percent increase over the 1989 population. In fact, based on the 2005 U.S. Census estimate of 5,388, the estimated growth was 28.3% from 1989 to 2005. The 1991 Plan's projections underestimated population growth.

Poland's year round population increased by 524 or 12.1 percent between 1990 and 2000. This rate of growth was greater than that which was estimated in the April 28, 2000, amended version of the 1991 Comprehensive Plan. During the same period, surrounding communities grew at greater rates except Auburn, Mechanic Falls, and Oxford. Population estimates prepared by the U.S. Census estimated Poland's 2005 year round population to be approximately 5,388. This 2006 estimated population is greater than the amended Plan's projected 2005 population of 4550. In migration or new residents moving into Poland was a greater factor in the estimated 1997 population than was the natural increase.

Births and Deaths

	Poland		
Year	Births	Deaths	Natural Increase
1990	62	24	38
1991	53	22	31
1992	45	29	16
1993	33	22	11
1994	81	30	51
1995	52	35	17
1996	54	23	31
1997	41	23	18
1998	43	32	11
1999	52	28	24
2000	49	23	26
Sub Total	*565*	*291*	*274*
2001	43	22	21
2002	72	39	33
2003	51	27	24
2004	46	37	9
2005	53	35	18
2006	52	47	5
Sub Total	*317*	*207*	*110*
Total	*882*	*498*	*384*

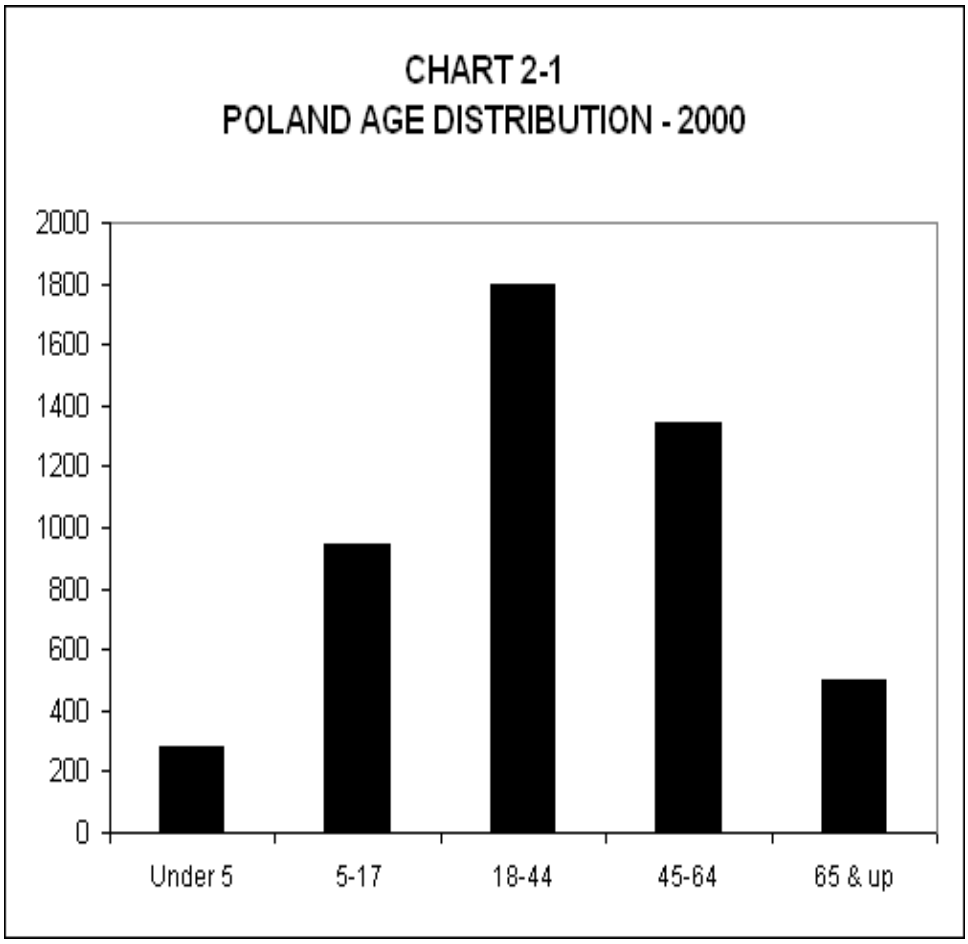
In comparing population change of adjacent communities, Poland's rate of increase has been similar to that of Casco and Minot, above that of Auburn, Mechanic Falls, New Gloucester, and Oxford, and below that of Otisfield and Raymond.

Year-Round Population Trends 1990-2005									
	Poland	Auburn	Casco	Mechanic Falls	Minot	New Gloucester	Otisfield	Oxford	Raymond
1990	4,342	24,309	3,081	2,919	1,664	3,916	1,136	3,705	3,311
2000	4,866	23,203	3,469	3,138	2,248	4,803	1,560	3,960	4,299
2005	5,388	23,474	3,835	3,335	2,480	5,121	1,756	4,310	4,866
Percent of Change									
1990-2000	12.1%	-4.5%	12.6%	7.5%	35.1%	22.7%	37.3%	6.9%	29.8%
2000-2005	10.7%	1.2%	10.6%	6.3%	10.3%	6.6%	12.6%	8.8%	13.2%
Sources: 1990, 2000 U.S. Census of Population 2005 Estimate developed by U.S. Census Estimate, March 2006									

AGE DISTRIBUTION COMPARISONS

The median age of Poland's population in 2000 was 38.5, which was older than the median age for Androscoggin County (37.2), and slightly lower than the median age for the State (38.6). Poland had higher percentages than the County and State in the 45-64 age group, and lower percentages than the County and State in the Under 5, 5-17, 18-44, and Over 65 age groups.

AGE DISTRIBUTION COMPARISON 2000					
	% Under 5	% 5-17	%18-44	%45-64	% 65+
Poland	5.4	17.7	35.8	30.8	10.2
Androscoggin County	5.9	17.9	38.6	23.0	14.6
State of Maine	5.5	18.0	37.1	24.9	14.6
AGE DISTRIBUTION COMPARISON 2004					
	%Under 5	%5-17	%18-44	%45-64	%65+
Auburn	5.2	15.8	36.1	25.5	17.2
Casco	5.5	17.4	37.3	28.1	11.6
Mechanic Falls	5.9	19.0	37.3	26.2	11.5
Minot	5.6	20.0	38.8	26.9	8.7
New Gloucester	6.4	20.2	39.7	26.0	7.6
Otisfield	5.0	18.6	33.3	30.6	12.4
Oxford	5.7	18.5	35.8	27.7	12.3
Poland	5.4	17.7	35.8	30.8	10.2
Raymond	5.3	18.8	37.7	29.0	10.6
Androscoggin County	5.5	16.3	37.5	26.2	14.4
State of Maine	0.5	16.3	35.9	28.1	14.5
Source: Maine State Planning Office, December 2005					



HOUSEHOLDS AND HOUSEHOLD SIZE

There were a total of 2,316 households in Poland in 2000. At that time, Poland had 2.63 persons per household, which was a higher figure than Auburn, Casco, Otisfield, Androscoggin County, and the State of Maine, and a lower figure than Mechanic Falls, Minot, New Gloucester, Oxford, and Raymond.

NUMBER AND SIZE OF HOUSEHOLDS COMPARISON - 2000		
	# of Households	Size of Households
Auburn	10,608	2.28
Casco	1,958	2.58
Mechanic Falls	1,242	2.67
Minot	824	2.82
New Gloucester	1,889	2.71
Otisfield	1,011	2.61
Oxford	1,926	2.66
Poland	2,316	2.63
Raymond	2,534	2.66
Androscoggin County	45,960	2.38
State of Maine	651,901	2.39
Source: U.S. Census, 2000		

EDUCATIONAL ATTAINMENT

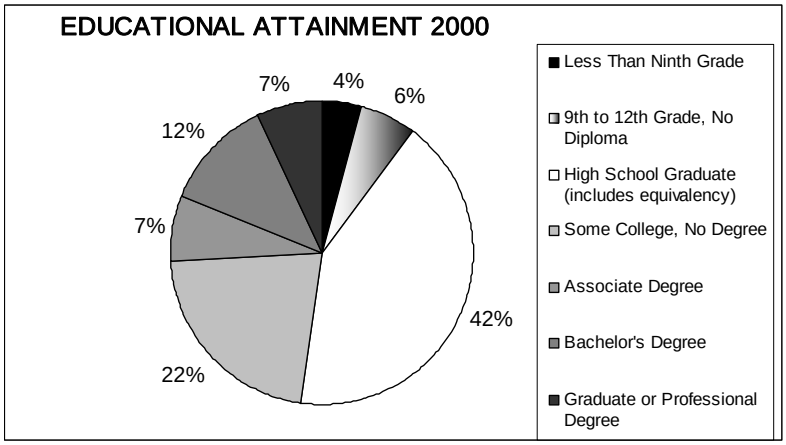
According to the 2000 U. S. Census, the Town of Poland had a higher percentage of high school graduates (89.7%) than Androscoggin County (79.8%), the State of Maine (85.4%), and all eight reference communities. A higher percentage of people had completed four or more years of college in Poland (18.9%) than at the County level (14.4%), but the percentage was higher at the State level (22.9%).

It should be noted that the oldest former students of Poland Regional High School are approximately 25 years of age at this time, and therefore, the statistics in this table do not reflect the result of educating Poland high school students in the Town of Poland.

EDUCATIONAL ATTAINMENT
PERSONS 25 YEARS AND OLDER

	Poland		Androscoggin County		State of Maine	
	#	%	#	%	#	%
Less Than Ninth Grade	140	4.1	6,248	9	47,183	5.4
9th to 12th Grade, No Diploma	207	6.1	7,775	11.2	80,105	9.2
High School Graduate (includes equivalency)	1,422	42.1	27,944	40.2	314,600	36.2
Some College, No Degree	736	21.8	12,962	18.6	165,111	19
Associate Degree	236	7	4,638	6.7	63,934	7.3
Bachelor's Degree	401	11.9	6,858	9.9	129,992	14.9
Graduate or Professional Degree	238	7	3,135	4.5	68,968	7.9

Source: U.S. Census, 2000



SEASONAL POPULATION

Seasonal summer population is a significant factor in Poland's population characteristics. The land surrounding the Town's lakes and ponds have long been the site of seasonal dwellings and second homes. In 2000 there were as many as 420 second or seasonal homes. There are several campgrounds with approximately 305 RV and camping sites. At this time, all camping facilities have reached their maximum capacity, and growth is not expected in the near future." (Source of figure: Town Assessor, 02/08/07.) In addition, the boys and girls summer camps add a significant number to Poland's summer population including the campers themselves, staff and parents that visit. It is estimated that at peak periods in the summer months, seasonal population approaches 3,000.

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 as well as providing an indication of housing demand. It should be understood, however, that predicting population with great accuracy at a single community level is difficult.

Population change is a 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. Both factors have been important to Poland's population growth. It is expected that over the planning period, in-migration will be the controlling factor in population growth. Based on past trends and expected future development, Poland's year-round population is expected to reach 5,849 by the year 2010, and 6,679 by the year 2020. However, it is important to recognize that many factors, including the addition of a high school and middle school, have contributed to a sharp increase in population, and therefore, make it difficult to accurately estimate future increases in population at this time.

Poland is expected to experience an increase of 1,383 people, or 26.1 percent, from 2004 to 2020. This figure is above the expected County growth of 3.8 percent and the expected State growth of a 7.3 percent increase.

COMPARATIVE POPULATION PROJECTIONS

	2004	2008	2012	2016	2020	Change 2004-2020
Auburn	23,483	23,425	23,292	23,044	22,652	-3.5%
Casco	3,758	4,066	4,376	4,678	4,961	32.0%
Mechanic Falls	3,304	3,428	3,544	3,647	3,728	12.8%
Minot	2,439	2,602	2,762	2,911	3,045	24.8%
New Gloucester	5,054	5,322	5,585	5,831	6,049	19.7%
Otisfield	1,719	1,870	2,022	2,170	2,308	34.3%
Oxford	4,245	4,506	4,764	5,008	5,227	23.1%
Poland	5,296	5,666	6,030	6,372	6,679	26.1%
Raymond	4,748	5,224	5,709	6,187	6,643	39.9%
Androscoggin County	106,907	108,567	109,930	110,802	110,996	3.8%
State of Maine	1,305,787	1,336,987	1,365,014	1,387,335	1,401,456	7.3%

Source: Maine State Planning Office, December 2005

Age Distribution 2020

Age Cohort	Number	Percent of Total
Under 5	347	5.2%
5-17	1,022	15.3%
18-44	2,122	31.8%
45-64	2,085	31.2%
65+	1,104	16.5%
TOTALS	6,679	100%

Source: Maine State Planning Office December 2005

SECTION 3. LAND USE

LAND USE AND DEVELOPMENT TRENDS

This section provides an analysis of land use in Poland and is accompanied by a graphic representation of the Town's overall development pattern. Such information should help in the development of a land use plan for the future that promotes orderly growth, protects rural character, makes efficient use of public facilities and services and prevents urban sprawl.

RESIDENTIAL DEVELOPMENT

According to Census, as of 2000 there were a total of 2,305 residential dwelling units in Poland, compared to 1,509 units in 1980. This represents a 52 percent increase, or the addition of approximately 800 units, between 1980 and 2000.

Based on building permit records since 2000 another 455 residential dwelling units have been constructed or placed in Poland.

Historically, residential land use was primarily located in the Town's several villages and scattered throughout the rural areas of the Town. Older concentrations of residential development can be found in the Poland, East Poland, and West Poland villages. More recent development has been located along most existing roadways and scattered throughout the community. Large parcels of land in all different zones have become targeted for residential subdivision. Since 1999 there has been 24 residential subdivisions approved. It is estimated that there are some 100 non built lots in approved subdivisions.

In 2001 the Comprehensive Land Use Code was adopted based on the Comprehensive Plan as updated in 2000. The CLUC included zoning districts and standards to direct new residential development to appropriate areas. Since 2000, 76 percent of new residential structures have been located in the Village or Rural Residential Districts and 18 percent in the Farm and Forest District. Based on this the CLUC has been successful in limiting new residential development in the Farm and Forest District. The purpose of the Farm and Forest District is to preserve the rural character of the Town.

There has been heavy seasonal residential development on several of the Town's water bodies, including Middle and Upper Range Ponds and the eastern shore of Tripp Pond, as well as Thompson Lake. Many of the traditionally seasonal homes have been converted into year round residences. The amount of buildable lots remaining on the water bodies of Poland is quite small.

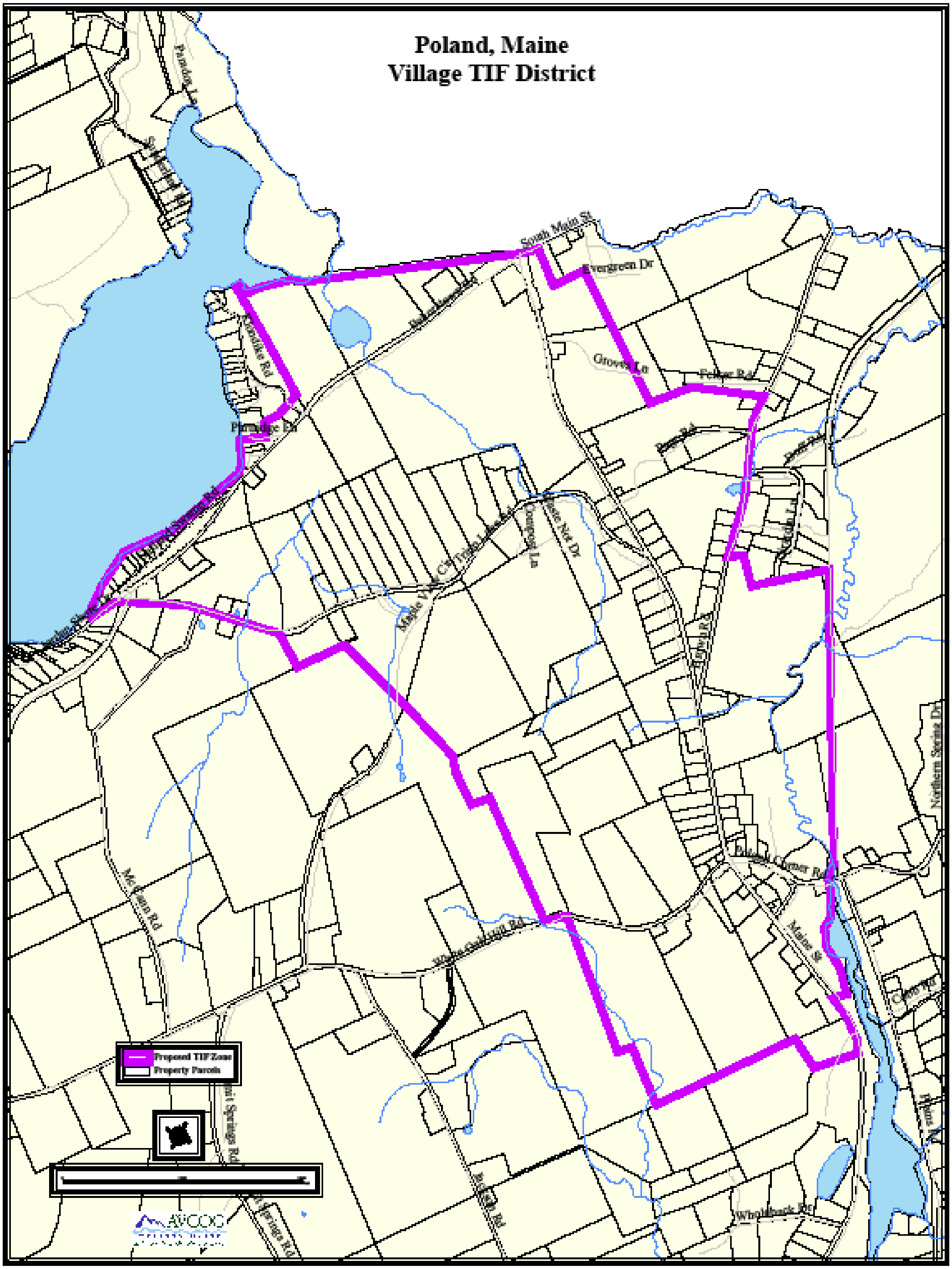
It is anticipated that over the planning period new residential development will continue to be in the Rural Residential and Village Districts.

COMMERCIAL/INDUSTRIAL DEVELOPMENT

According to the tax assessor's records, there are 104 businesses in Poland. The list does not include a number of properties classified as commercial, including buildings leased for use as a post office, and property owned by, Fairpoint Communications and the St. Lawrence and Atlantic Railroad company. Some of the businesses might technically be considered industries, including Pike Industries, Poland Spring Corporation, and Maine Bottling Co. Other uses, such as private boys' and girls' camps, might technically be considered institutional uses.

Industrial type land use are located adjacent or near Route 122 including the Poland Spring Bottling Plant, Pike Industries and Jolly Gardener Products and MB Barks is located on the Hardscrabble Road. Route 26 has attracted most commercial/service type businesses.

