Comprehensive Plan

Poland, Maine

Draft – August 4, 2021

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INTRODUCTION

The citizens of Poland adopted a Comprehensive Plan in 1991, made minor amendments in 2000, and adopted a revised inventory and analysis section in 2007. In 2021, the Comprehensive Plan Committee again updated the plan. This updated plan presents information on community trends and characteristics over the past 10 years and what is expected to occur over the next 10 years. Public input was sought and used to guide the update of the Comprehensive Plan pursuant to 30-A M.R.S.A. §4324. Due to the COVID pandemic, in person public input was constrained. Still, the Comprehensive Plan Committee sought and obtained public input through two online surveys which had a high response rate, two virtual public input sessions, and, once COVID restrictions had eased, an in person public input session. The data collected during all of these events was used to shape the vision and goals, strategies, and policies sections of the updated plan.

The Comprehensive Plan contains two main components: inventory and analysis, and goals, policies and strategies. These two components have been merged in contrast to the previous plan where they were in two separate and distinct sections. The rationale for this change was to have the data contained in the inventory and analysis section nearby to the goals, policies and strategies so that data and other information could be more easily viewed as a whole.

The Comprehensive Plan assigns responsibility for the various implementation strategies along with a suggested timeline pursuant to 30-A MRSA §4326(3). To more clearly show what goals, policies, and strategies have been completed, they are grouped at the end of those sections under the heading "completed prior plan strategies". It is hoped that showing these completed items will portray progress made to date.

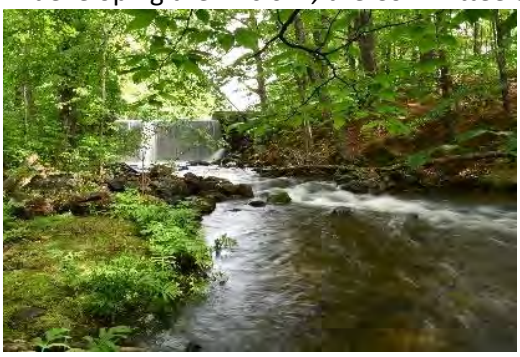
With the requirement to update the Comprehensive Plan only every 10 years, there is a need to revisit the various goals, policies, and strategies to measure progress, ensure items remain on track, and to make interim adjustments as necessary. Accordingly, the Comprehensive Plan Committee will meet at least every five years (sooner if conditions warrant) to review and update items where conditions have changed and to specifically review the degree to which future land use plan strategies have been implemented; percent of municipal growth-related capital investments in growth areas; location and amount of new development in relation to community's designated growth areas and rural areas; and the amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

The Poland Comprehensive Plan Update Committee has thoroughly considered each one of the goals, policies and strategies and assessed their implications during the Comprehensive Plan update. In addition, the Committee relied heavily on what the citizens of Poland told the committee through online surveys, and virtual and in person public input sessions held in the summer and fall of 2020 and spring and summer of 2021. It is the position of the committee that the following presents a realistic direction for Poland over the next 10 years.

VISION STATEMENT

The Comprehensive Plan Committee has updated the Poland Comprehensive Plan. In drafting that update, input was received from residents about what they would like for the future of Poland and the major challenges facing the town. In addition, the Committee conducted thoughtful research and reviewed trends that would influence how Poland could respond moving forward. The Committee did not discard the *"Vision"* developed in the previous plan, but updated it considering new facts and data that help refine the 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 and is the foundation on which the rest of the plan builds upon.

In developing the *"Vision",* the Committee engaged residents to ascertain 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 conducted an online survey that had a high response rate, has met with all Municipal Boards and Committees, briefed them on the Comprehensive Plan update process and obtained their input, held a public meeting on December 9, 2020 via Zoom and held an in person public input session on June 23, 2021.



Water House Brook

Based on the online survey and public visioning sessions, the following are Poland's Vision Statements:

- The small town character of Poland will be maintained through careful stewardship of clean surface and ground water, clean air, forestlands, open spaces, scenic views, attractive and safe residential areas, and development of community gathering places.

- The town will strive to 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 the benefits of living and working in Poland, a Comprehensive Land Use Code that encourages development consistent with town desires, and community events and spirit that make Poland an attractive place to live and work.

- The quality of our lakes and ponds will be a top priority, will support our tourism industry, and add value to our tax base.

- We will endeavor to have a definable "village area" that both locals and passersby stop at to obtain goods and services. They will stop because the "village area" is attractive, is clean and well maintained, is locally orientated (not dominated by national franchises or box stores), and is safe.

- Our major Route, 11, 26, and 122 are attractive and safe, with both business and residential areas.

- We will continue to add sewer and water services in more areas of the community that serve businesses and residents.

- There will be senior friendly housing options to allow Poland's seniors to age in place and remain part of the community.

- Poland will remain a good place to raise a family. Consideration should be given to affordable housing for young families and programs, such as an expanded before and after care program at our schools, that enable working parents to continue to work.

SELECTED COMMENTS FROM THE ONLINE SURVEY

Streamline Permitting Process

Remodel/Expand Library

Downtown Gathering Place/Community Gathering Center

Playground for toddlers/Gym

Public Transport

Bike Trails

Support Agriculture

Industrial Park

Attract businesses – CVS, Walgreens, and Restaurants

24-hour police presence and speed control

More small town events, parades etc.

Senior Housing

Extend water and sewer (some did not want this)

PUBLIC PARTICIPATION SUMMARY

The Comprehensive Plan Committee conducted an online survey that had a high response rate, has met with all Municipal Boards and Committees and briefed them on the Comprehensive Plan update process, held a public meeting on December 9, 2020 via Zoom and held an in person public input session on June 23, 2021.

While the online poll was very successful, there was little public participation in both the Zoom event held on December 9, 2020 and at the in person event held on June 23, 2021. Even so, the Committee had canvassed all Municipal Boards and Committees and received input from each both in their respective areas and regarding the overall plan itself. Additionally, the online survey reached over 150 residents who provided a ranking of features and vision for Poland as well as long answer responses to questions regarding how Poland should look in the future.

The Comprehensive Plan Committee feels that it solicited and received the appropriate input from residents that was used to shape the Comprehensive Plan.

REGIONAL COORDINATION PLAN

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 our lakes, 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.

Surrounding municipalities have adopted land use code standards to manage phosphorus export from the entire watersheds of lakes and ponds to maintain water quality.

The Oxford Dam, also known as the Thompson Lake or Robinson Dam holds the water in Thompson Lake. The dam is wholly owned and located in Oxford. However, should the dam fail, there could be a significant impact to the tax base of all adjoining municipalities and Thompson Lake could suffer serious damage. A joint effort by Select Boards from abutting municipalities to determine the appropriate way forward is ongoing.

Thompson Lake Dam

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.

Surrounding communities that share sand and gravel aquifers have adopted 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.

Poland participates in joint regional economic development efforts through the Lewiston/Auburn, Androscoggin, and Oxford Chambers of Commerce and the Gems of 26. Poland also participates in a tri-town food bank. In addition, Mechanic Falls has been approached to discuss the viability of a joint sewer project that would have significant regional economic benefit.

JOINT MUNICIPAL SERVICES

Regional considerations are taken into account in the delivery of some types of public services. Poland Fire Rescue provides ambulance service to Mechanic Falls for 12 hours a day. Poland Recreation Department provides programs in the tri-town area for all ages. RSU 16 bus maintenance is performed at the Poland Public Works Garage by RSU 16 mechanics. (RSU 16 serves Minot, Mechanic Falls, and Poland). In addition, Poland Fire Rescue is part of a regional mutual aid system that responds to and supports emergencies beyond the capacity of any one municipality. 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, and public transit is critical to Poland and the region. Poland is an active participant in a regional effort to expand passenger rail service to the Lewiston/Auburn area with an eventual expansion of service to Canada. Of particular note, Western Maine Transportation Services, Inc., completed a comprehensive study that demonstrated that expansion of transit throughout Androscoggin, Oxford, and Franklin counties, and Route 26, is important for economic development and that Route 26 is a vital corridor for expanded regional transit services. Poland also sponsors a Park and Ride for regional employees of Bath Iron Works at its municipal complex.