Since the last update to the Comprehensive Plan, there has been the introductions of TIF Districts into the town to encourage business development. Two TIF's were associated with Poland Spring Bottling Company and the most recent being a downtown business TIF. The Poland Spring TIF's were used to help the company with its plans for major expansion. The newer Downtown TIF creates a district for development along the Route 11 and Route 26 corridors in town.


Poland, Maine
Village TIF District
South Main St
Evergreen Dr
Grove Ln
Proposed TIF Zone
Property Parcels
Whortleberry Rd

A Pine Tree Zone also has been created between the Hardscrabble Road and the St. Lawrence Rail Line.

The town of Poland has also formed an Economic Development Committee. The charge of the committee was to attract and site business that would be compatible with the rural nature of the town while expanding the tax base to slow the rate of increase of taxation on residential property owners. That committee was instrumental in forming the new TIF District.

PUBLICLY OWNED AND TAX-EXEMPT LAND

Much of this property is concentrated along the Route 26/Plains Road corridor and in the areas south and west of Tripp Pond. There have been some additions in recent years. Most notably the new high school, new town office, and due to a Maine Supreme Court ruling, Agassiz Village. A new map will be generated to incorporate all the new tax-exempt property.

The single largest tax-exempt parcel is Range Pond State Park (actually two separate parcels) at 740 acres. The Maine Forest Service owns a parcel on the Little Androscoggin River, and the Department of Inland Fisheries and Wildlife owns three small parcels on Upper Range Pond.

Altogether, the Town owns 33 parcels of land, which collectively amount to 607acres. The school district has 3 parcels with approximately 140 acres, municipal government building are on 7 parcels totaling approximately 48 acres, the remaining parcels are land only totaling roughly 419 acres. The following table shows the location of the town owned properties.

TOWN OWNED PROPERTY

Map-Lot	Street Address	Acreage	Description
2a-11	Spring Water Road	1.03	Land only
2a-11a	Spring Water Road	0.37	Land only
2a-13-3a	West Crestwood Dr.	0.04	Land only
2a-13-4a	West Crestwood Dr.	0.04	Land only
2a-13-b1	West Crestwood Dr.	13.5	Land only
4-14a	Hardscrabble Rd	2.0	Land only
6-18a	Conner Lane	8.5	Town Beach/ Lower Range
6-022	Maine Street	0.11	Land only
9-031	North Raymond Road	116	Land only
9-040	Bragdon Hill	43.8	Land only
9-042	Bragdon Hill	45	Land only
10-026	Off Maine St	10	Land behind Town Office
10-028	Poland Corner Road	22.5	Fire/Rescue Building
10-054	Maine St	19	Supt/Bus Dispatch
10-094	Off Estes Way	9.5	Land only
11-002	Poland Corner Road	21.75	Land only/ Abuts Pine Grove Cemetery
11-4-001	Poland Corner Road	6	Railroad
11-4a	Poland Corner Road	2.5	Land only/ Abuts Railroad
17-47a	Off tiger Hill	18.5	Land only
11-067	Everett Road	0.2	Busy Bee Building
15-1b	Tripp Lake Road	15	Transfer Station
15-06	Maine St	113	Middle/High School
15-35-1	Off Brown Road	8.5	Railroad Bed
17-41	Herrick Valley Road	15	Gravel Pit
17-47	Off Old Tiger Hill Rd	48.1	Land only
28-06	Bakerstown Rd	1	Town Beach/ Tripp Lake

TOWN OWNED PROPERTY			
35-27	Watson Road	0.08	Land only
39-06	Poland Corner Road	2.65	Town Garage
39-23	White Oak Hill Rd	0.35	Gun Club
40-02	Maine St	1.47	Library
40-3a	Maine St	2.33	Police Substation
40-04	Maine St	1.18	Town Office/ Old Schoolhouse
40-13	Maine Street	13	Elementary School
45-116	Birch Drive	0.22	Common Beach off Birch Dr

FOREST LANDS

Forest Management is an important part of Poland's economy. There are a number of significant forest areas in the community. Based on information from the Maine Forest Service there were 170 timber harvests totaling 4,200 acres in Poland from 1991 to 2002. Many of these areas are currently protected by the Town's farm and forest zone, which requires a minimum lot size of 5 acres.

A number of Poland's landowners have placed their forestlands in Tree Growth. The Tree Growth Law allows for the assessment of forestland based on current use rather than market value as long as the land is managed for timber production and remains as forest. In April 2006, there were 3,649 acres, or 72 parcels, listed in Tree Growth. Land classified under the Tree Growth Tax Law constitutes 13.4 percent of the land area of the Town.

The Town of Poland is actively involved in managing the forestry resources of the Town Farm and a number of Town-owned woodlots. In 1983, the New England Forestry Foundation prepared for the Town a Woodland Examination Report for the Town's woodlots. The Report contained recommendations for timber cutting**.** Since the report, the town has conducted timber harvests under the recommendation of the town forester.

Town Timber Sales, 1996-2007			
Date	Lot	Volume	Gross Sales
October, 1996	Hewey	56300 Bdft + 55 Cords	$11,387.50
October, 1996	Mingo	120,000 Bdft + 170 Cords	$19,004.00
October, 1997	Town Farm East	41,000 Bdft + 123 Cords	$15,000.00
July, 1999	Transfer Station	49,250 Bdft + 60 Cords	$10,750.00
December, 2002	Town Farm West	115,650 Bdft + 123 Cords	$26,600.00
	Mingo Lots	224,500 Bdf	$48,560.00
Totals		606,600dft + 511 Cords	$131,298.50
Prepared By Fred A Huntress Jr., Town Forester			

AGRICULTURE

As of April 2006, there were 21 parcels of land in Poland devoted to agriculture for a combined acreage of 328 acres or 1.2 percent of the total land area of the Town. Of the above values, 13 parcels totaling 312 acres were classified as under the Farm and Open Space Tax law as crop land, orchard land or pasture land. An additional 366 acres were classified as farm woodlands. This classification is analogous to the tree growth program but deals with agricultural land. It assesses the lands current use as farm and open space rather than market value. Most of the agriculture in the Town is located in East Poland, particularly along the Little Androscoggin River, and Hardscrabble Road. Also on Shaker Hill, Empire Road, and Range Hill.

LAND USE ORDINANCES

The Town of Poland has developed ordinances related to land use in all the districts in the town of Poland. Since the last update to Comprehensive Plan, the ordinances were incorporated into the Town of Poland Comprehensive Land Use Codes Chart 5-106.2 in Chapter 5 in the CLUC shows the different districts and Table 5-107.2 gives the space and bulk standards for the different zones in town.

SECTION 4. HOUSING

INTRODUCTION

Housing characteristics within a community is an important consideration of the comprehensive plan. The documentation of housing development trends, availability of housing, its affordability and condition are important planning considerations. This information will allow decisions to be reached concerning additional provisions for affordable housing and the need for a mixture of housing types.

CHANGES IN HOUSING STOCK

A twenty percent increase in the year round housing units occurred between 1990 and 2000. This rate of growth exceeded that of the ten year period from 1980 to 1990. With 314 new year-round housing in the 1990 to 2000 period, Poland had the third greatest number of new units of the eight surrounding communities examined.

Regional Year-Round Housing Growth
1990 - 2000

	1990 Year-Round Housing Units	2000 Year-Round Housing Units	# of New Year-Round Housing Units 1990 - 2000	Percent Growth Rate 1990 - 2000
Poland	1,582	1,896	314	20%
Auburn	10,229	10,377	148	0.1%
Casco	1,136	1,385	249	22%
Mechanic Falls	1,114	1,237	123	11%
Minot	565	820	255	45%
New Gloucester	1,271	1,806	535	42%
Otisfield	456	619	163	36%
Oxford	1,365	1,597	232	17%
Raymond	1,223	1,675	452	37%

Source: U.S. Census

TYPE OF DWELLING UNIT

Based on information from the US Census the traditional single family home is the predominate housing type in Poland. The number of multi family units has decreased. The Census information on mobile homes for 1990 and 2000 is suspect in that a reported increase of nine mobile homes was reported. The definition of modular vs. mobile could account for this low number of mobile homes in the 10 year period.

Housing Units, Change by Type
1990 - 2000

Type	1990	2000	# Change 1990 - 2000	% Change 1990 - 2000
Single-Family	1,376	1,785	409	30%
Multi-Family	82	74	-8	-10%
Mobile Home	437	446	9	2%
TOTAL YEAR-ROUND	1,582	1,896	314	20%
Seasonal	313	420	107	34%
TOTALS	1,896	2,305	409	22%

Source: US Census

OCCUPANCY RATES

Poland's average household size, or the number of people per dwelling units, has made a sharp decline from 1980 to 2000. From 3.12 persons per dwelling unit in 1990 to 2.63 in 2000 the change was the grates of all the communities examined. The decrease may be attributed to an aging population, single adult households and declining birth rates.

The next Census will need to be examined to see if the opening in 1999 of the Poland Regional High and Bruce M Whittier Middle Schools attached new families that increased household size.

DECLINE IN OCCUPANCY RATES
(Persons per Dwelling)

Municipality	1980	2000
Poland	**3.12**	**2.63**
Auburn	2.65	2.28
Casco	2.99	2.58
Mechanic Falls	2.97	2.67
Minot	3.07	2.82
New Gloucester	3.01	2.71
Otisfield	2.82	2.61
Oxford	3.03	2.66
Raymond	2.94	2.66
Androscoggin County	2.73	2.38
STATE OF MAINE	2.75	2.39

Source: U.S. Census, 1970 and 1980.

OWNER/RENTER PATTERNS

In 2000 approximately 89% of all occupied dwelling units were owner occupied and 11% were renter occupied. Of note is that in 2000 there was a greater percentage of renter occupied housing units than in 1990. The percentage of renter occupied housing units increased slightly from 1990 to 2000.

Distribution of Occupied Housing Units by Tenure
2000

	Owner		Renter		
	Number	**Percent**	**Number**	**Percent**	**Total**
Poland	1,845	88.7	209	11.3	3,608
Androscoggin County	26,631	63.4	15,397	36.6	42,028

Source: US Census

HOUSING CONDITIONS

The condition of a community's housing stock is an indicator of its economic vitality. Several methods are available to assess housing conditions including analysis of Census information, questionnaires and physical inspection of individual dwelling units. Each method has its advantages and disadvantages. The best being the physical inspection of each dwelling unit. This analysis of the condition of Poland's current housing stock does not rely upon a complete physical survey of all of the Town's dwelling units. It does, however, consider the 2000 Census.

One indicator of housing conditions is the age of the dwelling units. At the time of the 2000 Census, 62% of Poland's housing stock was constructed between 1970 and 2000, this compares to 39% of the total housing stock of Androscoggin County constructed after 1970. If it is assumed that age of a community's housing stock reflects physical condition, then Poland's housing stock should be in better condition than that of overall Androscoggin County because of its younger age.

HOUSING TRENDS 2000-2007

Poland, like many suburban communities, had significant housing development in the first half of the 2000 decade. This growth was driven by expensive housing in the Greater Poland Area, historically low interest rates and the attractiveness of Poland as a place to reside. In addition the new high school is thought to have attached new residents as well.

In the eight year period from 2000 to 2007, there were more new housing starts, 455, than in the all of the 1990's. It is believed that this growth was fueled by a non sustainable housing trend and will slow in the last three years of the decade.

Housing Starts
(Based on Fiscal Year)
2000 - 2007

Year	Stick Built	Modular	Mobile Home	Total
2000	28	9	27	64
2001	30	7	27	64
2002	40	10	18	68
2003	41	7	18	66
2004	47	8	8	63
2005	48	3	4	55
2006	30	1	3	34
2007	37	1	3	41
Total	301	46	108	455

Source: Town of Poland

AFFORDABLE HOUSING

Increase in land costs and construction costs, coupled with market conditions, have created a significant affordable housing problem in some areas of Maine. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities).

The affordable housing needs in Poland can be qualified but to quantify the specific number of any needed affordable units for the current and future years is extremely difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Poland. The Maine State Housing Authority has indicated a need for 40 affordable family and 20 affordable elderly rental units in Poland.

To determine affordable housing needs, an estimated median income of $42,000 for 2006 in Lewiston/ Auburn housing market was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low, medium and moderate income households.

Affordable Sales Price of Homes and Rental Units
For Very Low, Low, Median and Moderate Income Households
2006

	Income	**Affordable Gross Rent (mo)**	**Affordable Sales Price**
Very Low	up to $21,000	$525	$58,800
Low	$21,000-$33,600	$525-$840	$94,000
Median	$33,600-$42,000	$840-$1,050	$117,000
Moderate	$42,000-$63,000	$1,050-$1,575	$176,000

Based upon information derived from the real estate sales data, which indicated the median sale price of homes in Poland was $175,000 in 2006, the median sale price of homes is above the affordability range of many current and prospective residents of both Poland and the Lewiston/Auburn housing market that are in the very low, low and moderate income ranges. The Maine State Housing Authority assigned a 2006 affordable housing index for Minot of 0.93. This compares to an affordable housing index of 0.79 for all of Lewiston/Auburn housing market. An index of greater than 1.0 indicates the availability of affordable housing in a community. An income of approximately $62,000 is needed to afford the median sale price of a home in Poland. In 2006, 68% of homes sold in Poland were sold above affordability guidelines.

FUTURE HOUSING DEMAND

Based on the forecast that year round population will increase to approximately 6,680 by 2020 there will be a demand for approximately 2,700 year round housing units. This will result in some 350 additional housing units above the 2,350 that existed in 2007. This represents an average of approximately 30 new housing units per year until 2020.

FUTURE HOUSING MIX

Not only is an estimation of total new housing necessary in the comprehensive plan but also the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be the greatest. It should be expected that an increase of interest in alternatives to single family homes will increase as the population ages. Town house development under condominium ownership will likely be of interest over the planning period.

SECTION 5. NATURAL RESOURCES

TOPOGRAPHY

The Town of Poland consists of approximately 31,799 acres or 49.69 square miles. (Geographically, it is the 60th largest community in the State.) The topography is characterized by relatively flat areas of Land to steep hills and ridges. The Town is interspersed with many ponds, streams, wetlands and brooks. Thompson Lake is located in the western part of Town and the Little Androscoggin River borders the Town on the northeast. Black Cat Mountain (860 feet above sea level) is situated in the southwest. Other hills include Range Hill, Shaker Hill, Kicker Hill, Bailey Hill, Harris Hill, Bragdon Hill, Raspberry Hill, White Oak Hill, Megquier Hill and Johnson Hill. Approximately fifteen percent of Poland's land area has slopes greater than fifteen percent.

The topography of the Town is a result of events that occurred during the last ice age at a time when ancient oceans extended over parts of the State and glaciers scraped, scoured, and coated other areas with glacial tills, sands, and clay. The Town is generally made up of glaciomarine deposits that accumulated on the ocean floor consisting of silt, clay, sand, and minor amounts of gravel. Sand is dominant in some places, but may be underlain by finer—grained sediments. There are small areas of till and other units that are not completely covered by marine sediments.

SOILS

Knowledge of the types of soils which exist in a community helps in planning land use activities. The various characteristics of soil types present different limitations for development which can often, be overcome through special planning, design, construction, and/or maintenance.

The Soil Survey of Androscoggin and Sagadahoc Counties, published by the U. S. Soil Conservation Service, describes the different soil types which exist in the County and provides information on their limitations. The soils map displays the predominate soil type for an area, although there may be pockets of other soils. Therefore, a high intensity soil survey is necessary to gather the precise information needed for individual site planning.

According to the Soil Survey, there are five soil associations located in Poland. Associations are groups of different soil types that usually occur together. Each association has major and minor soils within it. The Charlton-Sutton-Paxton association and the Adams-Hinckley-Ninigret association are the predominant associations in the Town.

SOIL ASSOCIATIONS AND THEIR CHARACTERISTICS

Soil Association Description	Uses and Limitations
Charlton-Sutton-Paxton Association: Deep, medium textured and moderately coarse textured, well drained and moderately well drained, nearly level to moderately steep soils, on hills and ridges.	Large percentage of Poland's soils. Used mainly for woodland. Have serious limitations for septic tanks. Small percentage of Poland's soils.
Hollis-Sutton-Buxton Association: Shallow to deep, medium textured and moderately coarse textured, well drained and moderately well drained, nearly **LEVEL** to steep soils, generally on the top of low hills and ridges.	Used mainly for woodland. Scantic soils can be improved by constructing drainage ditches. Small percentage of Poland's soils. These soils are well suited for truck crops and most forage crops. Also used for woodland. Small percentage of Poland's soils.
Scantic-Leicester-Scarboro Association: Deep, medium textured and moderately coarse textured, poorly drained and very poorly drained, level to gently sloping soils.	Used mainly for woodland and urban development. Can be irrigated and used for crops. Large percentage of Poland's soils.
Buxton-Hartland-Belgrade Association: Deep, medium textured, moderately well drained and well drained, nearly level to moderately steep soils. Adajns-Hinckley-Ninigret Association: Deep, excessively drained to moderately well drained, nearly level to moderately steep coarse textured and moderately coarse textured soils.	Used mainly for woodland. Also for orchard farms.

Source: Soil Survey Androscoggin and Sagadahoc Counties, Maine, 1970.
Various soil characteristics, such as depth to water table, depth to bedrock, flooding potential, and erosion potential can present serious limitations to development. For example, roads, utilities, and cellar foundations are difficult and expensive when bedrock is present.

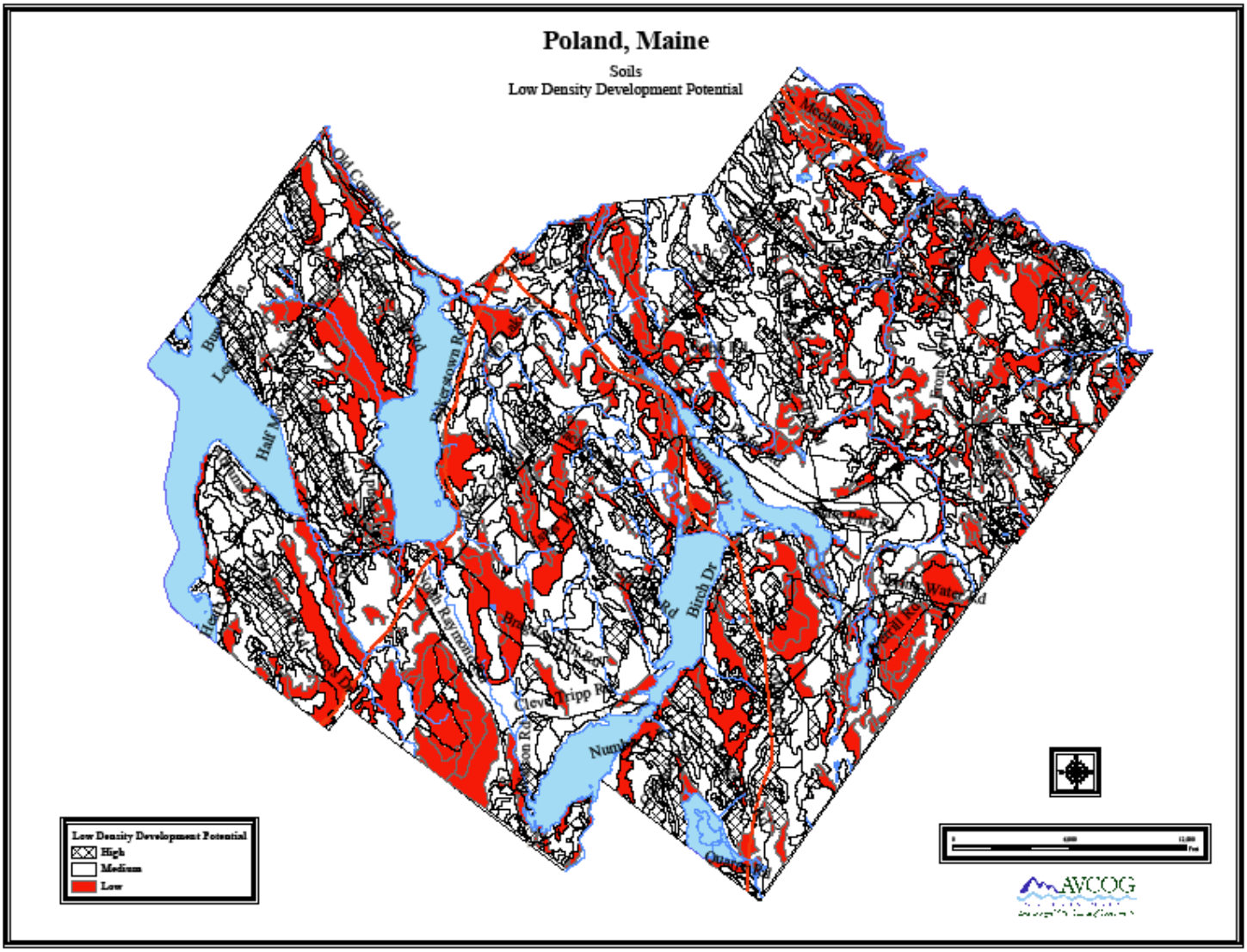
Perhaps one of the most limiting characteristics is depth to water table. Poorly drained soils (9-18 inches depth to water table) place severe limits on the use of the land. Frequent fluctuations in water level as well as frost heaving can be damaging to buildings, roads, and the proper functioning of septic systems. These limitations can sometimes be overcome through special design and maintenance. There are three soil types in Poland where septic systems should not be permitted. These include Scantic, Leicester, and Scarboro. Sutton and Buxton are unsuitable only in areas where they are considered somewhat poorly drained, and Hollis can be unsuitable depending on the depth to bedrock in a particular area.

Moderately well drained soils (18 to 30 inches to water table) have less severe limitations on land uses, and deep, well drained soils present few problems. The latter have a depth greater than 30 inches to water table. The Charlton-Sutton-Paxton association is identified as varying from well drained to moderately well drained soils, the Hollis-Sutton-Buxton association is characterized by well drained and moderately well drained soils, the Scantic-Leicester-Scarboro association has poorly drained and very poorly drained soils, the Buxton-Hartland-Belgrade association has moderately well drained and well drained soils, and the Adams-Hinckley-Ninigret Association varies from excessively drained to moderately well drained.

A composite soils map has been prepared for the Town showing soils which may be suitable for septic systems. Based on this information, approximately 80 percent of Poland's soils are suitable for subsurface sewage disposal.

LAND COVER

The 1986 Poland Comprehensive Plan, indicated that approximately 27,000 acres of Poland's land area were devoted to woodland, 2,500 acres was surface water, and 1,800 acres were utilized for agricultural purposes. The remaining land area consisted of residential and commercial uses. In the 20 plus years since the 1986 Plan there has been a shift in land cover. First there has been a decrease in agricultural land some having grown its last crop, new homes and some reverting to woodland. The amount of commercial wood land has decreased having been broken up into smaller parcels not suited to management and to place new homes on. Land use for industrial uses has increased with expansions at Poland Spring Bottling, Pike Industry's and two large bulk mulch plants.


Poland, Maine
Soils
Low Density Development Potential
Low Density Development Potential
High
Medium
Low
AVCOG

WETLANDS

The U.S. Fish and Wildlife Service defines wetlands as lands transitional between terrestrial and aquatic systems where the water table usually at or near the surface of the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: 1) at least periodically, the land supports predominantly hydrophytes (wetland vegetation); 2) the substrate is predominantly undrained hydric (waterlogged) soil; and 3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year. (Cowardin, et al. 1979)

For many areas, wetlands were considered breeding habitat for mosquitoes and areas that need to be drained or filled for agricultural purposes or to create developable land. More recently, there has been a growing awareness of the value of wetlands. In a recent study of the impacts of development in Southern Maine, the State Planning Office examined the functions of wetlands and the implications of the loss of these areas. The State study identified the following features:

1. Ground water recharge. Wetlands may serve to replenish and cleanse aquifers which the Town uses for water supply
2. Ground water discharge. Ground water may discharge into wetlands, providing public water supply, wildlife habitat, and a means of maintaining lake and river quality.
3. Flood flow alteration. Wetlands serve as temporary storage areas during high water flows, thus reducing peak flows and potentially damaging floods.
4. Sediment and toxicant retention. In agricultural areas, wetlands can retain and stabilize sediments and toxic materials.
5. Nutrient retention and removal. Wetlands can retain or transform inorganic phosphorus and/or nitrogen into their organic form and may save downstream lakes and ponds from eutrophication.
6. Productivity export. Wetlands flush out dead plant and animal life, thereby providing nutrients for a new generation of plant and animal life.
7. Aquatic diversity. Certain wetlands provide habitat, including breeding grounds and nurseries, for fish.
8. Wildlife diversity and abundance. Wetlands serve as habitat and a food source for birds, deer, and other animals.
9. Uniqueness. A number of rare plant and animal species can be found in wetlands. Approximately 43% of the 230 rare plants, which occur in Maine, are found exclusively in wetlands.

Prior to recent amendments to the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances (Chapter 1000 of the DEP's rules), the wetland ratings were from the Department of Inland Fisheries and Wildlife's 1973 wetland survey, and were the basis for zoning areas adjacent to moderate and high value freshwater wetlands.

The recent amendments no longer reference the 1973 survey. The new Guidelines now refer to the wetland ratings as assigned by the Department of Inland Fisheries and Wildlife as of May 1, 2006. The following Map shows the Town of Poland's Moderate and High Value Freshwater Wetlands.

WATER RESOURCES

There are approximately 2,500 acres of surface water bodies in Poland. The major water bodies which constitute the primary natural assets of the Town include Upper, Middle, and Lower Range Ponds (east), Worthley Pond, Tripp Pond, Thompson Lake (southwest) and Little Androscoggin River (forms the border from Auburn and Minot). Other water bodies include Mud Pond, Wilson Brook, Davis Brook, Worthley Brook, May Brook, Winter Brook, Cousins Brook, Meadow Brook, and Potash Brook. There are two bogs in the Town: Shaker Bog and Estes Bog. The Town's lakes and ponds provide numerous recreational opportunities as well as locations for seasonal and year-round housing.

MAJOR CHARACTERISTICS OF POLAND'S LAKES AND PONDS				
Water Body	Surface Area Acres	Total Drainage Area - Acres	Town's Percent Drainage Area	Water Quality Classifications
Lower Range Pond	292	2328	100	Moderate/sensitive
Middle Range Pond	385	3170	100	Moderate/stable
Mud Pond	4	959	100	Moderate/sensitive
Mud Pond	20	334	69.5	Moderate/sensitive
Thompson Lake	4225	2866	13	Outstanding
Tripp Pond	731	3993	99.6	Moderate/stable
Upper Range Pond	366	1698	65	Moderate/sensitive
Worthley Pond	49	937	100	Moderate/sensitive

Source: Maine Department of Environmental Protection (ME-DEP) and the Volunteer Lake Monitoring Program (VLMP) 11/2004

WATER QUALITY SUMMARY

The Maine Department of Environmental Protection (ME-DEP) and the Volunteer Lake Monitoring Program (VLMP) have collaborated in the collection of lake data to evaluate present water quality, track algal blooms, and determine water quality trends. This dataset does not include bacteria, mercury, or nutrients other than phosphorus.

Upper Range Pond: Water quality monitoring data for Upper Range Pond have been collected since 1979. During this period, 16 years of basic chemical information was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Upper Range Pond is considered to be above average based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla). The potential for nuisance algal blooms on Upper Range Pond is moderate.

Water Quality Measures: Upper Range Pond is a non-colored lake (average color 15 SPU) with an average SDT of 6.4 m (21 ft). The range of water column TP for Upper Range Pond is 5-11 parts per billion (ppb) with an average of 8 ppb, while Chla ranges from 1.9-9.9 ppb with an average of 4.7 ppb. Recent dissolved oxygen (DO) profiles show moderate DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is moderate. Oxygen levels below 5 parts per million (ppm) stress certain cold water fish and a persistent loss of oxygen may eliminate or reduce habitat for sensitive coldwater species.

Middle Range Pond: Water quality monitoring data for Middle Range Pond have been collected since 1974. During this period, 18 years of basic chemical information was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Middle Range Pond is considered to be above average based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla). The potential for nuisance algal blooms on Middle Range Pond is low.

Water Quality Measures: Middle Range Pond is a non-colored lake (average color 14 SPU) with an average SDT of 5.8 m (19 ft). The range of water column TP for Middle Range Pond is 5-12 parts per billion (ppb) with an average of 9 ppb, while Chla ranges from 3.2-7.3 ppb with an average of 5.3 ppb. Recent dissolved oxygen (DO) profiles show low to moderate DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low to moderate. Oxygen levels below 5 parts per million (ppm) stress certain cold water fish and a persistent loss of oxygen may eliminate or reduce habitat for sensitive coldwater species. To date, there does not appear sufficient DO loss to seriously affect this habitat.

Lower Range Pond: Water quality monitoring data for Lower Range Pond have been collected since 1980. During this period, 5 years of basic chemical information was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Lower Range Pond is considered to be above average based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla). The potential for nuisance algal blooms on Lower Range Pond is moderate.

Water Quality Measures: Lower Range Pond is a non-colored lake (average color 10 SPU) with an average SDT of 6.6 m (21.6 ft). The range of water column TP for Lower Range Pond is 6-15 parts per billion (ppb) with an average of 9 ppb, while Chla ranges from 2.0-6.5 ppb with an average of 3.5 ppb. There are only 5 recent late summer dissolved oxygen (DO) profiles, and these show moderate but variably DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is moderate.

Thompson Lake: Water quality monitoring data for Thompson Lake have been collected since 1977. During this period, 16 years of basic chemical information was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Thompson Lake is considered to be excellent, based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla). The potential for nuisance algal blooms on Thompson Lake Pond is low.

Water Quality Measures: Thompson Lake is a non-colored lake (average color 10 SPU) with an average SDT of 8.8 m (29 ft). The range of water column TP for Thompson Lake is 4-12 parts per billion (ppb) with an average of 5 ppb, while Chla ranges from 1.1-8.2 ppb with an average of 2.4 ppb. Recent dissolved oxygen (DO) profiles show little DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low. Oxygen levels below 5 parts per million (ppm) stress certain cold water fish and a persistent loss of oxygen may eliminate or reduce habitat for sensitive coldwater species.

Tripp Pond: Water quality monitoring data for Tripp Pond have been collected since 1974. During this period, 19 years of basic chemical information was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality of Tripp Pond is considered to be average based on measures of SDT, total phosphorus (TP), and Chlorophyll-a (Chla). The potential for nuisance algal blooms on Tripp Pond is moderate.

Water Quality Measures: Tripp Pond is a non-colored lake (average color 21 SPU) with an average SDT of 4.8 m (15 ft). The range of water column TP for Tripp Pond is 6-13 parts per billion (ppb) with an average of 10 ppb, while Chla ranges from 2.0-12.9 ppb with an average of 5.6 ppb. Recent dissolved oxygen (DO) profiles show moderate DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low.

PHOSPHORUS ALLOCATIONS

Phosphorus allocations for each of the Town's major lakes are shown in the following Table.

PHOSPHORUS ALLOCATIONS						
Watershed	Water Quality[1]	Protection Level[2]	F[3]	C[4]	D[5]	P[6]
Tripp Pond	Mod/Sensitive	Medium	44.34	1.00	911	0.049
WORTHLEY POND	Mod/Sensitive	High	7.43	0.75	211	0.026
THOMPSON LAKE	Outstanding	High	46.76	0.50	642	0.036
UPPER RANGE POND	Mod/Sensitive	High	19.13	0.75	361	0.040
Middle Range Pond	Mod/Sensitive	High	43.52	0.75	718	0.045
Lower Range Pond	Mod/Sensitive	High	31.26	0.75	421	0.056

[1]Lake Quality - from DEP

[2]Lake Protection Level - determined by Town

[3]Lbs. Phosphorus allocated to Town's share of watershed per ppb in lake

[4]Acceptable Increase in lake's phosphorus concentration in ppb

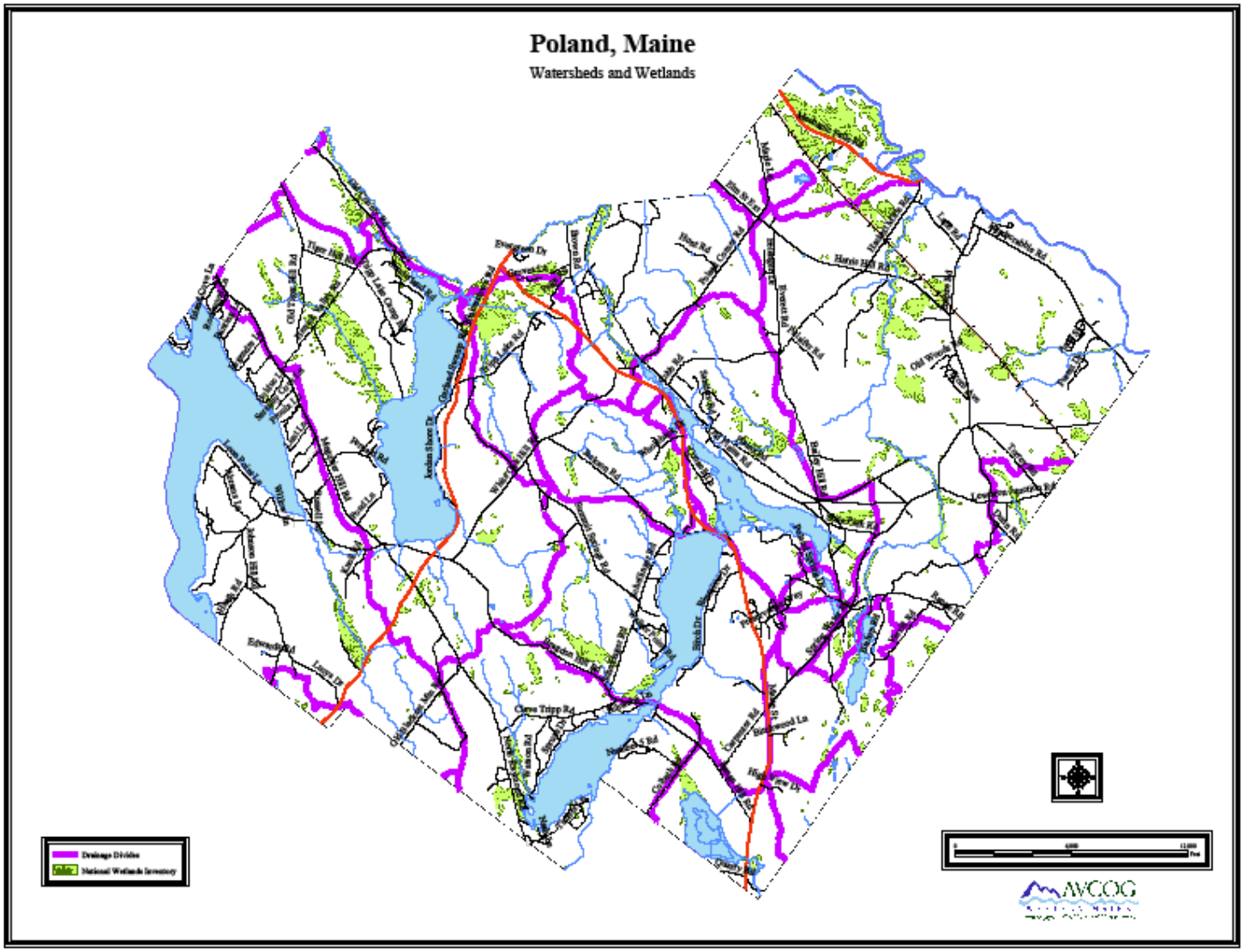
[5]Area likely to be developed in acres (DDA-ANAD)

[6]Lbs. Per acre phosphorus allocation (FC/D)

AQUIFERS

Sand and gravel aquifers in Maine were deposited by glacial melt—water streams 10,000 to 15,000 years ago. Wells which are properly constructed in these aquifers have the capacity to yield large volumes of water. Three separate aquifers in Poland which cover large sections of the Town were identified by the Maine Geological Survey. One is located in the northeast portion of Town and has the potential for moderate to good ground water yield (10 to 50 gallons per minute). A smaller aquifer is located just to the southeast of this aquifer. These two aquifers are generally sand overlying marine deposits which will yield sufficient water for domestic supplies for dug or driven wells, but not major supplies.

A larger aquifer goes through the central portion of the Town and has areas of excellent potential for ground water yields of fifty or more gallons of water per minute. The Poland Spring water bottling plant is located on this aquifer near Lower Range Pond. This aquifer is made up of ice-contact deposits, and the yields are excellent in terms of quality and quantity. A six inch diameter test well yielded 90 gpm.


Poland, Maine
Watersheds and Wetlands
AVCOG

GROUND WATER CONTAMINATION THREATS

The residents of Poland rely on ground water for their safe drinking water. Continued assurance of plentiful, clean water is dependent on wise management of the resources. Aquifers (saturated geological formations containing usable quantities of water) can be contaminated by many different types of land uses that discharge pollutants into or onto the ground. The primary sources of ground water contamination in Maine are malfunctioning septic tanks, leaking underground fuel storage tanks, salt leachate from salt/sand stockpiles, and leachate from landfill refuse. Certain land uses such as automobile graveyards/ junkyards, agricultural use of pesticides and herbicides, and certain industrial activities also have the potential for contaminating ground water.

FLOODPLAINS

The National Flood Insurance Program is administered by the Federal Emergency Management Agency (FEMA). The program has been designed to provide flood insurance for existing properties and to discourage additional development within the 100-year flood-plain. A 100-year flood is a flood that has one chance in 100 of being equaled or exceeded in any one year period. Floodplains are best suited for uses such as open space, recreational uses not requiring major structures, and wildlife habitat.

According to FEMA maps, 100—year floodplain areas are located at Range Brook, Cousins Brook, Little Androscoggin River, Worthley Brook, Lower Range Pond, Middle Range Pond, Upper Range Pond, Davis Brook, Worthley Brook, and Worthley Pond. Shaker Bog is an area considered between the limits of the 100 year flood and 500 year flood. Within the Range Pond watershed, forest lands account for 73 percent of the area. Within the area of the floodplain, there are several residential developments, several small businesses, woodlands, and water—related recreation areas. In the Worthley Brook watershed, forest lands account for 88 percent of the total area. Within the floodplain are water— related recreation areas, woodlands, and a golf course.