REGIONAL COORDINATION GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
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

SECTION 1: HISTORY AND ARCHAEOLOGICAL RESOURCES

History and Archeological Resources Part 1: Background, Trends, and Analysis

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 falls within the new province's boundary lines and the title issued by Massachusetts was invalidated.

1765 Land was granted by the Massachusetts General Court in 1765 to officers and soldiers who served with Sir William Phips in the 1690 Battle of Quebec. It replaced a 1736 grant made to them called Bakerstown (now Salisbury, New Hampshire) which was ruled invalid in 1741 at the separation of New Hampshire from Massachusetts. The new plantation was also called Bakerstown (after Captain Thomas Baker), and included present-day Poland, Minot, Mechanic Falls and the greater part of Auburn.[4]

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

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.

1794 Jabez Ricker moved his family from Alfred, Maine, to Bakerstown. Jabez had owned land adjacent to the Shaker community in Alfred and when the Shakers pressed him to acquire this land, he relented and made a land swap. Shortly after the Ricker's arrival in Bakerstown, some travelers knocked on the door looking for a place to stay. This began a long tradition of inn keeping at Poland Spring that continues today.

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.

1797 The Wentworth Ricker Inn, later known as the Mansion House, opened.

Wentworth Ricker Inn /Mansion House

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.

1820 Maine becomes a state on March 15.

1845 While the spring on the property had been known for decades, the Rickers began to believe the water had medicinal properties and as the fame of the water grew, they began sharing the water.

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 Industry was attracted to Poland's waterpower sites. When the population was 2,660, it had four sawmills, a gristmill, a tannery, and a carriage factory. The St. Lawrence and Atlantic Railroad passed through the northeastern corner of the town, spurring development and bringing tourists drawn to its scenic ponds and gentle hills.

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.

1876 The Ricker Family opened the Poland Spring House which became a popular attraction for the country's social and political elite. The hotel was eventually comprised of over 350 guest rooms, barber shop, dance and photography studios, pool room, music hall, bowling alley, dining facilities, fire sprinkler system and elevators, and served as the crown jewel of the resort grounds.

Poland Spring House - 1876

1877-80 The Poland Shakers joined with the Shakers in 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.

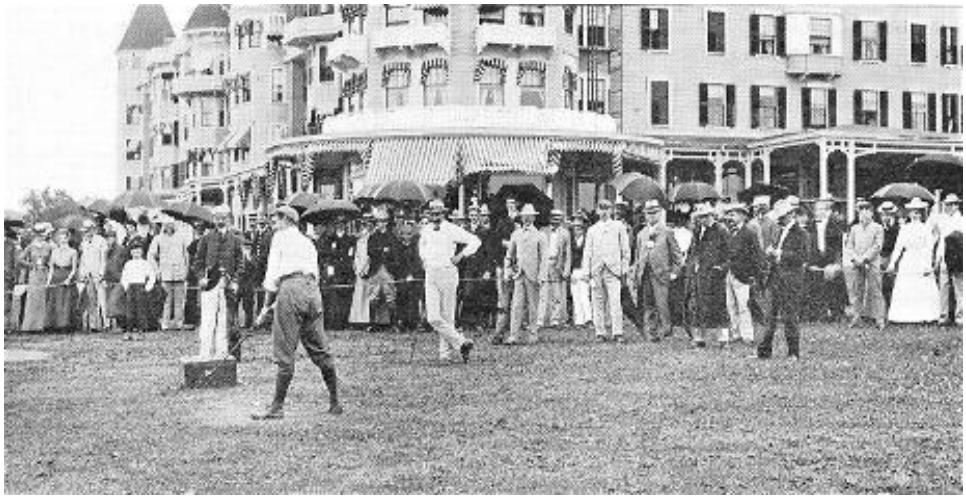
1893 Mechanic Falls became a separate town. The Maine State Building was constructed at the World's Fair in Chicago.

1893-84 The Maine Central Railroad came through Poland.

1894-95 The Maine State Building was transported from Chicago and reconstructed on the Poland Spring Hotel's property. The building, constructed of granite, hardwoods, and slate from Maine, was originally constructed to represent the State at the Colombian Exposition or Chicago World's Fair of 1893. Designed by Lewiston native Charles Sumner Frost, the building was purchased by the Rickers, disassembled, transported to Poland Spring, reassembled and dedicated for use as a library and art gallery for the resort guests. It remains as one of only a handful of buildings left from the almost 200 that were constructed for the grand and historic fair.

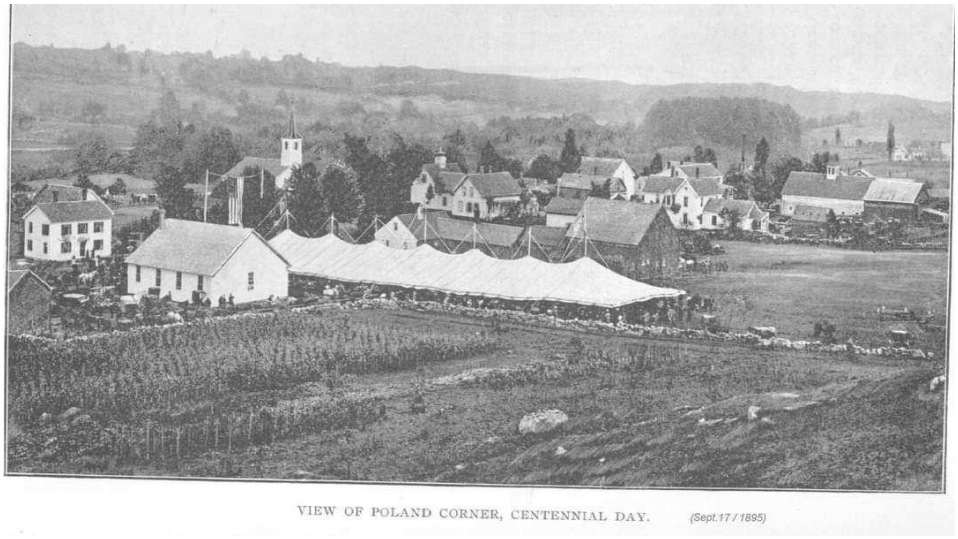
Maine State Building

1895 Poland Spring Hotels opened a nine-hole golf course, one of the first in the state, after commissioning Arthur Fenn, America's first born golf professional and course designer, to construct the course for use by its guests.



Poland Spring Golf Course

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.



VIEW OF POLAND CORNER, CENTENNIAL DAY. (Sept.17/1895)

Poland Centennial Celebration

1900 Amos Knight started work on what was originally called the White Oak Spring and Hotel, eventually to become the Summit Spring Hotel

1904 The Summit Spring Hotel was completed.

Summit Spring Hotel

1905 Knight installed the first elevator in the state and two artesian wells. Knight renamed the hotel "Summit Spring"

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

1912 All Souls Chapel was constructed.


All Souls Chapel

1913 The Ricker Inn open at Poland Spring (renamed in 1981 as the Presidential Inn).

1943 Summit Spring Hotel closes due to WWII.

1944 Summit Spring Hotel was purchased by Edmund and Sol Kaufmann of Washington DC

1949 Following a tragedy in the Kaufmann family, the Kaufmanns sell Summit Spring to the Malamut family.

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.

1962 Saul Feldman purchased the Poland Spring Resort and Water Company.

1962 Article 42 in the Town Report asked the Town of Poland to accept a bequest from the estate of Jane Jeffrey Ricker for the purpose of building and maintaining a library and community house for the town. The town voted to accept the generous gift, and appointed the following building committee: Willard Stone, chairman; Robert Shaw, Irving Groves, Hobert Kilgore, Mrs. Guy Chipman, and Robert Harkins.

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

1963 The Executive Inn (renamed the Maine Inn) opened on top of Ricker hill with all private bathrooms.

1963 Jack Paar lived at Poland Spring Resort, where his television station, WMTW, was headquartered.

1963 Poland and Poland Spring hosted the filming of two episodes of the popular TV show “Route 66”. The site of the Wolf Cove Inn hosted one episode right in the dining room, The Inn operated as a restaurant called “Lobster Land On The Lake” at the time. Poland Spring Hotels hosted the other, where the stars stayed during filming. Joan Crawford, Lon Chaney Jr, Tom Bosley and Patrick O’Neil were guest stars in those episodes. Watch episodes “Come Out, Come Out Wherever You Are” and “Same Picture, Different Frame” to see Poland and the hotels “back in the day.”

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

Range Pond State Park

1966-69 Poland Spring was the site of the largest women's Job Corps training center in the country. With several thousand individuals coming and going, the wear and tear took its toll on the property. The Job Corps left the grounds in 1969.

1966 An addition to Poland Community School was built.

1970 The Maharishi held a TM (Transcendental Meditation) teacher training course at Poland Springs, Maine, with 1,200 participants. The Yogi, as he was known, was the spiritual leader of this movement and was known for his relationship with The Beatles.

1973-74 The Town Highway Department Garage was constructed.

1975 July 3, The Poland Spring House, which was unoccupied, burned.

Poland Spring House Fire

1976 The Poland Spring Preservation Society is formed. Its mission is to protect and preserve the Maine State Building and All Souls Chapel and preserve Poland Spring History.

1977-78 The Town took over Plains Road from the State.

1977 Range Pond State Park was opened for public use.

1978 The Poland Spring Mansion House burned while it was being torn down

1978 A P-3 Orion surveillance aircraft from Brunswick disintegrated over Poland. Debris rained down on Tripp corner, near the intersection of route 11 and Megquire Hill Road, a mile north of Wolf Cove Inn. The crew of the Orion perished in the incident. Locals fared better, with only a few broken windows resulting from the explosion of the fuel tank on impact.

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.

1982 Mel and Cyndi Robbins purchased the Poland Spring Resort.

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.

1989 A new Town Office and a new Fire and Rescue building were constructed and opened.

1990 The 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.

1990 Soviet elementary school children arrived in Poland to spend a month living and going to school at Poland Community School.

1990 A new post office was opened on Route 26 serving the Poland Spring area located one mile south of Poland Corner Post Office. Later in the year, the new Post Office was assigned to all delivery routes in the town; Poland maintaining one zip code being 04274.

1990 The Maine Bottling Company began bottling Garden Spring Water. Garden Spring Water is now a spring source of Poland Spring Water Company.

1990 The Poland Comprehensive Planning Committee began work on updating the Poland Comprehensive Plan.

1990 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 at the Town office. The town computer system is replaced. The interior of Town Hall is repainted. Old town office building leased to Biological Services (Ira Levine). A community electronic bulletin board is activated on the Town's public access TV channel.

1993 Town wide 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 the Transfer Station to permit reorganizing solid waste recycling area.

1995 Poland's 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-911 emergency response system.

1996 Process started for building a middle school and 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 a sidewalk between the Poland Community School and Library.

1997 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.

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-years-old. 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.

2003 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 first 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.

2007 Dunkin Donuts, Subway, and the Family Dollar Store shopping plaza, Poland Crossing, are the first businesses built in the new Downtown Village TIF District.

Poland Crossing

2007 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, the Poland Spring Bottling Building and the Spring House.

2010 In the 2010 census there were 5,376 people, 2,140 households, and 1,581 families living in the town. The population density was 127.3 inhabitants per square mile (49.2/km^2). There were 2,679 housing units at an average density of 63.4 per square mile (24.5/km^2). The racial makeup of the town was 97.4% White, 0.4% African American, 0.3% Native American, 0.4% Asian, 0.2% from other races, and 1.3% from two or more races. Hispanic or Latino were 0.6% of the population.

There were 2,140 households of which 31.5% had children under the age of 18 living with them, 59.6% were married couples living together, 8.9% had a female householder with no husband present, 5.4% had a male householder with no wife present, and 26.1% were non-families. 18.5% of all households were made up of individuals and 6.4% had someone living alone who was 65 years of age or older. The average household size was 2.49 and the average family size was 2.81.

The median age in the town was 43.4 years. 22.2% of residents were under the age of 18; 5.8% were between the ages of 18 and 24; 24.7% were from 25 to 44; 35% were from 45 to 64; and 12.2% were 65 years of age or older. The gender makeup of the town was 50.0% male and 50.0% female.

2013 Poland Spring Resort property including the golf course was listed as a Historic District in the National Register.

2020 Covid – 19 virus causes a pandemic worldwide.

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 includes five major structures of its original resort and hotel complex, the golf course, the Presidential Inn (formerly Riccar Inn), the Maine State Building, the All Souls Chapel, and the Bottling Plant and Spring House, are on the National Register of Historic Places as a part of the Poland Spring Historic District. The chapel, Maine State Building, and former bottling facility and springhouse are listed individually. 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 complex, serving as its library.

Presidential Inn Shortly After Construction - 1913

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.

Other individually listed properties include the Keystone Mineral Spring, Poland Railroad Station, and the Excelsior Grange. There are additional 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.

Excelsior Grange

Based on information obtained from the Maine Historic Preservation Commission, Poland has four prehistoric archaeological sites. One (the Janet Cormier site) was professionally excavated in advance of development at the Morse Brothers bark facility. Three other sites are located on the Little Androscoggin River, Thompson Lake, and near Five Corners. Scattered and limited areas of development have had systematic professional archaeological survey. The Commission reports that the banks of the Little Androscoggin River, and lake shorelines, need professional survey and should be considered sensitive areas for prehistoric sites.

The Commission reports nine historic archaeological sites, and states that future archaeological surveys should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage. Particularly those associated with the earliest Euro-American settlement of the town in the 18th and 19th centuries.

Historic Archaeological Sites		
Site Name	**Site Type**	**Periods of Significance**
North Family of Shakers settlement	settlement, religious	1819-1887
Square House Settlement	settlement, religious	ca. 1813 to 1814
North Family Stable	outbuilding, stable	1819 to 1887
North Family Ox Barn	outbuilding, barn	1819 to 1887
North Family Cow Barn	outbuilding, barn	1819 to 1887
Shaker Great Mill	mill, sawmill	1853 to 1949
Shaker Hired Men's Barn	boardinghouse	ca. 1875 to ?
unidentified cellar	domestic	unknown
Caouette property	farmstead	Late 18th c. through 1950s-60s.

NATIONAL REGISTER LISTINGS

Maine State Building (1974)

All Souls Chapel (1977)

Poland Railroad Station (1980)

Poland Spring Bottling Plant and Springhouse (1984)

Keystone Mineral Spring (2005)

Poland Spring Historic District (2013)

Excelsior Grange No. 5 (2016)

Maine Historic Preservation Commission maintains a website with locations and data on historic properties including historic buildings, structures, sites, districts, and objects. It does not contain information on archaeological sites or contain all the National Register listed or eligible properties in the state. The Cultural & Architectural Resource Management Archive (CARMA) Map Viewer can be accessed at https://www.maine.gov/mhpc/quick-links/carma.

History and Archeological Resources Part 2: Goals, Policies, Action Strategies, Implementation Responsibilities & Status

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 three locations on the National Register of Historic Places and the many shorelands and areas adjacent to early roads may 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 historic buildings and archaeological sites in Town, especially on the shores of Thompson Lake and Tripp Pond.	Historic/Society/ Preservation Society	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.	Planning Board/CEO	Ongoing

SECTION 2. NATURAL RESOURCES

NATURAL RESOURCES PART 1: BACKGROUND, TRENDS, AND ANALYSIS

LAND RESOURCES

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.