Minor flooding of lowland areas within the Range Pond and Worthley Brook watersheds occurs annually from heavy spring rains and high antecedent moisture conditions. Numerous low—lying areas within the watersheds are subject to flooding, the lower portion of Range Brook has a high damage potential due to back water from the Little Androscoggin River. The most significant floodplains are located along the Little Androscoggin River, Davis, Range, and Worthley Brooks.

FISHERY RESOURCES

The lakes, ponds and streams in Poland provided for both cold and warm water sport fisheries. Cold water species that can be found in one or more of the surface waters include Landlocked Salmon, Lake Trout, Cusk, Brook, Brown and Rainbow Trout, Large and Small Mouth Bass, Chain Pickerel and White Perch. The Department of Inland Fisheries and Wildlife manages the Range Ponds, Thompson Lake and Worthley Pond for cold water fisheries and Tripp Pond for warm water species. In addition to the sport fisheries in lakes and ponds lakes a there several brooks and streams including Worthley and Potash that have populations of wild Brook Trout.

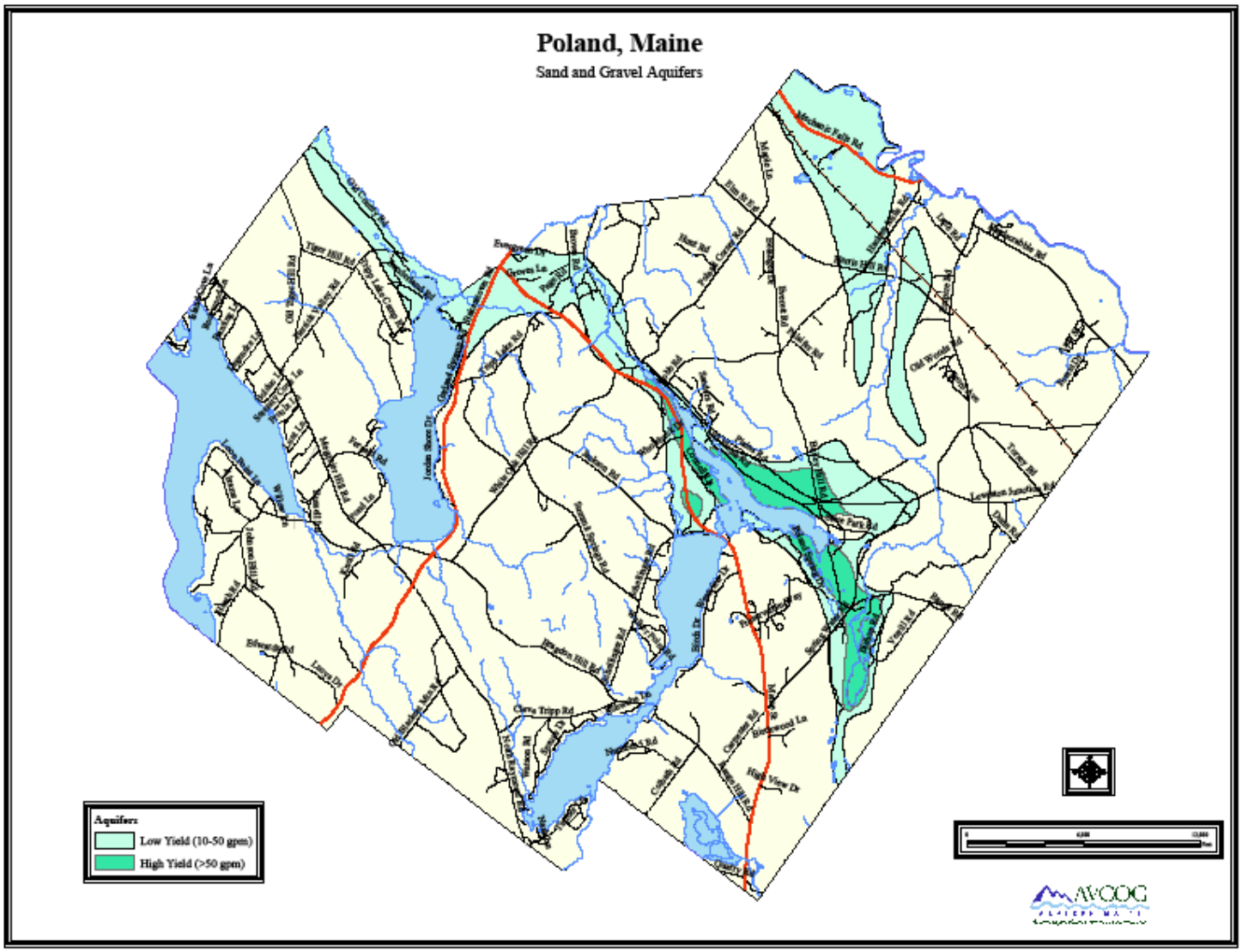
WILDLIFE RESOURCES

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, various types of species will not be present. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. The Maine Department of Inland Fisheries and Wildlife has identified 12 wetland areas in Poland that have high or moderate waterfowl and wading bird habitat value.

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

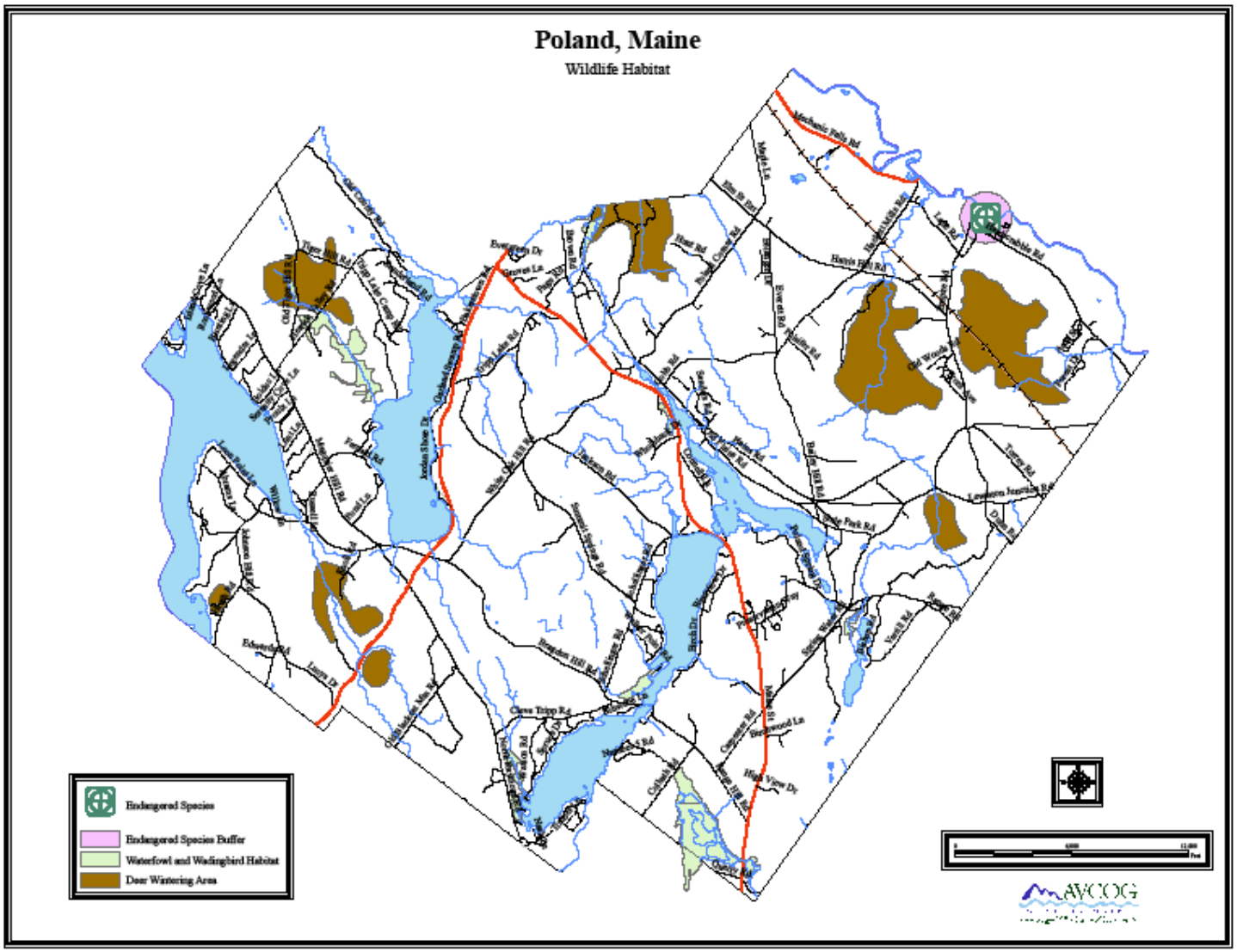
While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal 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. The Maine Department of Inland Fisheries and Wildlife has mapped eight deer wintering areas in Poland ranging in size from 25 to 480 acres. The habitat values of these yards have yet to be determined.


Poland, Maine
Sand and Gravel Aquifers
Aquifers:
Low Yield (10-50 gpm)
High Yield (>50 gpm)
AVCOG

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.

CRITICAL AND NATURAL AREAS

The Natural Areas Program has compiled data on Maine's rare, endangered or otherwise significant plant and animal species. 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 Area 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 Natural Areas program has identified *Strophitus undulatus,* a fresh water mussel, found in the Little Androscoggin River. There are three endangered plants that have been cited in Poland on record with the Natural Heritage Program. The first is Eragrostiscapillaris, more commonly known as Tiny Love-Grass. The status of the plant is endangered meaning that it is represented in Maine by one documented, recent occurrence. The plant was cited in Poland between 1908 and 1911, but its location is unrecorded. A second plant that has been cited in the Town is the Isotria Verticillata, also known as Large Whorled Pogonia and, like the Tiny Love-Grass, it is considered endangered. It was cited in Poland in 1895 and its location is unknown. The third endangered plant in Poland is Potamogeton Vaseyi, known commonly as Vasey' s Pondweed, was cited around 1800 and its location is unknown.


Poland, Maine
Wildlife Habitat
Endangered Species
Endangered Species Buffer
Waterfowl and Wadingbird Habitat
Deer Wintering Area
AVCOG

SCENIC RESOURCES

Poland's Comprehensive Plan Committee has identified 22 scenic vistas, which are listed in the following table.

VISTAS - TOWN OF POLAND, MAINE

Vista Number	Location: Road	Location: Point	Remarks
1		Black Cat Mountain	Panoramic (unlimited)
2	Heath	Near Town line with Casco	Thompson Lake (1-1 1/2 miles)
3	Megquier Hill	Top of hill	Maple trees about a mile in length
4	Megquier Hill	West side, north of Fernald Road	As far as Mount Washington
5	Megquier Hill	East side, north of Fernald Road	Tripp Lake and beyond
6	Megquier Hill	Opposite Highland Cemetery	Streaked Mountain in Buckfield
7	Megquier Hill	1/4 mile north of Intersection with North Raymond Road Extension	Tripp Lake, White Oak Hill
8	McCann	End of opened road	White Mountains
9	Summit Spring	North, first tee of S.S. Golf Course	White Mountains
10	White Oak Hill	Northwest side near Worthen residence	White Mountains
11	Poland Corner	Northwest side near Thompson residence	White Mountains
12	Torrey	1000' from Torrey Road	Hemonds in Minot and Streaked Mountain
13	Route 26	Top of Shaker Hill	Poland Spring Complex and mountains beyond
14	Route 26	Top of Shaker Hill	Mount Washington and other White Mountains
15	Range Hill	Opposite Chipman's Farm	Shaker Bog (3/4 mile)
16	Range Hill	Opposite Chipman's Farm	Black Cat Mountain and White Mountains
17	Range Hill	Causeway between Upper and Middle Range Ponds	Upper Range Pond (1 1/2 miles)
18	Range Hill	Causeway between Upper and Middle Range Ponds	Middle Range Pond (1 1/4 miles)
19	Birch Drive	End of gravel road	Middle Range Pond (1 mile)
20	Summit Spring	From Poland Spring Health Institute	Poland Spring Complex (1 1/2 miles)
21	Poland Spring	From Poland Spring Inn	White Mountains
22	Poland Spring	From Poland Spring Inn	Streaked Mountain in Buckfield

SECTION 6. ECONOMY

ECONOMIC PROJECT FOR NEW ENGLAND

New England gross product growth is expected to average 2.3 percent per year over the forecast period, 2005 to 2010. This compares to the 3.1 average growth forecast by New England Economic Partnership (NEEP) in the spring of 2006 and the forecasted national growth in the current forecast of 3.2 percent. Growth in the region's total employment is expected to average 0.8 percent per year, compared to the forecasted national average of 1.3 percent and compared to the 0.9 average forecasted for the region in the spring. Regional employment is not expected to return to its first quarter of 2001 peak level of 7.083 million until the fourth quarter of 2008. In the spring 2006 NEEP forecast we expected the return to peak level employment in the 3rd quarter of 2008. This highlights how the fall 2006 forecast represents dampened expectations of employment growth.

Maine's economy is expected to be the weakest in the region. Maine's economy will be negatively impacted, particularly towards the end of the forecast period, by the closure of the Brunswick Naval Air Station and the state's economy continues to suffer from the loss of manufacturing jobs. Maine is expected to have significant lower growth than the regional average.

Source: New England National Partnership, NEEP Fall Economic Outlook Conference Tuesday, November 14, 2006

POLAND ECONOMY

Poland is strategically located adjacent to Maine's population and economic centers. Nearly 50% of Maine's population is located within a 30-mile radius of Poland. While Poland does not in and of itself have a broad-based, diverse economy, it is part of a much larger economically robust regional economy.

From an economic perspective Poland is influenced by a larger regional economy. While Cumberland County certainly has an influence on the Community, it is the tri-county region of Androscoggin, Oxford and Franklin that has and will continue to have the major economic influence on the Town of Poland.

There are several large non-residential tax payers in the community, including the Poland Spring Bottling plant, The Poland Spring Inn, several youth summer camps and several natural resource based businesses (Pike Industries, Jolly Gardener Products and MB Bark Mulch).

- Poland is strategically located in a very robust regional economy that is one of the strongest and fastest growing in the State.
- There are some significant economic development activities occurring in adjacent communities that will benefit Poland.
- Poland is home to one of the most recognizable businesses and market brands in the consumer products business.
- Poland has a rich history in destination tourism, which can be further enhanced.
- Poland possesses numerous significant natural resources, including groundwater, surface water and minerals.
- Poland possesses a high value vehicular and rail network, with close proximity to business centers

Source: Town of Poland Economic Development Strategy, May 2005, Community Dynamics, Corp.

ANNUAL NOT SEASONALLY ADJUSTED LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT DATA				
STATE OF MAINE				
Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate (%)
2005	711,885	677,429	34,456	4.8
2004	699,524	667,212	32,312	4.6
2003	695,115	660,415	34,700	5.0
2002	684,531	654,743	29,788	4.4
2001	675,981	650,699	25,282	3.7
ANDROSCOGGIN COUNTY				
2005	58,054	55,192	2,862	4.9
2004	57,067	54,495	2,572	4.5
2003	57,114	54,246	2,868	5.0
2002	56,342	53,870	2,472	4.4
2001	55,231	53,085	2,146	3.9
TOWN OF POLAND				
2005	3,052	2,895	157	5.1
2004	2,987	2,858	129	4.3
2003	2,978	2,822	156	5.2
2002	2,896	2,758	138	4.8
2001	2,822	2,710	112	4.0

Source: Maine Department of Labor, Labor Market Information Services

The major employer in Poland is the Poland Spring Bottling plant. The largest employers in Lewiston and Auburn are: Sisters of Charity Health, Central Maine Medical Center, TB Banknorth Group, Bates College, Lewiston School Department, Auburn School Department, L.L. Bean Telemarketing, City of Lewiston-municipal government, Tambrands, Inc., Wal-Mart Supercenter, Wal-Mart Distribution Center, Panolam (Pioneer Plastics), and Ecs fka Livebridge, Inc.

The Town of Poland is located within the Lewiston-Auburn Metropolitan Statistical Area (L/A MSA). The L/A MSA include the communities of Auburn, Greene, Lewiston, Lisbon, Mechanic Falls, Poland, Sabattus, Turner and Wales.

Lewiston-Auburn Metropolitan Statistical Area
Non-Farm Wage and Salary Employment 2001 to 2002

Product	2001	2002	% Change	Product	2001	2002	% Change
Goods Producing	9,180	8,810	-4.20%	Paper Manufacturing	830	820	-1.20%
Construction	2,320	2,240	-3.50%	Service Providing	31,490	32,280	2.45%
Manufacturing	6,850	6,560	-4.40%	Transportation/Utilities	9,890	9,790	-1.00%

Lewiston-Auburn Metropolitan Statistical Area
Non-Farm Wage and Salary Employment 2001 to 2002

Logging	10	10	0%	Wholesale Trade	1,300	1,270	-2.30%
Durable Goods Manufacturing	2,390	2,280	-4.80%	Information	730	690	-5.80%
Wood Product Manufacturing	510	480	-6.20%	Finance, Insurance, Real Estate	2,670	2,910	8.20%
Fabricated Metal Manufacturing	370	410	9.70%	Professional and Business	5,110	5,710	10.50%
Non-Durable	4,460	4,280	-4.20%	Education & Health Services	8,300	8,310	0.12%
Food Manufacturing	440	440	0%	Leisure and Hospitality	3,150	3,200	1.50%
Printing/ Publishing	630	660	4.50%	Other Services	1,640	1670	1.80%
Leather & Leather Products	540	470	-14.80%	Retail Trade	7,050	7,000	-0.71%
Textiles	730	700	-4.20%	Government	5,030	5,440	7.50%
Total Non-Farm Wage and Salary Employment					45,700	46,530	1.78%

As illustrated, the sectorial employment for the L/A MSA is very diverse. Highlights on employment by sector follows:

- Total employment in the MSA was 46,530 up 1.7% from 45,700 in 2001.18.9% goods producing jobs, 69% service providing jobs and 11.7% government jobs.
- Manufacturing accounted for 6,560 or 14% of the jobs in LA.

Transportation and Utilities make up 21% of service jobs, education and health services 17.8%, professional and business services 12.2%, leisure and hospitality 6.8%, finance, insurance and real estate 6.25%, and information jobs 1.48%. *totals do not equal 100% because some categories are subcategories of a larger sector. The L/A MSA includes many large employers in the health services, retail/telemarketing, and manufacturing sectors. As of September 2002, the largest employers with over 500 employees included Sisters of Charity Health Systems, Central Maine Medical Center, Banknorth Group, Lewiston School Dept., Bates College Auburn School Dept., Tambrands, Inc., Perrier Group (Poland Spring Water), Panolam (Pioneer Plastics). (Source: MDOL).

Over the past two years, the Lewiston/Auburn MSA closely mirrored the State of Maine's unemployment rate. Unemployment was highest at 5.5% in January 2002 and was at its lowest in July and August 2003, at 3.6%. For most months unemployment rates have remained at or below the State average. Since November 2003 Lewiston-Auburn MSA unemployment rates have been 5% to 9% lower than the state average. In March 2004 the L/A rate was 4.7% compared to the state's rate of 5.6%.