View From The Top of Black Cat Mountain

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.	Used mainly for woodland. Also for orchard farms. Large 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. Have serious limitations for septic tanks. 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. Scantic soils can be improved by constructing drainage ditches. Small percentage of Poland's soils.
Buxton-Hartland-Belgrade Association: Deep, medium textured, moderately well drained and well drained, nearly level to moderately steep soils.	These soils are well suited for truck crops and most forage crops. Also used for woodland. Small percentage of Poland's 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 and urban development. Can be irrigated and used for crops. Large percentage of Poland's soils.
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.

Septic design has changed in recent years and some sites that may have been unsuitable in the past could have a septic system constructed using a raised bed system with imported soils. It is also important to note that this data is not detailed and should be used for the purposes of broad planning and development considerations. Field analysis should take place when considering a site for development which will provide greater specificity as to what a certain location can support for development type.

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, and two large bulk mulch plants.

FOREST LANDS

Forest Management is an important part of Poland's economy. There are a number of significant forest areas in the community. Many of these areas are currently protected by the Town's farm and forest zone, which requires a minimum lot size of 5 acres.

Summary of Timber Harvest Information for the town of: Poland

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of active Notifications
1991	136	0	0	136	0	5
1992	152	0	0	152	0	7
1993	421	10	50	481	10	12
1994	253	45	2	300	0	12
1995	383	3	3	389	2	20
1996	912	27	36	975	11	16
1997	274	25	2	301	6	14
1998	395	8	70	473	0	23
1999	512	13	60	585	133	35
2000	273	34	0	297	82	34
2001	249	50	15	314	20	29
2002	162	30	0	192	17	21
2003	118	0	0	118	35	13
2004	426	50	25	501	110	31
2005	478	20	14	512	5	27
2006	902	33	0	935	4	25
2007	639	68	0	707	39	29
2008	475	20	10	505	47	35
2009	415	85	5	505	133	32
2010	677	13	0	690	12	34
2011	441	16	10	467	20	26
2012	328	8	10	346	14	29
2013	341.5	155	0	496.5	2	29
2014	486.9	107	0	593.9	0	33
2015	759	4.5	7	770.5	23	30
2016	482	125	0	607	28	18
2017	300	221	0	521	6	20
2018	296	0	0	296	31	19
Total	11686.4	1170.5	319	13165.9	790	658
Average	417	42	11	470	28	24

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.
Department of Agriculture, Conservation and Forestry - Maine Forest Service

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 2020, there were 4,407.06 acres, or 93 parcels, listed in Tree Growth. In April 2006, there were 3,649 acres, or 72 parcels, listed in Tree Growth. Source: Maine State Valuation 2020.

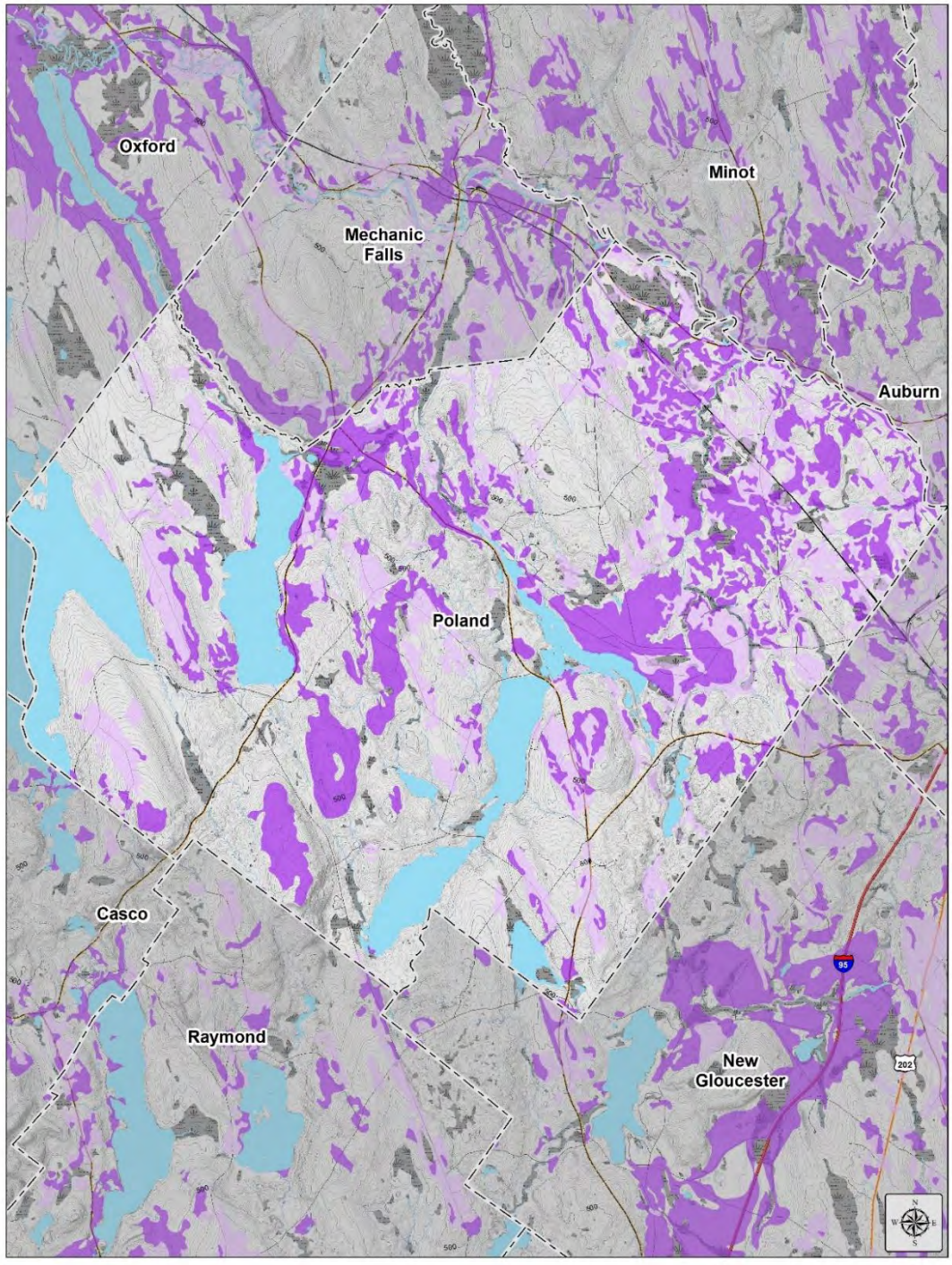
The Town of Poland is actively involved in managing the forestry resources of the Town Farm and a number of Town-owned woodlots. In 1983, the New England Forestry Foundation prepared for the Town a Woodland Examination Report for the Town's woodlots. The Report contained recommendations for timber cutting**.**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

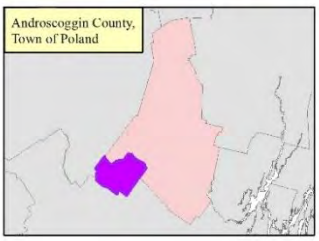
Town Timber Sales, 1996-2020			
Date	Lot	Volume	Gross Sales
October, 1996	Hewey	56,300 Bdft + 55 Cords	$11,387.50
October, 1996	Mingo	120,000 Bdft + 170 Cords	$19,004.00
October, 1997	Town Farm East	41,000 Bdft + 123 Cords	$15,000.00
July, 1999	Transfer Station	49,250 Bdft + 60 Cords	$10,750.00
December, 2002	Town Farm West	115,650 Bdft + 123 Cords	$26,600.00
December, 2007	Mingo Lots	224,500 Bdf + 500 Cords	$48,560.00
August, 2009	Transfer Station	27,500 Bdft + 17 Cords	$6,300.00
November, 2010	Town Forest East	64,000 Bdft + 130 Cords	$18,210.00
March, 2014	Hewey	61,800 Bdft + 123 Cords	$14,249.00
November, 2019	Jackson	41,330 Bdft + 620 Cords	$12,499.00
February, 2020	Mingo	72,805 Bdft + 677 Cords	$18,387.00
February, 2020	Town Forest West	35,625 Bdft + 677 Cords	$6,529.00
Totals		909,760 Bdft + 3,275 Cords	$207,475.50
Prepared By Fred A Huntress Jr., Town Forester			

AGRICULTURE

As of April 2020, there were 19 parcels of land in Poland devoted to agriculture for a total of 347 acres. This is a change from April 2006 where 21 parcels of land in Poland devoted to agriculture for a combined acreage of 328 acres. Of the above values for April 2020, 4 parcels totaling 146 acres were classified as under the Farm and Open Space Tax law as cropland, orchard land or pastureland. An additional 415.5 acres were classified as farm woodlands. This contrasts with April 2006 data showing 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. Source: Maine State Valuation 2020.