Source: Town of Poland Economic Development Strategy, May 2005, Community Dynamics, Corp.

TRI-COUNTY INCOME				
	Maine	Androscoggin County	Franklin County	Oxford County
Total # of Households Earning:	518,372	42,095	11,772	22,321
Less than $10,000	53,259	4,703	1,384	2,436
$10,000 - $14,999	39,231	3,087	1,122	1,881
$15,000 - $24,999	76,633	6,718	2,148	3,800
$25,000 - $34,999	73,614	6,112	1,890	3,493
$35,000 - $49,999	94,848	7,627	2,202	4,239
$50,000 - $74,999	100,423	8,351	1,853	3,972
$75,000 - $99,999	43,341	3,228	728	1,563
$100,000-$149,999	24,348	1,467	278	651
$150,000-$199,999	5,866	324	84	131
$200,000 or more	6,809	478	83	155
Median Income ($)	$37,240	$35,793	$31,459	$33,435
# Households w/earnings	406,912	32,885	9,146	16,925

Source: Department of Labor, 2002

Currently, the median income for the Town of Poland is $47,824, which is higher than that of Androscoggin County and the two reference counties, as well as the State of Maine.

Source: Source: US Department of Commerce, Bureau of the Census

FAMILIES IN POVERTY			
	Families	With related children under 18 years	With related children under 5 years
Maine	342,431	165,522	56,068
Androscoggin County	27,480	13,611	4,951
Franklin County	7,807	3,661	1,172
Oxford County	15,236	7,052	2,250

Source: Department of Labor, 2002

PER CAPITA INCOME, 1999	
Maine	$19,533
Androscoggin County	$18,734
Franklin County	$15,796
Oxford County	$16,945

Source: Department of Labor, 2002

Annual Per capita income in Androscoggin County		
	Income	
Period Year	Androscoggin County	State of Maine
2005		$31,252
2004	$28,791	$30,046
2003	$27,770	$28,453
2002	$26,831	$27,713
2001	$25,776	$27,286
2000	$24,377	
Source: US Department of Commerce, Bureau of the Census		

ANNUAL QUARTERLY CENSUS OF EMPLOYMENT AND WAGES SUPER SECTOR DATA

TOWN OF POLAND

Year	NAICS Code	Industry	Average Establishments	Average Employment	Average Weekly Wage
2001	10	Total, all industries	90	1,642	$617
2002	10	Total, all industries	83	1,538	$643
2003	10	Total, all industries	81	1,460	$644
2004	10	Total, all industries	90	1,476	$665
2005	10	Total, all industries	102	1,325	$687

ANDROSCOGGIN COUNTY

Year	NAICS Code	Industry	Average Establishments	Average Employment	Average Weekly Wage
2001	10	Total, all industries	2,912	47,031	$521
2002	10	Total, all industries	2,866	47,662	$547
2003	10	Total, all industries	2,897	47,469	$568
2004	10	Total, all industries	2,928	47,475	$586
2005	10	Total, all industries	3,003	47,386	$596

Source: Maine Department of Labor, Labor Market Information Services

US CENSUS SURVEY ANNUAL POPULATION DATA			
	MAINE	ANDROSCOGGIN COUNTY	TOWN OF POLAND
Year	Population	Population	Population
2005	1,321,505	108,039	5,312
2004	1,314,985	107,125	5,203
2003	1,308,245	106,050	5,108
2002	1,296,978	105,186	4,980
2001	1,286,350	104,263	4,917
Source: US Department of Commerce, Bureau of the Census			

The Town of Poland has experienced significant growth over the past 35 years, from 2,015 in 1970 to 5,312 in 2005. The population projection is for 5,849 in 2010 and increasing to 6,289 in 2015.

TAXABLE RETAIL SALES

Taxable retail sales information can be categorized into seven product groups. These groups are defined as follows:

1. Building Supply. Business durable equipment sales to consumers
2. Food Stores. All food stores from the large supermarkets to the small corner food stores. The values here are non-food items only since food eaten in the home is not taxable.
3. General Merchandise Stores. Clothing, furniture, shoes, radio, TV, household durable goods, home furnishings, and products typically found in large department store.
4. Other Retail. This group includes a wide selection of taxable retail sales not covered elsewhere. Examples are dry goods stores, drug stores, jewelry stores, sporting goods stores, antique dealers, morticians, bookstores, photo supply stores, gift shops, and others.
5. Auto. This sales group includes auto dealers, auto parts, aircraft dealers, motorboat dealers, the leasing of automobiles, etc.
6. Restaurants and Lodging. All stores selling prepared food for immediate consumption. The lodging group includes only rentals tax. *

* Definition provided by Maine State Planning Office.

Taxable Sales in Thousands of Dollars
Androscoggin County

	2000	2001	2002	2003	2004	2005	% Change 2000-2005	% of 2005 Total
Business Operating	109,452.40	112,091.40	102,363.70	109,022.70	105,972.10	112,285.20	2.6%	5.32%
Building Supply	143,102.10	152,596.00	154,622.40	169,033.00	193,710.90	223,147.60	55.9%	10.58%
Food Store	97,479.00	86,578.00	88,362.30	91,296.10	91,555.80	101,469.70	4.1%	4.81%
General Mdse.	168,444.80	176,597.70	191,206.10	198,321.50	207,623.10	199,716.60	18.6%	9.47%
Other Retail	78,399.10	81,082.50	84,033.10	87,443.80	96,190.00	99,434.50	26.8%	4.71%
Auto Transportation	209,659.90	217,290.30	228,691.00	244,387.80	249,455.40	246,330.30	17.5%	11.68%
Personal Consumption	799,587.60	819,376.30	857,781.40	903,934.20	961,244.70	998,356.80	24.9%	47.34%

Taxable Sales in Thousands of Dollars
Androscoggin County

	2000	2001	2002	2003	2004	2005	% Change 2000-2005	% of 2005 Total
Restaurant	93,592.60	96,116.90	101,551.00	103,231.70	111,905.20	116,186.20	24.1%	5.51%
Lodging	8,910.10	9,114.90	9,315.50	10,220.30	10,804.30	12,071.90	35.5%	0.57%
Total	1,708,627.60	1,750,844.00	1,817,926.50	1,916,891.10	2,028,461.50	2,108,998.80	23.4%	-
State of Maine Total	26,137,600	26,745,263	27,553,716	28,914,019	30,515,692	31,842,631	19.60%	-

January 19, 2007

Taxable retail sales can be used to analyze the strength of the local retail economy in Poland. The table above highlights total consumer retail sales information for Androscoggin County and the state of Maine from 2000 to 2005. Total sales for Androscoggin County increased 23.4% from 2000 to 2005, and 19.6% for the state of Maine. The greatest sales as a percentage of total 2005 sales occurred in the area of Personal Consumption for both Androscoggin County, at 47.34%, and the state of Maine, at 46.85%. The greatest percentage of change from 2000 to 2005 occurred in the area of Building Supply for both Androscoggin County, up 55.9%, and the state of Maine, up 48.21%.

The following table highlights total consumer retail sales information for the town of Poland. Total retail sales for Poland increased 38.8% from 2000 to 2005. In addition, the largest increase in sales in Poland occurred in the area of Other Retail, up 92% from 2000 to 2005, and the greatest sales as a percentage of the whole occurred in the area of Personal Consumption, at 46.87%, in 2005.

Taxable Sales in Thousands of Dollars
Poland

	2000	2001	2002	2003	2004	2005	% Change 2000-2005	% of Total 2005
Business Operating	825.3	1,022.9	1,133.6	1,135.3	1,278.5	1,401.8	69.9%	6.26%
Building Supply	1,702.6	1,736.8	1,588.7	1,711.7	2,380.1	3,131.0	83.9%	13.98%
Food Store	1,231.7	1,086.1	991.5	1,176.6	1,363.7	1,279.6	3.9%	5.71%
General Mdse.	14.3	14.6	7.8	10.8	6.5	2.1	-85.3%	0.01%
Other Retail	748.8	801.3	1,038.2	955.3	1,111.6	1,437.5	92.0%	6.42%
Auto Transportation	824.6	648.8	839.9	1,157.5	1,148.3	1,165.7	41.4%	5.21%
Personal Consumption	7,656.1	7,467.1	7,778.0	8,402.0	9,197.2	10,495.1	37.1%	46.87%
Restaurant	1,201.5	1,224.9	1,193.4	1,277.3	1,177.8	1,354.6	12.7%	6.05%
Lodging	1,932.6	1,954.6	2,118.5	2,112.8	2,009.2	2,124.6	9.9%	9.49%
Total	16,137.5	15,957.1	16,689.6	17,939.3	19,672.9	22,392.0	38.8%	

January 19, 2007

SECTION 7. PUBLIC FACILITIES

The Town of Poland provides essential municipal services and maintains municipal facilities to provide for the health and welfare of the residents of Poland and to comply with mandates imposed by state and federal government. The availability and adequacy of these services and facilities reflect on the community's desirability as a place in which to live and work.

The following sections include an examination of the Town's form of government, as well as municipal services provided, including water supply, sewage disposal, solid waste, emergency services, public works, municipal buildings, education and school facilities, and recreational facilities.

ADMINISTRATION

Poland has a Town Meeting/Selectmen/Town Manager form of government that was adopted in 1956. At the annual Town Meeting, the voters elect, on a staggered term basis, the membership that will serve on the three Town boards; the Selectmen / Assessors, the School Committee, and Library Trustees.

The Selectmen are responsible for appointing members to various appointed boards, including the Planning Board, the Board of Appeals, and the Conservation Commission, and Scholarship Committee. They also appoint the Town Manager, the Town Clerk, the Code Enforcement Officer, and Fire and Rescue Chief. The Town Manger is responsible for operating the town on a day-to-day basis, and for hiring and supervising the town's employees, currently 19 full-time, 2 seasonal and 2 part-time employees (including the road crew, office staff, workers at the transfer station, and a custodian).

WATER SUPPLY

The Town of Poland has no town wide indigenous public water supply system. However, there are currently extensions from two out of town water service providers servicing parts of Poland. Poland Regional High School is serviced by a water line that has been extended into Poland from the Mechanic Falls Water Department. The Mechanic Falls Extension to the high school also has the ability to be extended into the Poland Corner area and beyond, should the need arise. The Auburn Water District has recently extended its West Hardscrabble Rd. water main into Poland to provide service to the Brookdale Village Mobile Home Park. This main can also be extended further into Poland via the Hardscrabble Rd. if the need warrants. In the process, the Auburn Water District is extending public water service to the Poland Spring Bottling Co Plant via Lewiston Junction Rd, Empire Rd., and Rt. 122 (Spring Water Rd.).

During 2003 the Town developed a new gravel packed well located on town property and installed a local distribution system to replace inadequate water supplies at the Town Office and Town Hall, Town Garage, and Fire and Rescue Building. The new well also serves the School Union 29 Office Building. The Town's system is registered with the Department of Human Services as a small non-community water system with its own public water supply identification number.

There are a number of private water systems throughout the town, including one serving a subdivision, and four serving various mobile home parks located in Poland. The Poland Spring Hotel complex is served by an on-site distribution system supplied from one of the boreholes developed for the Poland Spring Bottling Co. Poland Community School has its own water system. Most private residences throughout the community rely on individual wells for their domestic water needs.

While minor problems with individual water supplies may exist, there do not appear to be problems with water quality. There do not appear to be any significant threats to the Town's water resources, other than the 16 underground petroleum tanks registered with the Department of Environmental Protection.

SEWAGE TREATMENT

The Town of Poland has no town-wide public sewage collection and disposal system. However, public sewer service was extended to the Poland Spring Bottling Co Plant with a sewer extension from the Auburn Sewerage District via the Lewiston Junction and Empire Roads. The sewer main also serves Range Pond State Park as well as several private residences along the route of the pipe.

The majority of individual properties in Poland use septic tanks and disposal beds. Currently, a plumbing permit is required for any construction involving the generation of sewage. The medium intensity soil survey report prepared by the U.S. Soil Conservation Service shows that 80 to 90 percent of the soils in Poland may be suitable for on-site sewage disposal systems.

Poland does not have an in-town site for the disposal of wastes pumped from septic tanks. The town relies upon the Lewiston-Auburn Water Pollution Control Authority (LAWPCA), which allows private haulers to take wastes to the LAWPCA treatment plant in Lewiston. The Town maintains an agreement with the facility to accept waste from Poland at homeowner expense. However, the service is not guaranteed and, could be limited or terminated due to plant operational needs or capacity constraints.

Disposal system failures are a concern at Middle Range and Tripp Ponds where the soils are often poor and many of the lots are small. There have been several instances where the owners of the property on which disposal systems have failed have had to purchase additional land for the installation of a new system.

The lack of a public sewer system in Poland may limit the extent to which commercial and industrial development can occur in the future. Areas that could reasonably be served by a public sewer system by extending the current Poland Spring sewer line from the end of pipe at the intersection of Spring Water Rd. and Cimino Way include the Middle Range Pond / Birch Drive areas, and the Poland Spring Hotel Complex. It may be possible to serve Tripp Lake and Poland Corner areas of Poland with public sewer service by constructing an extension from the existing Poland Spring sewer along the Plains Road. The East Poland and Hardscrabble Road areas could be served by extending a sewer line along the Hardscrabble Road from an existing sewer main on the Lewiston Junction Rd. in Auburn. There is a need to further explore the feasibility of providing public sewer service to one or more of these areas.

SOLID WASTE

Solid waste disposal is a problem facing all Maine communities. Traditionally, most town's maintained their own dumps or sent trash to landfills, but in the 1970's, the legislature enacted legislation requiring phasing out open burning dumps and landfills that contaminate ground water. The Department of Environmental Protection, which regulates solid waste disposal, forced the closure of Poland's dump and landfill in 1979.

The Town has operated a transfer station on a portion of the original 17-acre site of the dump and landfill located on Tripp Lake Road since 1979. The Town bought an adjoining 50-acre parcel in 1994, increasing the size of the transfer station parcel to 67 acres. The land acquisition permitted the expansion of the transfer station, and provided space for a bulky waste handling area. Facilities were further improved by constructing a recyclables storage building and by adding additional roll off container pads and retaining walls to facilitate recycling in 1995.

- Poland's recycling rate is currently in the mid 30% range, and is currently trending up. The upward trend in recycling is influenced by the amount of commercial waste recycling accomplished by Poland Spring Bottling Co.

- Current waste generation trends indicate the Town is generating approximately 3900 tons of Municipal Solid Waste (MSW) per year, increasing at approximately 100 tons per year due to population growth. Total waste generation and through put for the town, including recyclable materials, is 6400 tons per year and appears to be increasing at a rate of 100 – 150 tons per year.

- Town's Solid Waste Current Operations Budgets, exclusive of capital outlay items, required to support the current levels of waste disposal activity and through put are in the $233,000.00 to $235,000.00 range. The increasing financial pressure on the budget is a result of increased materials handling and disposal costs as a result of increased volume of material.

Poland is part of a 12-town consortium called the Mid Maine Waste Action Corporation (MMWAC), formed in 1990 to replace the former Auburn Energy Recovery Plant, which ceased operations in January 1990. The facility was dismantled and replaced with a state of the art waste to energy facility to meet the region's waste disposal needs. The member MSW tipping fee at Auburn is currently $29.00/ton. This fee represents a substantial decrease in tipping fees from January 1990 when it was $75.00/ton.

The transfer station consists of three basic areas:

1. Trash disposal area. Household trash is deposited in one of two compactors with a roll-off box attached. When the boxes are full, the waste is transported to the Mid-Maine Waste Action Corporation (MMWAC) waste-to-energy plant in Auburn. Over half of the household trash generated in Town finds its way into the Town's transfer station. The other half is taken directly to Auburn by one of several private haulers that have been licensed by the Town to dispose of waste on the Town's account at MMWAC. Poland Spring Bottling Company also takes its non-recyclable waste directly to MMWAC Auburn. The Town pays the tipping fee of $29.00/ton for all household trash generated in Poland taken to MMWAC, but does not pay for trash collection services provided by private haulers to Poland residents or for commercial waste.

2. Recycling area. The Town operates a recycling area for metals, glass, plastics, tin cans, newspapers, and cardboard. The recycling area also includes a composting area for garden and yard waste. Most of the resulting compost is used for erosion control purposes on public works projects.

    - The Town transports recyclable metals by roll off container to Maine Metals in Auburn for disposal and further processing and marketing. The Town is paid the prevailing price for metals delivered.

    - The Town transports loose unprocessed newspaper, cardboard, and plastic to the City of Lewiston Recycling Center for processing and marketing. The Town pays the city a processing fee for the material delivered, but is paid a percentage of revenues generated from the sale of recycled materials. The program currently has a positive cash flow and covers the associated costs.

3. Waste wood disposal area. The Town also operates an area for the disposal of demolition debris and waste wood. The Town has made the transition from waste wood disposal by burning to disposal by grinding and the sale of the resulting wood chips as biomass and industrial boiler fuel. The cost of disposing of contaminated post burn ash exceeded the cost of processing and disposing of the ground wood.

VEHICLES: In 2006 received the Public Works Roll-off truck and loader for use at the transfer station.

PUBLIC SAFETY AND EMERGENCY COMMUNICATIONS

The Town contracts for dispatching services from the Androscoggin County Sheriff Department which serves as a public safety answering point for E 911 calls in Androscoggin County. All 911 calls for service are answered and dispatched from the Androscoggin County Sheriff's Office Communications Center in Auburn. The Town's call and emergency personnel are issued portable radios and pagers to maintain communications.

POLICE PROTECTION

The Town of Poland relies on the Androscoggin County Sheriff's Department to provide police protection. The Town contracts for 16 hours a day 7 days a week for police patrols in the Town of Poland. This is accomplished by 2 full time Deputy Sheriff's, one working days and the other working nights 5 days a week. Weekend shifts are covered by overtime and Reserve Deputy Sheriff's. The remaining 8 hours of coverage day is picked up by the County Patrol, which is in the early morning hours. The Deputies work out of the Police Sub-Station, which is located in the Town complex next to the Town Hall.

The Poland High School contracts for one Deputy Sheriff to work in the School as a School Resource Officer. This Deputy works 5 days a week at the High School.

The Town of Poland also contracts with the Androscoggin County Sheriff's Department for dispatch services for the Fire and Rescue Department. Citizens of Poland can call 911 for all emergencies and Police calls and it will be answered by the Androscoggin County Sheriff's Department Public Safety Communications Center and they will dispatch Police, Fire and Rescue to the appropriate location. When a citizen calls the 911 Center the Dispatcher receives the address of the caller on a screen and will respond a Deputy to that location. Fire and Rescue will be also dispatched to the location if it is a fire or medical emergency.

The Town of Poland has contracted with the Androscoggin County Sheriff's Department for police services for over 23 years. As partners we have been able to keep the cost of police services at a reasonable rate compared to other towns.

The Town of Poland will have to start to look at expanding police services to 24 hours a day from 16 hours a day. This is due to the increase in population and the new homes being built in this community. The Town Police Contract has remained the same since 1989 except for the addition of the School Resource Officer in 1999.