Prime farmland and farmland of statewide importance in the state is shown on the map "Agricultural Resources" map below as well as in the Appendix.





Poland
Agricultural Resources

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning
Assistance Program, DACF
April 2020

0 1 2 Miles

Legend

- Municipal border
- Farmland of statewide importance
- Prime farmland
- Waterbody
- Rivers/Streams
- Wetlands

WATER RESOURCES

WETLANDS

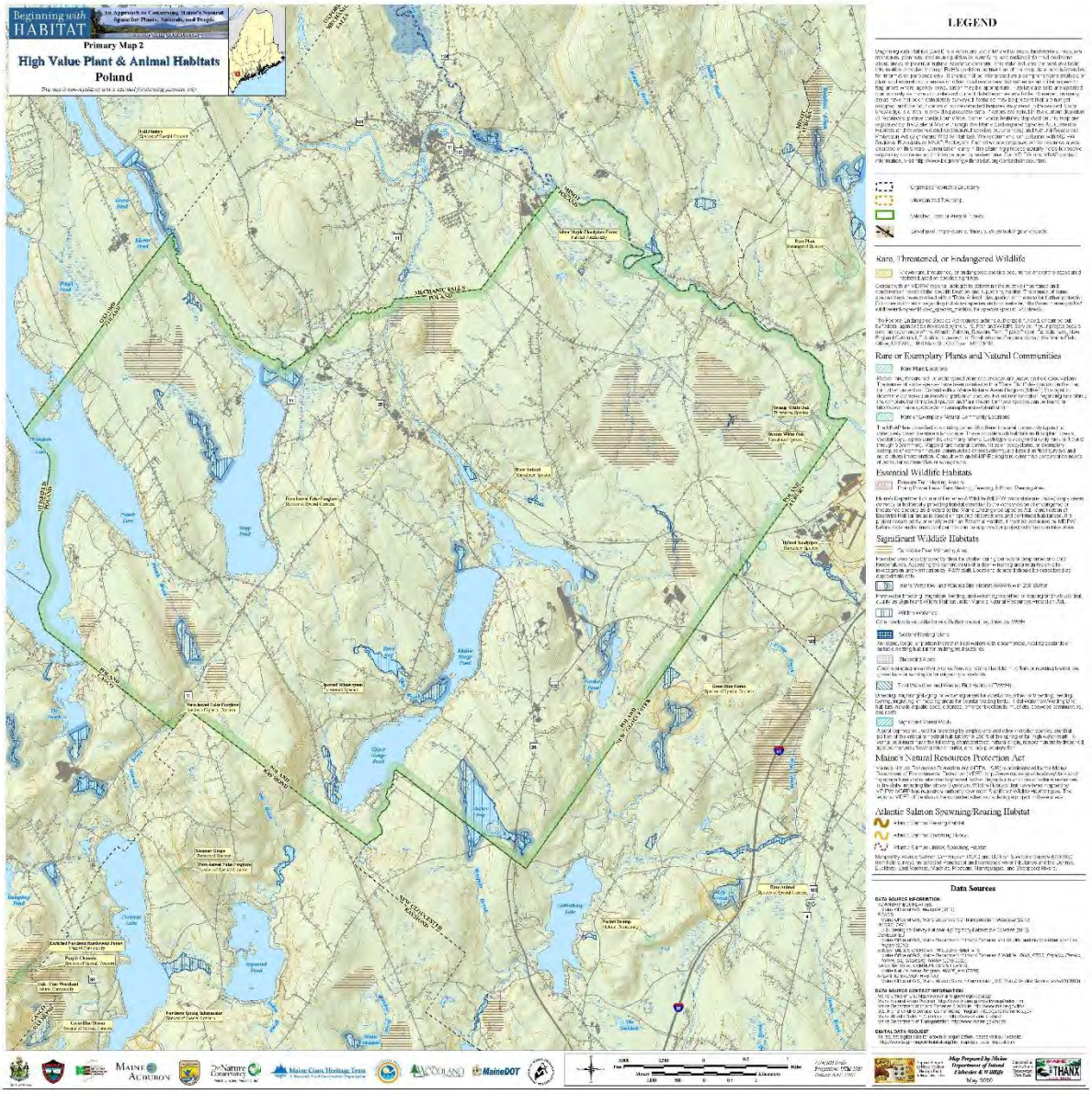
The U.S. Fish and Wildlife Service defines wetlands as lands transitional between terrestrial and aquatic systems where the water table usually at or near the surface of the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: 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 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.

The Department of Inland Fisheries and Wildlife has rated wetlands based on their value for inland waterfowl and wading bird habitat. The State has provide maps of the town's wetlands as well as those locations of high value plant and animal habitats. These maps are shown on the following pages and in the Appendix. Areas of high value are shown with a vertical blue line striped pattern.


Beginning with HABITAT
Supplementary Map 7
Wetlands Characterization
Poland
LEGEND
Wetland Functions: Fill Pattern
Wetland Class: Fill Color
Data Sources
MaineDOT
Maine Audubon
The Nature Conservancy
Maine Coast Heritage Trust

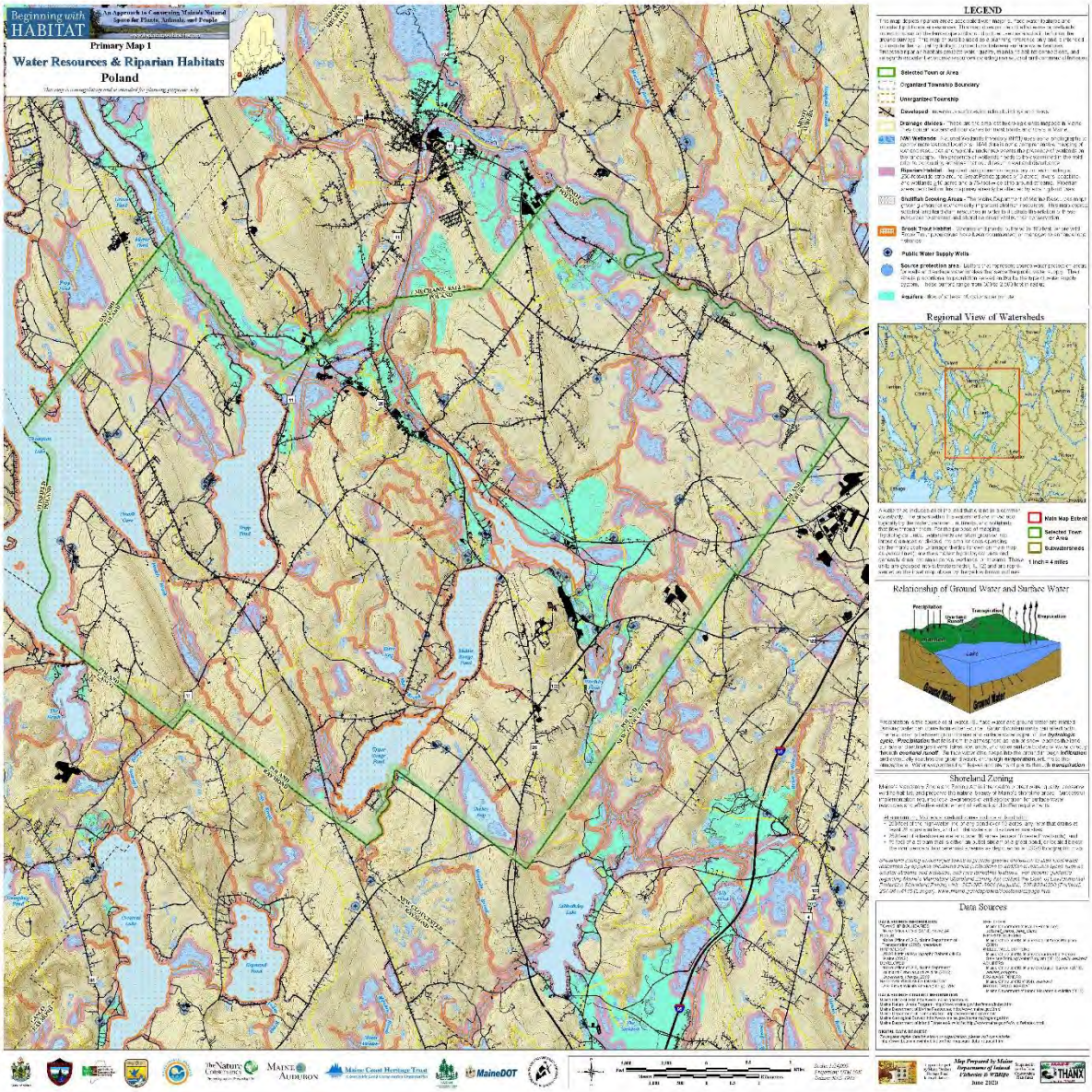


WATER BODIES

Poland is fortunate to have a number of lakes and ponds. These provide recreation for Poland residents and those of surrounding communities. They are also an attraction that brings tourists to our area. The water quality in most are rated as average, compared to other Maine lakes, with the exception of Thompson Lake which is rated above average.

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. Portions of the watersheds of Hogan Pond, Crescent Pond, Sabbathday Lake are also located in Poland. 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.



Most of the lakes and ponds currently have stable water quality, although all are considered to be sensitive and vulnerable to decline over time. Lower, Middle, and Upper Range Ponds and Tripp Lake are included in Maine DEP's Nonpoint Source Priority Watersheds List due to their sensitivity to additional phosphorus inputs. Thompson Pond is also listed, due to both sensitivity and its outstanding water quality. The cumulative effect of uncontrolled stormwater runoff from development in these lakes' watersheds has the potential to degrade water quality. Care must be taken to make sure planning regulations to prevent man made pollution are strictly enforced. The shorelines must be protected in a way to minimize runoff from entering the bodies of water.

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	Invasive Aquatic Plant Presence
Lower Range Pond	270	2214	100	Moderate/sensitive	None
Middle Range Pond	382	3170	100	Moderate/stable	Yes (eradicated)
Mud Pond	6	959	100	Moderate/sensitive	None
Mud Pond	17	457	69.5	Moderate/sensitive	None
Shaker Pond	102	525	72	Moderate/sensitive	None
Thompson Lake	4419	22,061	13	Outstanding	Yes
Tripp Pond	735	4009	99.6	Moderate/stable	None
Upper Range Pond	357	2611	65	Moderate/sensitive	None
Worthley Pond	54	937	100	Moderate/sensitive	None

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

WATER QUALITY SUMMARY

Source of data for this subsection: www.lakesofmaine.org.

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 and publish it on a joint website. 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, 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 low.

Water Quality Measures: Upper Range Pond is a non-colored lake (average color 8 SPU) with an average SDT of 6.4 m (21 ft). The range of water column TP for Upper Range Pond is 5-16 parts per billion (ppb) with an average of 8 ppb, while Chla annual averages range from 2.4-9.9 ppb with an average of 3.9 ppb. Since testing began in 1979, there has been a patterns of dissolved oxygen (DO) profiles showing 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 based on sediment testing and historical bottom grab phosphorus concentrations. 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.

Coldwater fish species include brook trout, brown trout, and lake trout. Loon chicks were observed every year from the 2016-2020 period with one chick each year in 2016-2018 and two chicks each year of 2019 and 2020.

Middle Range Pond: Water quality monitoring data for Middle Range Pond have been collected since 1974. 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 6.2 m (20.3 ft). The range of water column TP for Middle Range Pond is 5-12 parts per billion (ppb) with an average of 8 ppb, while Chla annual averages range from 2.2-6.4 ppb with an average of 3.9 ppb. 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 based on sediment testing and historical bottom grab phosphorus concentrations. 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. Dissolved oxygen levels often go below 5 ppm throughout much of the deep, colder portions of the pond in late summer, which greatly reduces the amount of habitat available for coldwater fish.

Cold water fish species include brook trout, brown trout, rainbow trout, and lake trout. Loon chicks have been observed in 2013, 2014, 2016 and 2019 with 2013 and 2019 showing two chicks present and one chick the other years. Presence of variable-leaf milfoil, an invasive aquatic plant, was confirmed in 2004 and it was determined to be eradicated in 2011.

Lower Range Pond: Water quality monitoring data for Lower Range Pond have been collected since 1980. 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 8 SPU) with an average SDT of 6.9 m (22.6 ft). The range of water column TP for Lower Range Pond is 5-15 parts per billion (ppb) with an average of 7 ppb, while Chla annual averages range from 2.0-6.5 ppb with an average of 3.6 ppb. Dissolved oxygen (DO) profiles show significant 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 based on sediment testing and historical bottom grab phosphorus concentrations. 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. Readings well below 5 ppm are common in the lowest 5 meters of the lake.

Cold water fish species include brook trout and brown trout. Limited loon data is available, but in the years 2014-2017 one nest was noted each year with one chick in 2016. The lake was screened for invasive aquatic plants in 2006 and 2013, no presence was confirmed.

Thompson Lake: Water quality monitoring data for Thompson Lake have been collected since 1977. 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. In the following data, overall averages contain multiple stations, but ranges of data are from station 1 only.

Water Quality Measures: Thompson Lake is a non-colored lake (average color 10 SPU) with an average SDT of 9.1 m (29.9 ft). The annual averages of water column TP for Thompson Lake range from 3-11 parts per billion (ppb) with an average of 5 ppb, while Chla ranges from 1.3-7.0 ppb with an average of 2.4 ppb.

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. Thompson Lake does have a low ratio of aluminum to iron in its bottom sediments, which makes it more susceptible to internal loading. However, the presence of dissolved oxygen at the bottom of the lake keeps the phosphorus from being released. 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. Lack of dissolved oxygen is not a present concern for Thompson Lake.

Cold water fish species include landlocked salmon, lake trout and cusk. Loon chicks have been observed in 2019 (3 chicks), 2010 (3), 2009 (2) , and periodic years going back to 1983. Presence of variable-leaf milfoil, an invasive aquatic plant, was confirmed in 1975.

Tripp Lake: Water quality monitoring data for Tripp Lake have been collected since 1974. In summary, the water quality of Tripp Lake 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 Lake is a non-colored lake (average color 20 SPU) with an average SDT of 4.7 m (15.4 ft). The range of water column TP for Tripp Lake is 6-13 parts per billion (ppb) with an average of 9 ppb, while Chla annual averages range from 2.8-10 ppb with an average of 5.6 ppb. Although the lake is relatively shallow and only weakly stratifies, it does exhibit moderate levels of oxygen depletion in late summer. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is moderate.