The Town is served by a combined Fire and Rescue Department. The Department consists of four full time personnel, plus paid call personnel. The full time Fire and Rescue Chief is appointed by the Selectmen and serves the Town as a Department Head. Assistant and Deputy Chiefs are appointed by the Chief from the call personnel and receive stipends for their additional responsibility. The Department's paid daytime in-station staff includes the following. A full time Captain/firefighter provides coverage Monday through Friday form 0800 until 1600 hours. A Paramedic position provides daytime coverage seven days a week from 0600 until 1800 hours. One full time paramedic and several per diem paramedics covering several days a week currently fill the daytime shift. All other shifts are by on call and volunteer staff. We currently have 33 members providing service with Poland Fire Rescue. Many of the members are crossed trained and serve with both sides of the service.

The Town has one Fire Rescue building located at 33 Poland Corner Road. This building was opened in 1989 with four bays for Fire apparatus and three bays for Emergency Medical equipment.

POLAND FIRE RESCUE EQUIPMENT

Squad 1 Ambulance (ALS)	1994	Ford/PL Custom	Transport
Squad 2 Ambulance (ALS)	1999	Ford/PL Custom	Transport
Engine 2 gpm & 1000 gal. Tank)	2003	International/Pierce	Pumper (1000
Engine 3 gpm & 1000 gal. Tank)	1997	International/Pierce	Pumper (1000
Engine 6 gpm & 1800 gal. Tank)	1983	Ford/Murphy	Tanker (1000
Tank 4 gpm & 1200 gal. Tank)	1962	Military/Forestry	Tanker (350
Utility 1 (service vehicle)	2005	GMC 3500	4 x 4 Pickup

While all current apparatus is well maintained and in good shape for its age, some vehicles are coming due for replacement and others are long over due. We have recently purchased a Heavy Rescue truck (2007) that will replace our recently sold ladder truck as well as Utility 2. This vehicle will be serving not only Poland but is eagerly being supported by many of the surrounding localities because of some of its unique capabilities. Both tankers are in serious need of replacement due to their age and design. Engine 6 is already on the schedule for replacement and we are looking for ways to fund replacement on the second tanker as soon as possible.

The existing station is adequate at this time but will not be usable for 24-hour station coverage without serious upgrades or additions. We are currently looking at a steady increase in call volumes with both Fire and Rescue and declining numbers of part time staffers. This may dictate the need for both additional full time personnel and around the clock coverage. Considerations are being given to improvements in all of these areas at this time.

PUBLIC WORKS DEPARTMENT

The Town's Public Works Department currently consists of 9 employees including a working department head, two mechanics, and six driver/equipment operators. The Department is currently responsible for all maintenance of 54 miles of publicly maintained local roads The Department also has responsibility for maintenance of 40 town owned vehicles including school department vehicles and school buses. The Department assumed responsibility for maintaining the Town's school bus fleet on July 1, 2004. The Department also provides direct support to the Transfer Station as well as other municipal departments as needed.

During the winter the Department maintains approximately 70 centerline miles of public roads including 54.5 miles of Town roads and 15.5 of State local collector roads. The Town's winter maintenance responsibility is divided into five primary and one auxiliary plow route using six plow/sander units. Each route is 10 to 14 centerline miles in length. Typical route cycle times for average storms vary from 2 ½ to 3 ½ hours, depending on storm conditions.

The Department is also responsible for plowing and sanding parking lots and interior roadways at the Transfer Station, Town Office, Library, Poland Community School, Poland Regional High School, the Fire & Rescue Building, and the School Bus parking area. The two pickup trucks plus other equipment as needed are normally used for the two building and parking lot routes.
The Town last increased its winter road maintenance and snow removal capacity in 2000 with the addition of an all wheel drive 1 ½ ton truck equipped with plow, wing, and sander to the Town's fleet. The Department is currently working at close to full capacity to meet existing winter road maintenance obligations during most major winter storm events given current manpower and equipment resources available. Future requests for acceptance of additional roads as Town maintained roads will have to be analyzed to determine whether or not the Town will have the resources to meet the maintenance obligation if additional road maintenance responsibility is accepted by the Town's legislative body.

The Town maintains a consolidated equipment reserve fund and replacement schedule for providing timely replacements and funding for necessary replacements in the vehicle fleet. Heavy Trucks are replaced on a 15-year replacement cycle. Light Trucks are replaced on a 10-12 year replacement cycle. Heavy Equipment (loaders, bulldozer, backhoe, grader) is replaced on a 15-20 year replacement cycle.

PUBLIC WORKS DEPARTMENT EQUIPMENT

5 Dump Trucks with plows and sanders
1 Grader
1 Backhoe
2 Loaders
1 Equipment Trailer
2 Pickup Trucks with Plows
1 ½-ton Truck with Plow and Sander (2007)
1 Screening Plant
1 Street Sweeper
1 Logging Truck with Hydraulic Log Loader
1 Utility #1 1969 Chevrolet C/50 for servicing

MUNICIPAL BUILDINGS

1. Town Hall. The Town Hall, located at 1223 Maine St., was built in 1927-1928. It is used for town meetings, and serves as the Town's Polling Place for elections, and other municipal functions. The building also houses the Town's Recreation Department. It is also used for other community-based functions. The last major improvements to the building were accomplished in 1989. The scope of work included refurbishing restrooms and installing a stair climber type accessibility lift. The current lift has reached the limits of its useful life and is in need of replacement.

2. Town Office. In 1989, the Town completed construction of a new Town Office at 1231 Maine St. to replace an undersized and outmoded facility. The current town office was renovated and expanded in late 2003 to deal with additional space needs and work space modifications required due to changing technology and growth. The building contains a main office/reception area for the Town Clerk, Collection Clerk, and Administrative Assistant, a conference room, and individual offices for the Town Manager, Code Enforcement Officer, Building and Planning Department Secretary, Assessor's Secretary, and Finance Director.

3. The 2003 renovation addressed immediate needs improvements only, and included extensive remodeling of the clerks office, service counter, and lobby area to accommodate changing needs and increased demands for public services. Space was also reallocated between the Building and Assessing Departments to reflect immediate space needs. However, the project did not make any improvements anticipating future needs.

4. Old Town Office. The Old Town Office Building located 1219 Maine Street was originally constructed prior to the turn of the century. In 1960 a 1-room addition was constructed on the rear of the building. The building housed the Town Clerk, Collection Clerk, Bookkeeper, and Town Manager until October of 1989. The building is currently used as a substation for Poland's contracted law enforcement personnel.

5. Old School House. The Old School House is the only one room school remaining in Town ownership. It was relocated from its original site on the White Oak Hill Rd. to the Municipal Center Lot where it was placed on a foundation containing two vaults for archival records storage. A mechanical space addition was added to the rear of the school to permit the school to be a functional building. The main schoolroom has been rehabilitated to reflect the building's use from the 1860's to 1954, at which time Poland Community School opened as the Town's Elementary School. The building is used for small group meeting space. The Poland Historical Society also uses the Old School House.

6. Old Fire Station. The old fire station was originally built with volunteer labor and donated funds in 1958 – 59 by members of the Town's recently formed volunteer fire department. The building was used as the Town's fire station until 1989. The building is currently used for storage purposes.

7. Town Garage. The Town garage, located at 30 Poland Corner Rd., occupies the original site of the Town Stable. The site has been expanded over the years through acquisitions of additional land and expanded facilities. The current Town Garage was constructed in 1974 on the same site as an earlier garage that burned in 1973. In 1996 a "people space" addition was constructed to provide necessary office space, storage, and a break room to allow departmental personnel and administrative functions to be conducted in a place other than in a vehicle repair bay.

In 2003 the Town authorized a major expansion of facilities and a complete reconstruction of the site to install storm water best management practices and controls on the site to help protect the Town's groundwater resource, as well as meet the requirements of the Town's DEP Site Location Permit and US EPA storm water regulations.

The scope of work included the following.

- Construction of an enclosed sand and salt storage building with storage wings to store the Town's winter sand and salt supplies out of the weather, and to provide shelter for the Town's equipment Construction of a 3 bay addition to the garage to include two repair bays and a wash bay with a wastewater collection system and holding tank.

- Construction of a new fueling island with entirely above ground fuel storage tanks and piping, including a spill protection system and holding tank, to replace the 1989 fuel island. The 1989 project included the removal of 6 underground petroleum tanks at the Town Garage site and replacing them with two above ground tanks located in a covered concrete storage vault.

- Closure and grading of the Town's worked out Poland Corner Gravel Pit and conversion of the site to provide a base of operations for the Town's school bus fleet and provide facilities for the Transportation Director. The scope of work on the transportation building was subsequently expanded substantially to include space for the School Union 29 Office.

8. Fire/Rescue Building. The Town's Fire Rescue building was constructed in 1989 at 33 Poland Corner Road to replace two inadequate buildings then housing the fire and rescue departments. It includes 7 vehicle bays, office space and a training room. As the Town grows, so do the responsibilities of the Fire/Rescue Departments. There are not adequate quarters for manning the station 24/7; upgrades will be needed if the Town goes to 24/7 coverage.

9. Old Rescue Station. The Town's Old Rescue Station located at 5 White Oak Hill Rd. was originally acquired through delinquent taxes, and was used to house the Town's Rescue Department and ambulance operation prior to the construction of the current fire and rescue department building. The Poland Gun Club is currently using the building.

RECREATION DEPARTMENT

A Recreation Department was established October 1, 2003. Our mission is "To provide community members the opportunity to participate in physical, social, and leisure activities that will enhance their well-being through recreation." Our vision is "We strive to provide quality recreation programs that serve Poland residents through the collaborative efforts of volunteers and staff that will enhance the quality of life for all."

Administration – The Recreation Department operates with one full-time Director and one part-time Coordinator. The programs are managed by paid directors/instructors/staff or volunteers depending on needs and resources available. The majority of programs are open to the general public, while some are designated for Poland residents only due to space limitations or specific program resource issues.

The Department is responsible for:

- Recreation programs for youth, teenagers, adults and senior citizens;
- Making programs available for people with disabilities;

- Maintenance of town operated fields and other recreational spaces;
- Program promotion; Local newspapers, website, access channel, school flier distribution, bulletin boards and signage.
- Scheduling facilities;
- Providing administrative support to Sports Directors and volunteers;
- Providing administrative support for Recreation Advisory Board-makes recommendations to the Recreation Department and assists with new and ongoing programs or projects;
- Attending Department head meetings; Communicating needs/plans and progressively working towards common goals.

PROGRAMS

Youth Programs

Babe Ruth baseball:	(ages 13-15) Tri County Babe Ruth league; May-June
Baseball:	(Ages 7-12) Andy Valley Cal Ripken League April-June
Basketball:	(Grades 3-8, tri-town league) December-February
Baton Twirling:	(Grades PreK-6, tri-town) Including several competitions and recitals. September-May
Cheering:	(Grades prek-8, tri-town) December-March
Cheer Camp:	Send youth to St. Dom's and NCA Cheer Camp; Week camp in July
Chipman Farms:	(Poland residents only) Day of Halloween activities. October
Cross Country Ski lessons:	(Grades 1-6, Poland residents)
Football:	(Grades 5-8, tri-town) August-October
K-2 Multi-Sport:	(Grades K-2, tri-town) Variety of sports; December-February
Indoor Soccer:	(Grades 3-6, tri-town) March
Lost Valley Ski/snow boarding trips:	Tuesday night 6-week session.
MLS Soccer camp:	(Ages 2-14) Week camp in July
Radkids:	Self-defense class for children run privately;
Soccer:	(ages 3 & 4 instructional, Grades K-6 games, tri-town league) August-October
Tee Ball:	(Grades K-2, tri-town)
Tumbling:	(Grades K-6, Poland residents only because of class size limitations) October-November
Shawnee Peak Ski/snow boarding trips:	We do this with Mechanic Falls Rec. Friday night 6-week session.
Softball:	(Ages 7-15) Oxford County League; May-July
Summer Recreation:	9-week, 11 hours/day summer camp, 16 field trips, daily activities; June-August
Summer Sports Camp/Basketball	
Swim lessons:	(Ages 3-12, Poland residents); July-August

Teen Programs

Jewelry making Class:	Earring-October/November, Necklace- March/April
Teen Adventure:	Field trips- (Grades 7, 8 & 9); June-August
Teen Fright Night:	(Grades 7 & 8) Over night of ghostly activities, food, movies and fun! October

Adult Programs

Basketball:	Open gym, coed. January-March
Biggest Loser:	Exercise and possible weight loss program; Sessions throughout the year
Jewelry Making Class:	Earring-October/November, Necklace- March/April
Oil Painting:	Run privately by local artist; January-February
Softball:	We find partial sponsors for recreation teams to play in Oxford County League. May-August

Volleyball:	Open gym, coed. October-March
Yoga:	(Certified Kripalu Yoga, Gentle) Run privately by local instructor, rents space out of Town Hall. Fall and Spring Sessions
Walk/jog:	Poland Community School open in the mornings November-March

Family Programs

Community Fair:	Held on Home coming weekend. September or October
Halloween Extravaganza:	Games for prizes and haunted castle. October
Ice rink:	For hockey and family skating during specific posted hours. December-March
Tree Lighting:	Sing holiday songs, magically light the tree and visit with the Clause's. December
Special Olympics Unified Sports:	(ages 8 & up) 8-week basketball, 3 on 3, for people with and without disabilities; April-May

PROJECTS

Development of non-motorized trails: We will be promoting trail building and working with snow travelers club to create a non-motorized trail system in Poland. This will be an ongoing project for years to come.

Renovation of Nadeau baseball field: Land has been surveyed and engineered. Plans to renovate ball field in 2008 and have operational by spring of 2009.

Skate Park: A site has been identified in Mechanic Falls to house a skate park for the surrounding communities. Our Department is assisting in the establishment of a skate club and managing the finances as funds are raised.

Possible programs and projects in the future:

Bingo: Waiting for Town Hall Ramp to be completed, PRHS boosters ready to run bingo at that point.

Side line cheer program: To go with our football program in 2007; August-October
Senior programming: We will be meeting with small groups to find out what people would like us to provide for services in the 50 & over demographic. It is our hope that once the town hall is fully functional and if it is decided that the building is to go back to being a community building, that we will have senior programs housed in the facility.

WORKING WITH OTHER TOWNS

The concept of a tri-town recreation department (Poland, Minot & Mechanic Falls) was proposed in 2006. As of 2007, Minot and Mechanic Falls are not ready to commit financially to support a tri-town department, which has required us to charge non-resident fees in FYE 2008. We will continue to offer the majority of our programs to non-residents as long as we can manage our resources

OFFICE HOURS

Monday - 9am-7pm
Tuesday-Friday - 9am-4pm

SPECIAL NEEDS SERVICES

We now offer a serviced called TRAC (Transition into Recreation Activities in the Community-based on the TRAC Service provided thru Denver Parks and Recreation Special Needs Program) This service is provided free to anyone interested in participating in recreational programs operated by our department. A recreational assessment will be conducted by a Certified Therapeutic Recreation Specialist to help those with special needs that might need accommodations or support in order to fully participate.

Note: Poland has a variety of great local resources that are currently used for recreation.

TOWN OWNED- RECREATION RESOURCES

Ice rink: The 50' x 100' ice rink is set up as a temporary structure each winter. We are looking into the possibility of finding a permanent location that we could build a slab and roof. A permanent structure would allow the space to be used year round for a variety of activities.

Nadeau Field: Nadeau field on Hardscrabble Rd. was donated to the town in the 1990's.

Old Railroad bed: The town owns the portion of the old railroad bed, which runs from Poland corner Road to border of Mechanic Falls. This will be one of the marked non-motorized trails.

Poland Town Beach: The Poland Town Beach, which consists of 8.5 acres on Lower Range Pond, was purchased by the Town in the 1960's. The beach is about 1,000 feet long. The Auburn YMCA has contracted with Poland on a continuing basis for the use of this beach.

Tripp Lake Beach (also known as Notis Beach): This beach, which is located on a 1-acre site on route 11, was purchased by the Town in 1975. The beach is available to Poland residents and accompanied guests.

Town Forests: The town owns approximately 150 acres of town forests. There is still great potential for the town forest to be utilized for passive recreational use. Currently, some of the forest encompasses the snow mobile trails.

Tripp Lake right of way: The town owns a right-of-way, consisting of .1 acres, which is used as a boat launch on Tripp Lake. (No parking facilities and access is poor)

Worthley Pond right of way: The town also has a right-of-way on Worthley Pond, which is used as a boat launch. (Road access is poor-dirt road.

OTHER RECREATIONAL RESOURCES

Lakes & Ponds: Poland also boasts several lakes and ponds that provide wonderful fishing opportunities as well as watercraft usage.

Mechanic Falls-Poland Adult & Community Education: Provides a wide variety of recreational opportunities for adults in the local community.

Poland Community School: The school is located on approximately 13 acres on route 26. Recreational facilities include 1 playground, 1 ball field/soccer field, 1 outdoor basketball court, 1 open space area, an indoor gymnasium and multi-purpose room.

Poland Regional High School: Recreational groups rely heavily on the use of school ball fields and outdoor track at Poland Regional High School. We are able to utilize the fields for a variety of sports during each sports season as well as gym space during the winter months. We typically have access to spaces on off school times, such as weeknights, or weekend hours. The school property also has a project adventure ropes course and indoor rock wall that we utilize.

Poland Fire/Rescue: Hosts a Spook Walk each October.

Poland Preservation Park offers 4.1 miles of trails that are used for cross country skiing and snowshoeing in the winter and 3.1 miles of the trails are available for hiking and mountain biking. Currently the trails and ice skating area are free to the public compliments of Poland Spring Bottling Company. Property includes Bottling House & museum and the historic Maine State Building.

Poland Historic Preservation Society: This organization hosts a variety of recreational opportunities year round for the community.

Snow mobile trails: We currently have access to approximately 45 miles of snow mobile trails managed by a local club.

Upper Range Pond Boat Launch: This boat launch, which was purchased by the State in the early 1990's, has been developed to serve the Middle and Upper Range Pond areas. The town continues to police the area.

Range Pond State Park has 740 acres, located on Lower Range Pond, which opened in 1976. The fee-based park consists of a sandy beach, including a newly acquired wheel chair accessible ramp; trails used for hiking and mountain biking in the warmer months and ungroomed trails available for non-motorized use in the winter. The park also has approximately 75 picnic tables, 551 parking spots, a group shelter and group picnic areas that can be reserved, 2 playgrounds as well as several hundred acres of undeveloped land.
The proposal in 1991 to develop 25 acres of Range Pond land into an outdoor recreation facility for the town was voted down due to funding costs. Approximately 375 acres of the State Park property, across from the existing entrance on Empire Road, will be explored for local access multi trail use, with an emphasis on mountain biking.

Private Commercial Facilities-Recreation Resources
Private campgrounds: Include Hemlocks, Macs, and Range Pond campgrounds.
Private Golf Courses: Private golf courses include Fairlawn (18 holes), Summit Spring (9 holes) and Poland Spring (18 holes) and country club.
Gun Club

FUTURE PLANS

Community Center: The Recreation Department will explore the possibility of developing a community center. A community center could include an indoor swimming pool, teen and senior center as well as recreation office facilities. Progression of this concept will depend on available resources and interest driven from the community.

Expanding Recreation Department Management: As we move forward we will continue to look at the possibility of combining Poland, Minot and Mechanic Falls recreation services. Combining services could potentially strengthen community ties with neighboring towns and better existing services.

Improvements to an existing ball field: We plan to make improvements to the Nadeau baseball field, including developing a parking lot, dug outs, field drainage, and resurfacing the existing field. This improvement would allow us to have 2 functional baseball fields. We will also be looking at making improvements to Pine Grove Field on the Brown Road and lower field at PCS.

Trail signage and improvements: We plan to create signage for existing trails to allow better access and improve existing trails for non-motorized use. We have several woodlot areas in Poland that have potential use as trail systems, including a 14.5 acre old railroad bed. Progression of this concept will also depend on available resources and interest driven from the community.

SUMMARY OF RECREATION RESOURCES

The town of Poland has grown significantly in the past 3 decades and most likely will continue to grow at a significant pace. In recognizing the recreation wishes of Poland residents, the Recreation Department will continue to collaborate with local business and landowners to seek out feasible recreational opportunities. One way to assess the needs of residents will be to conduct surveys and also research other communities with similar characteristics and demographics. With the addition of our department and collaborative efforts with local organizations/town departments as well as other towns, we will be able to increase the number of recreation programs. The demand, desire and commitment of the Poland Community will dictate the pace at which we will be able to develop and redevelop land for recreational purpose as well as provide recreational services. Improvement projects and potential for future development will depend on the contributions of landowners and fundraising efforts. Volunteers will continue to be the supportive backbone in our efforts to provide quality programming.

EDUCATION

Poland is a member of School Union 29 with the Towns of Mechanic Falls and Minot. School facilities located in Poland include the Poland Community School where Poland children in grades K through 6 attend. Enrollment is approximately 450. The school was constructed in 1954 with expansions in 60's, 1980 and 2002. In 1999 the new Bruce M. Whittier Middle School and the Poland Regional High School were opened. Prior to the opening of the Poland Regional High School, high school students attended high school in Auburn. The Bruce M. Whittier Middle School which is within the high school building houses approximately 140 Poland students in grades 7 and 8. All high school students in the School Unit attend the Poland Regional High School. Enrollment is approximately 540.

Poland's total public school enrollment has remained stable from 1998 through 2004. This trend is contrary to the statewide trend that saw a reduction of 14,000 students over the same period.

TOWN OF POLAND GRADE SCHOOL ENROLLMENT

	Kindergarten	1st Grade	2nd Grade	3rd Grade	4th Grade	5th Grade	6th Grade	7th Grade	8th Grade	TOTAL
1989	60	89	64	56	64	61	60	49	50	566
1998	51	70	65	63	64	63	71	61	73	581
2004	55	53	59	83	64	67	54	69	77	581

TOWN OF POLAND HIGH SCHOOL ENROLLMENTS

	9th Grade	10th Grade	11th Grade	12th Grade	TOTAL[1]
1989	62	65	51	50	241
1998	78	53	58	44	243
2005	75	62	66	56	259

SECTION 8. TRANSPORTATION

INTRODUCTION

An analysis of the transportation system constitutes a very important component of the planning process. The transportation network and the accessibility it provides is one of the primary determinants of the pattern of development within Poland. The system must provide access to areas outside as well as within. It must tie together the various facilities and uses and must remain efficient and functional to ensure the continued well being of the community.

Poland's transportation policies, such as those which might be incorporated into land use regulations and a capital improvements program, can help assure that future development does not increase traffic congestion or overtax existing roadways. Such policies can seek to assure that the transportation system functions effectively at acceptable levels and that development is encouraged in appropriate areas.

ROAD INVENTORY

In the early 1980's, the Maine Legislature authorized and directed the Department of Transportation (MDOT) to classify all public roads throughout the State. The classification system that was established was based on the principle that the roads, which serve primarily regional or statewide needs, should be the State's responsibility, and roads, which serve primarily local needs, should be a local responsibility. The State's classification system includes the following:

State Highways are usually arterials and are comprised of a system of connected highways throughout the State, which serve arterial, or through traffic. The State is responsible for all construction/reconstruction and maintenance on the 14.04 miles of arterial highway in Poland. The arterials in Poland include Route 26, Route 11, and Route 121.

State Aid Highways are currently classified as minor collectors in the system of State highways, which serve as feeder routes connecting local service roads to the State highway system. The State is responsible for construction, reconstruction and summer maintenance of 15.18 miles of State Aid minor collectors.

Local Roads include all other public roads not included in the State highway or State aid classification system. These roads are maintained entirely by the municipality, and based on the state system, serve primarily as local service roads, which provide access to adjacent land. There are 52.49 miles of roads in this category.

There are a total of nearly 86 miles of publicly maintained roads in the Town of Poland.

There are more than 50 miles of private roads in Poland. Most are less than ½ mile in length and serve areas around the lakes and ponds and manufactured home parks.

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
ABRAMS LANE	*OFF JOHNSON HILL RD*	48			0.67	
AGASSIZ VILLAGE LANE	*OFF JOHNSON HILL ROAD*	6			0.30	0.19
AGGREGATE ROAD	*TOWN GARAGE TO MAINE ST*	39	0.09			
ALEXANDER LANE	*OFF MAPLE LANE*	12			0.05	
AMANDA CIRCLE	*OFF SPRING WATER RD*	2A			0.08	

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
AMVET ROAD	*OFF CLEVE TRIPP RD*	5			0.21	
AMY STREET	*BROOKDALE VIL*	4			0.23	
ANDREW STREET	*BROOKDALE VIL*	4			0.03	
ANN STREET	*BROOKDALE VIL*	4			0.07	
APPLE BLOSSOM DRIVE	*OFF POLAND CRNR RD*	11			0.30	
ARTHUR'S WAY	*OFF LEWISTON JCT. ROAD*	3			0.18	
ASH DRIVE	*CNTRY VIL TRLR PK*	8			0.08	
ASPEN WAY	*OFF WEST CRESTWOOD*	2A			0.06	
AUCTION DRIVE	*OFF PLAINS ROAD*	7			0.11	0.17
AUGUST STREET	*BROOKDALE VIL*	4			0.11	
AUTUMN DRIVE	*OFF CARPENTER ROAD*	1			0.38	
BACKWOOD DRIVE	*OFF EMPIRE RD*	11			0.19	0.58
BAILEY HILL ROAD	*OFF HARRIS HILL ROAD/PLAINS RD*	7,11		2.62		
BAKERSTOWN RD	*FIVE CORNERS TO CASCO T.L.(RT11)*	9,14-32	5.01			
BALLFIELD ROAD	*OFF FRONT AVE-EMPIRE GROVE*	6				0.12
BARK MULCH DRIVE	*OFF HARDSCRABBLE ROAD*				0.50	
BASS COVE LANE	*OFF HEATH ROAD*	18				0.13
BEECHNUT LANE	*OFF AUTUMN DRIVE (CARPENTER ROAD END)*	6			0.04	
BELANGER DRIVE	*OFF EVERETT ROAD*	11		0.30		
BELL LANE	*OFF MEGQUIER HILL RD*	17				0.10
BERRY COURT	*CNTRY VIL TRLR PK*	4			0.05	
BILLFRED WAY	*OFF HARRICK VALLEY RD*	17			0.26	
BIRCH DRIVE	*OFF WESTVIEW DRIVE*	43,44		1.15		
BIRCHWOOD LANE	*OFF MAINE ST. (RT 26)*	1		0.28		
BISHOP ROAD	*OFF SPRING WATER*	2A		0.44	0.11	0.20
BLACK DUCK LANE	*OFF CLEVE TRIPP*	26			0.32	
BLACK ISLAND ROAD	*OFF KOHUT RD - OXFORD*	17			0.57	
BLACKBERRY LANE	*OFF OSPREY COVE LANE*	5				0.05
BLACKCAT MOUNTAIN ROAD	*OFF CASSIE LANE*	5A			0.14	
BLUEBIRD DRIVE	*OFF DEERFIELD*	49			0.15	
BOIS LANE	*OFF CLEVE TRIPP RD*	5			0.09	
BOLDUC LANE	*OFF MEGQUIRE HILL RD*	22			0.38	
BOOT HILL ROAD	*OFF MAPLE VIEW CIRCLE*	14			0.13	
BRAGDON HILL ROAD	*OFF SCHELLENGER RD*	5			0.58	1.50
BROADWAY CIRCLE	*OFF FRONT AVE -'EMPIRE GROVE*	6			0.19	
BROOK DRIVE	*BROOKDALE VIL*	4			0.20	
BROWN ROAD	*OFF MAINE STREET (RT 26)*	15		1.16		
BUNTING LANE	*OFF MEGQUIRE HILL RD*	17				0.57
CAMP FERNWOOD LANE	*OFF MEGQUIRE HILL RD*	17			0.27	0.15

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
CARDINAL LANE	*OFF WALKER POINT RD*	6			0.28	
CARPENTER ROAD	*OFF MAINE STREET (RT 26)*	1		0.71		
CASSIE LANE	*OFF N. RAYMOND RD*	5		0.33		
CEDAR MILLS ROAD	*OFF BELANGER DR*	11		0.15		
CEMETERY ROAD	*POLAND SPR COMPLEX*	6				0.08
CHABOT DRIVE	*OFF MECHANIC FALL RD (was Pearl Place)*	12			0.03	
CHERRY DRIVE	*CNTRY VIL TRLR PK*	4			0.08	
CHESTNUT DRIVE	*CNTRY VIL TRLR PK*	4			0.37	
CHICKADEE LANE	*OFF SCHELLINGER RD*	5,37			0.58	
CIMINO DRIVE	*OFF EMPIRE RD & SPRING WATER RD INTERSECTION*	2		0.11		
CLEVE TRIPP ROAD	*OFF SCHELLINGER ROAD*	5		1.15		
CLIFF LANE	*OFF RUSSELL ROAD*	20				0.13
COBB BROOK LANE	*OFF BAILEY HILL RD*	7		0.11		
COBB ROAD	*OFF PLAINS ROAD*	11		1.25		
COBBLE KNOLL ROAD	*OFF SPRINGWATER (RT .122)*	6		0.19		
COLBATH ROAD	*OFF RANGE HILL ROAD*	5		0.78		
COMPOST LANE	*TRANSFER STATION*	14		0.10		
CONNOR LANE	*OFF MAINE ST (RTE 26)*	6,10			0.80	
COTTAGE WAY	*OFF PRESERVATION WAY*	6			0.19	
COVE VIEW PLACE	*OFF ISLAND COVE LANE*	17			0.07	
CRANBERRY LANE	*OFF AUTUMN DRIVE (CARPENTER ROAD END)*	6			0.04	
DALE STREET	*BROOKDALE VIL*	4			0.06	
DAVIS BROOK DRIVE	*BRROKDALE VIL*	4			0.49	
DEER RUN LANE	*OFF JOHNSON HILL RD (OLD FL 27)*	13			0.14	
DEERFIELD ROAD	*ACCESS FROM N.GLOUCESTER-COLBATH RD*	49			0.92	
DOE LANE	*OFF AUTUMN DRIVE (CARPENTER ROAD END)*	6			0.07	
DOTEN LANE	*OFF EMPIRE ROAD*	42			0.07	
DOWNY LANE	*OFF SPRING WATER RD/RANGE RD*	2		0.09		
DUFF ROAD	*OFF GIRARDIN LANE*	15			0.24	
DUNN ROAD	*OFF EMPIRE RD*	3		1.25		
EAST CRESTWOOD	*OFF SPRING WATER RD*	2A		0.06		
EAST RECORD ROAD	*OFF EMPIRE RD(RECORD RD)*	8		0.31		
EASY STREET	*OFR SCHELLINGER ROAD*	6		0.15		
ECHO COVE LANE	*OFF CLEVE TRIPP RD*	5			0.44	
EDWARDS ROAD	*OFF JOHNSON HILL ROAD*	13		0.25	0.05	
ELM STREET EXTENSION	*OFF POLAND CORNER RD*	11		0.55		
EMPIRE ROAD	*OFF SPRINGWATER ROAD*	7	4.49			

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
	RD					
ESTES WAY	*OFF SUMMIT SPRING RD*	10			0.36	
EVERETT ROAD	*OFF HARRIS HILL ROAD*	11		1.21		
EVERGREEN DRIVE	*POLAND TRLR PARK*	15			0.80	
FELKER ROAD	*OFF BROWN ROAD*	15			0.24	
FERNALD ROAD	*OFF MEGQUIRE HILL RD*	26			0.62	
FIDDLEHEAD LANE	*OFF AUTUMN DRIVE (CARPENTER ROAD END)*	6			0.02	
FIELDSTONE ROAD	*OFF MEGQUIRE HILL RD*	17			0.10	
FIRST AVENUE	*OFF WESTVEW DRIVE*	43			0.09	
FLORENCE LANE	*OFF JOHNSON HILL ROAD*	19			0.30	
FLYNT DRIVE	*OFF POLAND CORNER ROAD*	11			0.15	
FOREST DRIVE	*OFF DAVIS BROOK DRIVE (BROOKDALE II)*	4			0.40	
FOURTH AVENUE	*OFF BIRCH DRIVE*	44				0.03
FOX RUN ROAD	*OFF LANE RD*	8			0.18	
FRANK WAY	*OFF LANE ROAD*	8			0.05	
FRONT AVENUE	*EMPIRE GROVE CMPGND*	6			0.31	0.20
GAGNE LANE	*OFF BAILEY HILL ROAD*	7			0.23	
GARLAND SWAMP ROAD	*OFF BAKERSTOWN RD (RT 11)*	32		0.34		
GARRETTS LANE	*OFF BAKERSTOWN RD ('RT 11)*	32			0.10	
GIRARDIN LANE	*OFF BROWN ROAD*	15		0.38		
GLEN LANE	*OFF CLEVE TRIPP*	5			0.04	
GOSS WAY	*OFF HARRIS HILL ROAD*	11			0.11	
GROVES LANE	*OFF MAINE ST (RTE 26)*	15			0.23	
HACKETT MILLS ROAD	*OFF HARRIS HILL RD*	8,12		1.04		
HALF MOON LANE	*OFF MEGQUIRE HILL RD*	21,22			0.39	
HARDSCRABBLE ROAD	*OFF EMPIRE RD*	4,8		2.24		
HARRIS HILL ROAD	*OFF POLAND CORNER RD*	8,11,12	2.16			
HART'S LANE	*OFF LANE ROAD*	8			0.17	
HASKELL LANE	*OFF BOLDUC LANE*	22			0.06	
HEATH ROAD	*JOHNSON HILL RD TO CASCO T.L*	18,13		0.66		
HEMLOCK LANE	*OFF WESTVIEW DR.*	43				0.12
HERRICK VALLY ROAD	*FROM WINTERBROOK RD TO MEGQUIRE HILLRD*	17		1.79		
HICKORY WAY	*OFF EMPIRE RD*	3			0.08	
HIDEAWAY ROAD	*OFF EVERETT RD*	11		0.18		
HIGH VIEW DRIVE	*OFF MAINE ST(RTE 26)*	1			0.55	
HILL LANE	*OFF N RAYMOND RD*	5				0.08
HILL VALLEY ROAD	*OFF TIGER HILL ROAD*	17			0.34	
HINES ROAD	*OFF MAINE ST. NEAR CARPENTER*	6		0.36		
HOLMES DRIVE	*OFF POND LANE*	26				0.07
HOPE SPRINGS ROAD	*OFF BAILEY HILL ROAD*				0.45	

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
HORSE VIEW LANE	*OFF HART'S LANE*	8			0.05	
HUNT ROAD	*OFF POLAND CORNER ROAD*	11				0.57
ISLAND COVE LANE	*OFF MEGQUIRE HILL RD*	17			0.35	
JACKSON ROAD	*OFF WHITE OAK HILL RD*	10		1.45		
JESSICA WAY	*OFF BAKERSTOWN & NORTH RAYMOND ROADS*	13			0.46	
JOHNSON HILL ROAD	*OFF MEGQUIRE HILL RD*	13,16		3.01		
JORDAN SHORE DRIVE	*OLD RTE 11 BY TRIPP LAKE*	14		1.36		
JULIE STREET	*BROOKDALE VIL*	4			0.17	
KEYSTONE SPRING ROAD	*OFF EMPIRE ROAD*	8			0.11	
KING AVE	*OFF BROADWY CR. EMP GRV*	6			0.08	
KLONDIKE ROAD	*OFF BAKERSTOWN RD(RTE 11)*	33			0.38	
KNOLL ROAD	*OFF JOHNSON HILL RD*	13			0.12	
LAFRINEA LANE	*OFF CARPENTER ROAD*	1			0.23	
LAKE SHORE DRIVE	*OFF MAINE ST. (RT.26)*	6			0.23	
LAKEN LEDGE LANE	*OFF MEGQUIER HILL ROAD*	14			0.28	
LAKEWOOD LANE	*OFF MEGQUIRE HILL RD*	14			0.18	
LANE ROAD	*OFF HACKETT MILLS RD*	8		0.72		
LARCH DRIVE	*OFF FERNALD RD*	26			0.57	
LEGENDRE LANE	*OFF MEGQUIRE HILL RD*	24			0.63	
LENAHANS LANE	*OFF CLEVE TRIPP RD*	5			0.07	
LEVINE ROAD	*OFF HARDSCRABBLE RD*	4			0.12	
LEWISTON JUNCTION ROAD	*OFF EMPIRE ROAD*	3		1.10		
LINDEN LANE	*OFF RANGE HILL ROAD*	5				0.16
LITTLE HILL LANE	*OFF ABRAMS LANE*	27			0.17	
LOON POINT LANE	*OFF ABARAMS LANE*	47,48			0.77	
LUCY'S DRIVE	*OFF JOHNSON HILL RD*	13			0.15	0.71
LUNT LANE	*OFF MEGQUIRE HILL RD*	22			0.39	
MAINE STREET	*FORMERLY RTE 26*	1,6	7.20			
MAPLE LANE	*OFF HARRIS HILL RD*	11,12		0.95		
MAPLEVIEW CIRCLE	*OFF TRIPP LAKE RD*	14			0.28	
MARJORIE LANE	*OFF FERNALD RD*	26			0.19	0.15
MARK STREET	*BROOKDALE VIL*	4			0.08	
MAX PINE LANE	*OFF RANGE HILL ROAD*	5				0.20
McCANN ROAD	*OFF WHITE OAK HILL RD*	10		0.44		0.71
MCINTOSH LANE	*OFF EDWARDS ROAD*	13			0.15	
MECHANIC FALLS ROAD	*FORMERLY RTES 121 & 11*	8,12	1.72			
MEGQUIER HILL ROAD	*OFF BAKERSTOWN RD (RT 11)*	14,17	3.65			
MICHAL'S LANE	*OFF MEGQUIER HILL ROAD*	17			0.28	0.30
MILLER DRIVE	*OFF BROADWY CR - EMP GRV*	6			0.06	
MOOSE TRAIL LANE	*OFF SCHELLINGER RD*	6				0.36