Cold water fish species include brown trout and landlocked salmon. A loon chick was observed on the lake in 2006, while adult loons continue to use to use the lake in recent years and in some years there has been a nest observed.

Other Lakes: Water quality data has only been collected on Worthley Pond in two years, 2007 and 2008. Sampling showed severe dissolved oxygen depletion and a high potential for internal loading. Average SDT was 5.9 m, average TP was 9 ppb, and average Chla was 3.1 ppb.
Data for Mud Pond (3752) is similarly sparse, with three years' worth of data available (1998, 1999, 2002). The pond is too shallow to stratify and did not exhibit oxygen depletion. SDT readings reached the bottom of the pond most of the time. TP averaged 12 ppb and Chla averaged 5.5 ppb.
Mud Pond (3756) had a more comprehensive SDT dataset with data available from 1995 to 2018. This shallow pond does not stratify strongly but does show some ephemeral oxygen depletion near the bottom of the pond. Secchi disk measurements routinely reached the bottom of this shallow pond. Only three TP samples have been recorded in the state database, averaging 13 ppb. Two Chla readings have been reported, which average 4.0 ppb.
No water quality data is available for Shaker Bog.

FISHERY RESOURCES

The lakes, ponds and streams in Poland provide 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. The Department of Inland Fisheries and Wildlife manages the Range Ponds, Thompson Lake and Worthley Pond for cold water fisheries and Tripp Lake for warm water species. In addition to the sport fisheries in lakes and ponds there are several brooks and streams including Worthley and Potash that have populations of wild Brook Trout.

Brook trout habitat can be seen on the map titled Water Resources & Riparian Habitats, shown this section

and in the Appendix.

Species list provided by Inland Fisheries & Wildlife May 2021:

- Lower Range Pond
    - Species present: brook trout, brown trout, smallmouth bass, largemouth bass, chain pickerel, white perch, black crappie, brown bullhead, white sucker, yellow perch, pumpkinseed sunfish, redbreast sunfish, American eel, golden shiner, rainbow smelt, landlocked alewife, sea-run alewife (MDMR stocking)
    - Principal sport fisheries: brook trout, brown trout, smallmouth bass, largemouth bass, chain pickerel, white perch
- Middle Range Pond:
    - Species present: brook trout, brown trout, rainbow trout, lake trout, smallmouth bass, largemouth bass, chain pickerel, rainbow smelt, white perch, yellow perch, golden shiner, white sucker, brown bullhead, pumpkinseed sunfish, redbreast sunfish, slimy sculpin, American eel, landlocked alewife, black crappie, stickleback species
    - Principal sport fisheries: brook trout, brown trout, rainbow trout, lake trout, smallmouth bass, largemouth bass, chain pickerel
- Upper Range Pond:
    - Species present: brook trout, brown trout, smallmouth bass, largemouth bass, chain pickerel, lake trout, golden shiner, pumpkinseed sunfish, redbreast sunfish, white sucker, rainbow smelt, slimy sculpin, black crappie, white perch, American eel, brown bullhead, yellow perch, landlocked alewife, banded killifish
    - Principal sport fisheries: brook trout, brown trout, rainbow trout, smallmouth bass, largemouth bass, chain pickerel
- Tripp Lake:
    - Species present: brown trout, landlocked salmon, smallmouth bass, largemouth bass, chain pickerel, white perch, banded killifish, brown bullhead, common shiner, golden shiner, fallfish, pumpkinseed sunfish, redbreast sunfish, white sucker, yellow perch, rainbow smelt, American eel, landlocked alewife
    - Principal sport fisheries: brown trout, landlocked salmon, smallmouth bass, largemouth bass, chain pickerel, white perch
- Thompson Lake:
    - Species present: landlocked salmon, lake trout, cusk, smallmouth bass, largemouth bass, chain pickerel, white perch, yellow perch, pumpkinseed sunfish, redbreast sunfish, white sucker, common shiner, golden shiner, fallfish, American eel, brown bullhead, rainbow smelt, slimy sculpin
    - Principal sport fisheries: landlocked salmon, lake trout, cusk, smallmouth bass
- Worthley Pond:
    - Species present: brook trout, brown trout, largemouth bass, chain pickerel, white sucker, yellow perch, brown bullhead, golden shiner, rainbow smelt
    - Principal sport fisheries: brook trout, brown trout, largemouth bass

Wild Brook Trout Streams:

- Worthley Brook
- Potash Brook
- Unnamed Brook (44.0406, -70.4241)
- Wilson Brook (43.9980, -70.3972); may also seasonally support brown trout and rainbow trout

juveniles

- Unnamed Brook (44.0205, -70.3756); may also seasonally support brown trout and rainbow trout juveniles
- Unnamed Brook (44.0008, -70.4085)
- Cousins Brook (44.0814, -70.4034)

WARMING WATERS

Climate change will, and is already adversely affecting our lakes and ponds. Ice is forming later in the season and is leaving them earlier. Summer water temperatures have increased dramatically in recent years. Severe storm events are occurring at a greater frequency, causing soil erosion from lake watersheds, and increasing phosphorus levels in lakes. These combined influences can cause an increase in "harmful algae blooms", which may produce dangerous toxins. Oxygen levels may decline, which, combined with temperature changes, will also affect the health of fisheries in lakes.

Warming waters in our lakes and streams represent a very real threat to many of the fish species that are native to Maine. Our cold water fisheries for trout and salmon, for which Maine is world-renowned, would be especially impacted. Many of these species are at the southern ends of their ranges, and even relatively slight increases in average and peak water temperature could render many current aquatic habitats unsuitable for trout and salmon. Habitats may also be impacted by increased frequency or intensity of storm events, which could result in greater sedimentation and even destruction of some systems. Beyond just sportfish, aquatic communities would likely shift to favor species more tolerant of warmer waters, meaning that entire food webs would be altered with potentially major consequences. Additionally, more southern fish and plant species that are not native to Maine may find it easier to invade and dominate warming waters, leading to further degradation of our native fisheries.

For the town of Poland specifically, warmer streams would negatively impact the abundance and quality of wild brook trout presence. Water temperature is often the major limiting factor for brook trout in Maine, both in terms of growth and distribution. In Poland lakes, warming waters may put the State's stocking programs for brook trout, brown trout, and rainbow trout in jeopardy of cancellation. Stockings of our native brook trout would be hardest hit as they are most sensitive to increases in water temperature. Wild lake trout populations may also suffer. Overall, many of the popular lake fisheries in Poland including the Range Ponds, Tripp Pond, Thompson Lake, and Worthley Pond would be negatively impacted and, given enough warming, could cease to exist as currently known.

PHOSPHORUS ALLOCATIONS

Phosphorus allocations for each of the lakes and ponds with watersheds partially or completely in the town of Poland 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	1063	0.042
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	801	0.041
Lower Range Pond	Mod/Sensitive	High	31.26	0.75	505	0.046
Crescent Pond	Mod/Sensitive		1.32	0.75	18	0.054
Hogan Pond	Mod/Sensitive		1.56	1.00	42	0.037
Mud Pond (3752)	Mod/Sensitive		5.07	1.00	212	0.024
Mud Pond (3756)	Mod/Sensitive		2.22	1.00	67	0.033
Sabbathday Lake	Mod/Sensitive		2.38	0.75	45	0.040
Shaker Bog	Mod/Sensitive		4.6	1.00	85	0.054