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
MOUNTAIN VIEW DRIVE	*OFF DEERFIELD*	49			0.41	
NASH LANE	*OFF OSPREY COVE LANE, OFF FL 32*	4,5,34				0.11
NORTH RAYMOND ROAD	*OFF BAKERSTOWN RD. (RT 11)*	5,9		3.01		
NORTHERN SPRING DRIVE	*OFF POLAND CRNR RD,FLYNTT TRLR PK*	11			0.37	0.63
NUMBER 5 ROAD	*OFF COLBATH ROAD*	5		0.32	0.11	
NUTHATCH LANE	*OFF SCHELLINGER RD*	46			0.10	
OAK LANE	*OFF KLONDIKE RD*	33				0.06
OAKRIDGE DRIVE	*OFF BIRCHWOOD LANE*	1			0.11	
OLD BLACKCAT MOUNTAIN ROAD	*OFF NORTH RAYMOND RD*	9				1.31
OLD COUNTY ROAD	*OFF HERRICK VALLEY RD*	17			0.20	1.14
OLD PLAINS ROAD	*OFF PLAINS RD*	6		0.52		
OLD TIGER HILL ROAD	*OFF HERRICK VALLEY ROAD*	17				0.95
OLD WOODS ROAD	*OFF FRONT AVE, EMPIRE GRV*	6				0.27
ORCHARD ROAD	*OFF HIDEAWAY RD*	11				0.09
OSPREY COVE LANE	*OFF TUCKER LANE*	5				0.26
OTTER LANE	*OFF NORTH RAYMOND RD.*	34			0.09	
OUTLET ROAD	*OFF MAINE ST*	1		0.24		
PAGE ROAD	*BETWEEN BROWN & MAINE (RTE 26)*	15			0.42	
PARADOX LANE	*OFF HERRICK VALLEY RD*	17			0.22	
PARK AVENUE	*OFF FRONT AVE, EMPIRE GRV.*	15			0.06	
PARSON'S POINT ROAD	*IN CASCO OFF HEATH ROAD*	13				0.23
PARSONS WAY	*OFF FRONT AVE, EMPIRE GRV*	6			0.06	
PARTRIDGE LANE	*OFF BAKERSTOWN RD (RTE 11)*	33			0.10	
PENNEY ROAD	*OFF KLONDIKE RD*	13,14			0.07	
PERKINS ROAD	*OFF SAUNDERS RD*	11		0.06		
PHILIP WAY	*OFF WHALEBACK (DUNN'S GRAVEL PIT)*	10			0.37	
PINE AVENUE	*OFF BROADWAY CIR, EMPIRE GRV*	6			0.02	
PLAINS ROAD	*OFF POLAND CORNER RD*	1,11,6,7		3.11		
PLEASANT VALLEY CIRCLE	*OFF MOUNTAIN VIEW DR.*	49			0.15	
PLUMMER ROAD	*OFF MEGQUIRE, FRMLY E RUSSELL*	25			0.13	
POLAND CORNER ROAD	*OFF MAINE ST (RT26)*	11	2.14			
POLAND PLACE	*BETWEEN BROWN RD & GIRARDIN LANE*	15			0.12	
POLAND SPRING DRIVE	*OFF SPRING WATER RD.& EMPIRE RD*	6			0.66	

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
POND LANE	*OFF MEGQUIRE HILL RD*	26			0.69	
POPLAR DRIVE	*CNTRY VIL TRLR PK*	4			0.15	
POTASH LANE	*OFF RUSSELL RD*	20				0.10
PRESERVATION WAY	*POLAND SPRING COMPLEX*	6			0.62	
PROULX LANE	*OFF MEGQUIRE HILL RD*	22			0.26	
PULSIFER ROAD	*OFF BAILEY HILL RD*	7		0.40	0.24	
QUARRY ROAD	*OFF MAINE STREET*	1		0.25		
RANGE HILL ROAD	*OFF MAINE ST (RT 26)*	1,5		1.77		
RANGE ROAD	*OFF SPRINGWATER ROAD*	2		0.31		
RAYS WAY	*OFF HEATH RD, FRMRLY MAYBERRY*	19				0.24
REDUCE IT DRIVE	*TRANSFER STATION*	14		0.05		
RICKER ROAD	*OFF MAINE ST. (RT 26)*	6		0.30		
ROBBINS WAY	*POLAND SPRING COMPLEX*	6			0.25	
ROBERT'S DRIVE	*OFF POLAND CORNER ROAD*	11			0.28	
ROCKWOOD LANE	*OFF MEGQUIRE HILL RD*	24			0.27	
ROLLY'S CAMP ROAD	*OFF NUMBER 5 RD*	5			0.55	
ROSEWOOD LANE	*OFF N SPRING DR*	11			0.26	
RUSSELL ROAD	*OFF JOHNSON HILL RD*	13,14			0.31	
SANDERSON ROAD	*OFF SAUNDERS RD*	11		0.29		
SANDY LANE	*OFF MECHANIC FALLS RD (RTE 121)*	12			0.20	
SAUNDERS ROAD	*OFF PLAINS RD.*	11		0.64		
SAWYER ROAD	*OFF COBB ROAD*	11		0.20		
SCHELLINGER ROAD	*OFF MAINE STREET (RT 26)*	5		1.93		
SCHWABE LANE	*OFF RANGE HILL RD.*	5				0.30
SECOND AVENUE	*OFF WEST VIEW DRIVE*	43		0.06		
SERENITY COVE LANE	*OFF MEGQUIRE HILL RD*	22			0.25	
SHANNON LANE	*OFF N RAYMOND RD*	5			0.32	
SIMPLICITY WAY	*OFF MAINE STREET*	1			0.48	
SOUTH MAIN STREET	*McFALLS T.L TO 5 CORNERS(RT 11)*	15	0.29			
SPRING WATER ROAD	*FORMERLY RTE 122*	1,2,2A,6	2.53			
SPRUCE DRIVE	*OFF BLACK DUCK*	5			0.30	
STARRY NIGHT DRIVE	*OFF MAINE STREET*	1			0.07	
STATE PARK ROAD	*OFF EMPIRE RD*	6	0.72			
STONES LANE	*OFF MEGQUIRE HILL RD*	14				0.43
STONEWALL DRIVE	*OFF LEWISTON JCT. ROAD*	3			0.30	
STORM COVE LANE	*OFF RUSSELL RD*	20,21			0.25	
STROUT ROAD	*OFF WHITE OAK HILL*	14,10		0.51	0.16	0.19
SUMMIT SPRINGS ROAD	*OFF WHITE OAK HILL RD*	6,10		1.82		
SUNDERLAND ROAD	*OFF HERRICK VALLEY ROAD*	17			0.65	
SUNSET COVE LANE	*OFF MEGQUIRE HILL RD*	14,21			0.49	
TAYLOR BROOK DRIVE	*OFF BAKERSTOWN ROAD*	9			0.06	
TENNIS ROAD	*OFF PRESERVATION WAY*	6				0.30

Town of Poland Road Survey

ROAD NAMES	LOCATION	Prop Map #	Length (miles) State Road	Town Road	Private All Season	Private Seasonal
THIRD AVENUE	*OFF BIRCH DRIVE*	43				0.09
THREE (3 R BLVD)	*TRANSFER STAION*	14		0.08		
TIBBETTS WAY	*OFF BUNTING LANE*	17			0.09	
TIGER HILL ROAD	*OFF HERRICK VALLEY ROAD*	17		1.17		
TIMBER LANE	*OFF MOUNTAIN VIEW*	49			0.17	
TORREY ROAD	*OFF DUNN RD/EMPIRE*	3		1.03		
TRIPP LAKE CAMP ROAD	*OFF HERRICK VALLEY RD*	14,17		0.66		
TRIPP LAKE ROAD	*OFF MAINE STREET (RT26)*	14,15		1.38		
TRUMAN WAY	*OFF SCHELLINGER RD*	5			0.26	
TUCKER LANE	*OFF N RAYMOND RD*	5			0.31	
UPPER RANGE DRIVE	*OFF WATSON ROAD*	26			0.30	
VERRILL ROAD	*OFF SPRING WATER RD (RT 122)*	2A		0.65	0.30	
VILLAGE STREET	*BROOKDALE VIL*	4			0.09	
WALKER POINT ROAD	*OFF SCHELLINGER RD*	37,5			0.39	
WALNUT STREET	*OFF EVERGREEN DR,POLAND TRLR PK*	15			0.30	
WASTE NOT DRIVE	*TRANSFER STATION*	14		0.07		
WATERHOUSE ROAD	*OFF KLONDIKE RD*	33			0.08	
WATSON ROAD	*OFF CLEVE TRIPP RD*	5			0.92	
WEBSTER'S WAY	*OFF BAILEY HILL ROAD*	7			0.17	0.21
WEST CRESTWOOD	*OFF SPRING WATER ROAD (RT 122)*	2A		0.16		
WEST RECORD ROAD	*OFF HARRIS HILL RD (FRMRLY RCRD RD)*	8		0.12		
WEST SHORE DRIVE	*OFF NUTHATCH*	46			0.45	
WESTVIEW DRIVE	*OFF MAINE STREET (RT 26)*	43		0.66		
WHALEBACK DRIVE	*OFF MAINE ST (RTE 26) DUNN'S PIT*	6			0.40	
WHITE OAK HILL ROAD	*OFF MAINE STREET (RT 26)*	10	2.74			
WILD TURKEY WAY	*OFF NORTH RAYMOND ROAD*	9			0.23	
WILLOW LANE	*OFF JOHNSON HILL RD*	19			0.15	
WINDSOR PLACE	*OFF SUNDERLAND RD*	17			0.13	
WOODBERRY LANE	*OFF CHICKADEE LANE*	37				0.16
WOODLAND ROAD	*OFF BIRCH DRIVE*	5			0.38	
WORTHLEY POND LANE	*OFF SPRING WATER RD*	2A				0.18
		Totals percentage	23.2%	37.2%	29.1%	10.5%
		Total miles	32.74	52.49	41.18	14.88
				GRAND TOTAL		**141.29**

Highway Capacities

Maine DOT maintains traffic volume data for several roadways in Poland, and Maine DOT has conducted annual average daily traffic counts for a select number of locations in Poland. The following table presents this information for selected locations: Roads in Poland have the capacity to carry current traffic volumes.

Location	2003	2005
Route 26 Northwest of White Oak Hill Road	8,390	8,820
Route 26/122	7,360	7,280
Route 11/Megquier Hill Road	3,240	3,130
Route 11/121/Hackett Mills Road	9,910	9,560
Route 122 Northeast of Crestwood	4,360	4,410
Lewiston Junction Road east of Empire Road	2,220	2,510
White Oak Hill Road south of Route 26	1,640	1,400

Motor Vehicle Crash Data

Maine DOT maintains records of all reportable crashes involving at least $1,000 damage or personal injury. A report entitled "Maine Accident Report Summary" provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of "Critical Rate Factor" (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as "High Crash Locations" (HCLs).

Based upon information provided by Maine DOT for the period January 1, 2004 to December 31, 2006, there were three HCL in Poland.

MOTOR VEHICLE CRASH SUMMARY DATA – 1/1/04 through 12/31/06

HIGH CRASH LOCATION

Crash Location	**# of Crashes**	**CRF**
Poland/Mechanic Falls Town Line	31	8.06
Route 26/122	18	4.59
Route 26/aggregate Road	8	2.31

Access Management

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

The rules apply to new or modified curb openings (driveways and entrances) on non-urban state and state-aid highways. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance. In addition to Routes 26, 11/121 and 122 the rules apply to Aggregate, Empire, Harris Hill, Megquier Hill Poland Corner and White Oak Hill Roads.

ROAD CONDITIONS

Local road conditions vary from good to poor. The town maintains a five year road improvement program that prioritizes road improvements. Some $215,000 is program annually for paving.

In 2006-07 the southern portion of Route 26 in Poland and into New Gloucester was reconstructed by the Maine Department of Transportation. The Maine DOT 2008-2009 Biennial Capital Work Program includes a project with a cost of $2.6 million to reconstruct a section of Route 26 in the vicinity of Route 122 and Hinds Road. In the MDOT Six-Year Plan 2004-2009 Route 26 from Route 122 to the Poland/Mechanic Town line is identified for reconstruction.

PARKING

There are several areas in Town where parking is a problem, at least on a periodic basis. Problems exist at the library, at the Town beach on Route 11, at the Town Office during Town meetings, and at several convenience stores (the Planning Board now requires adequate parking for new uses that will generate a parking need).

There are no state sponsored Park & Ride facilities in Poland.

RAIL

The St. Lawrence and Atlantic rail line passes through Poland from points south to Canada. In Auburn, it is an intermodal facility allowing for the transfer of containers between trains and trucks.

AIR

The Auburn-Lewiston Municipal Airport is adjacent to Poland. The air port has two runways, one is 5,000 feet in length and the second is 2,750 feet. The 5,000 foot runway is equipped to provide for precision approaches.

SIDEWALKS/BICYCLE LANES

A sidewalk was constructed between the library and Poland Community School in 1993. There are no bicycle lanes in Town; in fact, the only road with shoulders is Route 122.

BRIDGES

The Town of Poland has two local bridges, the Range Pond Bridge, located on Range Hill Road, and the Adams Bridge, located on Lane Road. Both have been recently inspected by the Maine Department of Transportation; the Range Pond Bridge was found to have significant deficiencies. The Town has identified the Range Pond Bridge as a first priority for attention and the Adams Bridge as a second priority under the State's Local Bridge Program. Range Hill Bridge was replaced in 1996.

PUBLIC TRANSIT

Poland receives public transit services from Western Maine Transportation Service, Inc. (WMTS), and Community Concepts Inc. (CCI) Public transit services include demand-response or door-to-door transportation for medical appointments and other contracted services provided by WMTS and CCI. WMTS is the designated regional transit provider for Androscoggin, Franklin and Oxford counties. WMTS receives Federal Transit Administration (FTA) funding to provide rural transit that is allocated by Maine DOT, and FTA urban transit funding that is allocated by ATRC.

SECTION 9. MUNICIPAL FINANCES

INTRODUCTION

In this section of the comprehensive plan, Poland's fiscal capacity will be analyzed. The basis for this analysis lays in the Town's valuation, tax burden, major employers and existing and projected growth and development.

VALUE OF MUNICIPAL TAX BASE

The total 2006 valuation for the Town of Poland was $415,994,825. This valuation represents an increase of $118,572,000 or 40% over the 2000 valuation of $297,422,800. In 2000, the State's valuation of Poland was $253,400,000 and in 2006, its valuation of Poland $563,200,000. The 2006 State valuation exceeds Poland's local valuation by approximately $147,200,000. In 2006 the certified municipal tax ratio was 75%.

In 2006 the valuation of Poland consisted of $196,486,725 in buildings, $128,513,000 in land and $90,995,100 in personal property.

TAX RATES

The tax rate in Poland increased from $19.00 per $1,000 in valuation in 2003 to $21.30 per $1,000 in valuation in 2007. While the tax rate remained fairly consistent for the four year period from 2003 to 2006 a $1.70 increase was seen in 2007. That increase was primarily due to money owed to the Poland Spring Bottling Company.

	Tax Rate per $1,000 in Valuation
2003	19.00
2004	18.75
2005	19.00
2006	19.60
2007	21.30

REVENUES AND EXPENDITURES

The primary revenue sources for fiscal years 2003- 2006 were property taxes and intergovernmental. Other significant revenue sources included charges for services and excise taxes. The total revenues in fiscal year 2006 were $19,074,593. This compares to $4,379,159 in 1989.

Expenditures increased from $15,290,000 in 2003 to $17,909,000 in 2006, or by 17%. This overall increase in expenditures was more than the rate of inflation over the same period. The increased valuation of real property allowed in part for a fairly stable mil rate between 2003 and 2006.

The largest annual expenditure is for education which in 2006 was 61% of the total expenditures. Education cost increased by 17% between 2003 and 2006. Other significant expenditures are debt service, public works, general government and public safety.

REVENUES AND EXPENDITURES

	2003	2004	2005	2006
	19.00 100%	18.75 100%	19.00 85%	19.60 75%
REVENUES				
General Property Taxes	$ 8,175,839.00	$ 8,332,020.00	$ 8,626,539.00	$ 8,952,487.00
Excise Tax	$ 859,763.00	$ 934,620.00	$ 944,863.00	$ 992,913.00
Licenses, permits	$ 62,653.00	$ 123,078.00	$ 26,655.00	$ 90,227.00
Intergovernmental Revenue	$ 4,799,748.00	$ 4,630,738.00	$ 5,113,887.00	$ 6,052,104.00
Charges for services	$ 1,998,054.00	$ 2,420,930.00	$ 2,472,581.00	$ 2,768,070.00
Other	$ 155,449.00	$ 270,228.00	$ 159,124.00	$ 218,792.00
Total Revenues	$ 16,051,506.00	$ 16,711,614.00	$ 17,343,649.00	$ 19,074,593.00
EXPENDITURES				
General Government	$ 498,575.00	$ 520,900.00	$ 500,352.00	$ 564,827.00
Protection/Public safety	$ 754,279.00	$ 746,066.00	$ 806,388.00	$ 866,558.00
Sanitation	$ 198,014.00	$ 227,108.00	$ 218,266.00	$ 235,211.00
Human Services	$ 12,615.00	$ 11,728.00	$ 10,914.00	$ 5,152.00
Recreation	$ 46,718.00	$ 149,484.00	$ 198,524.00	$ 209,692.00
Public Works	$ 692,476.00	$ 687,091.00	$ 647,842.00	$ 780,623.00
Debt & Interest	$ 2,273,614.00	$ 2,459,876.00	$ 2,852,643.00	$ 2,787,586.00
Library	$ 42,426.00	$ 45,000.00	$ 52,000.00	$ 52,000.00
Special Assessments/County Tax	$ 440,401.00	$ 469,016.00	$ 496,439.00	$ 538,450.00
Education	$ 9,315,502.00	$ 9,811,782.00	$ 10,759,686.00	$ 10,898,597.00
Unclassified	$ 9,536.00	$ -	$ 273.00	$ 13,171.00
Special Reserves	$ 440,401.00	$ 440,590.00	$ 185,173.00	$ 450,010.00
Capitol Outlay	$ 565,797.00	$ 385,596.00	$ 341,438.00	$ 507,881.00
Total Expenditures	$ 15,290,354.00	$ 15,954,237.00	$ 17,069,938.00	$ 17,909,758.00

LONG TERM DEBT

As of June 30, 2006 Poland had a total of $19,780,000 in long-term debt. Poland's debt totaled approximately 3.5% of the State's valuation of $563,200,000 in 2006. The State allows a municipality to incur a debt amount of 15% of the State valuation, which means that Poland could legally incur significantly more in long-term debt.

A community's ability to pay the debt service, or yearly programs, as part of the property tax must be considered when incurring long-term debt. In fiscal year 2006, Poland's annual debt service payment was $2,787,586.

CONCLUSION

The Town has had an exemplary record of using long-term financing as a tool to encourage growth and development. The Town's long-term borrowing indicates a strong commitment to improving its public infrastructure. This strategy has helped to maintain a relatively stable tax rate.

The Town has approximately 5% of its State valuation in long-term debt. The Town is in a position to incur more indebtedness, but the taxpayers' ability to pay the increased taxes must be considered. It is usually easier for taxpayers to adjust to a gradual increase in the tax rate.

Beyond long-term indebtedness, the Town has a choice of either finding other sources of revenue or increasing property taxes, to fill the revenue gaps that may occur and to provide the same services that are being offered today in the Town