[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

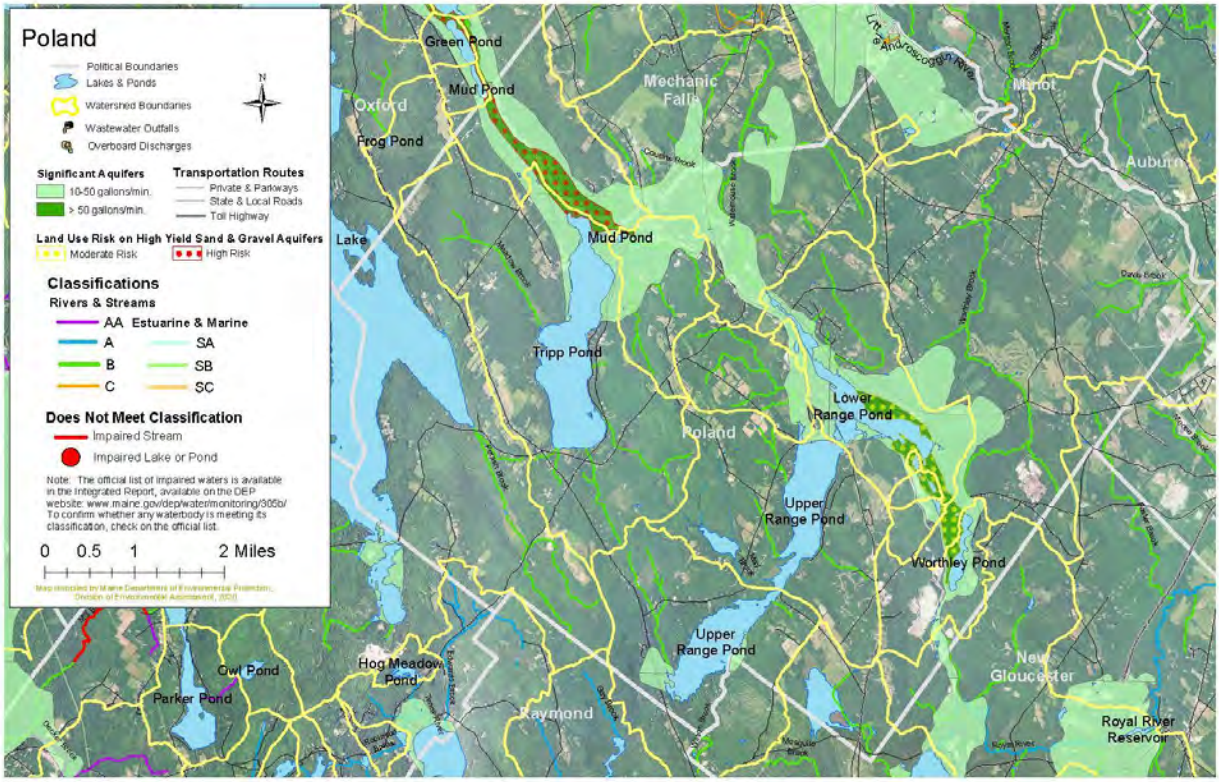
[5]Area likely to be developed in acres (DDA-ANAD)

[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 southwest of this aquifer. There are also two small aquifers adjacent to Upper Range Pond. These 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 two regions with excellent potential for ground water yields of fifty or more gallons of water per minute. The first region is located around Lower Range Pond and Worthley Pond, this is where the Poland Spring water bottling plant is located. 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. The DEP has identified land development and use on this aquifer as moderate risk of impacting the aquifer. The second high yield aquifer area is north of Tripp Pond following the hydrologic connection between Hogan Pond, Green Pond, Mud Pond and Tripp Pond. The DEP has identified land use here as a high risk to the aquifer. These locations can be seen in



this map, which is also in the Appendix.

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, Worthley Pond, and Shaker Bog. In the Range Pond watershed, development in the floodplain consists of several residential developments, several small businesses, woodlands, and water-related recreation areas. In the Worthley Brook watershed, development in the floodplain is 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.

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 17 wetland areas in Poland that have high or moderate waterfowl and wading bird habitat value which are shown on the map entitled "High Value Plant & Animal Habitats," shown in this wetlands discussion this section and in the Appendix.

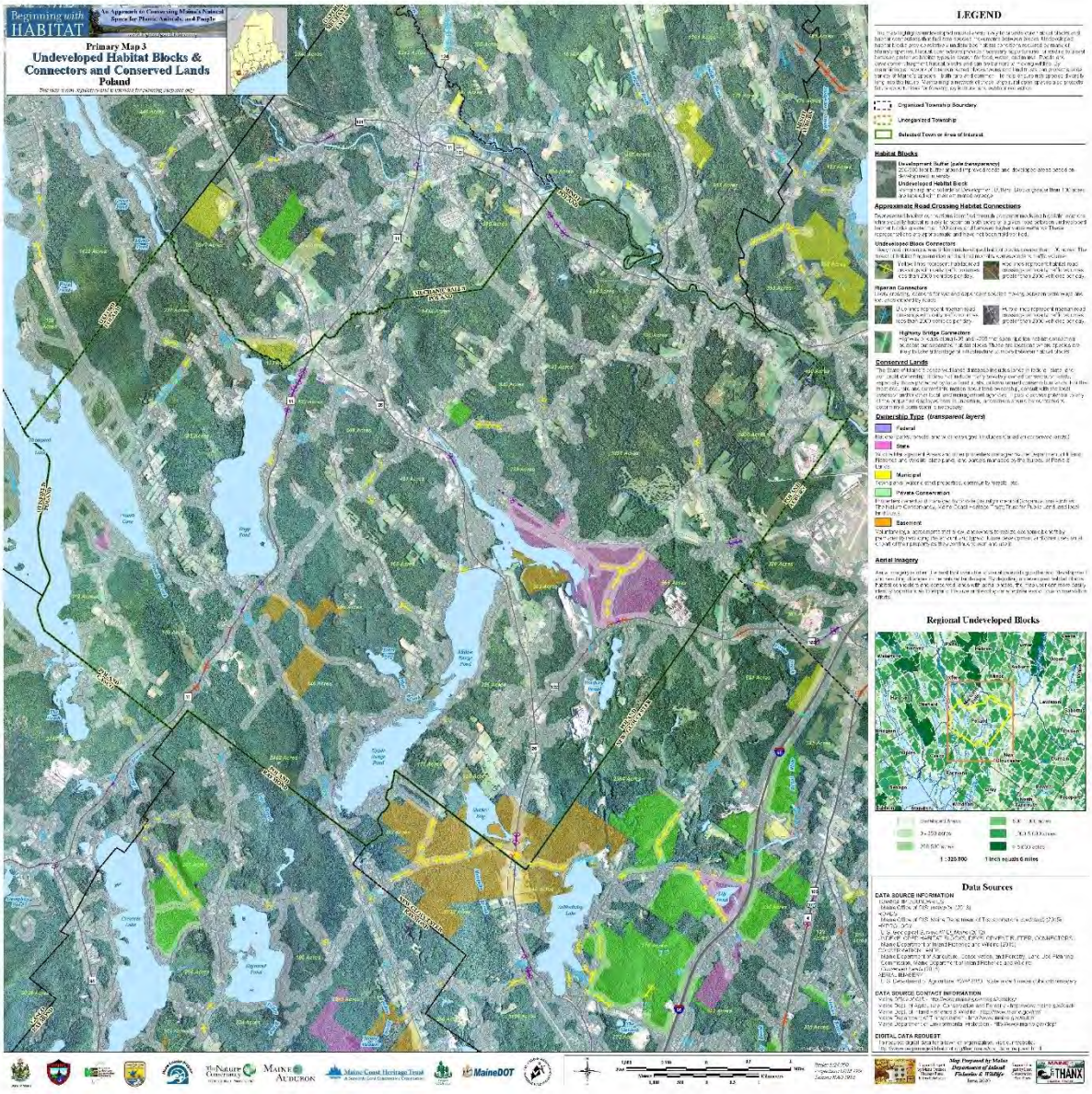
Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along 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. These are shown on the "High Value Plant & Animal Habitats" map referenced above. The habitat values of these yards have yet to be determined.

Bobcat at Water House Brook Park

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.

The State's has prepared a map titled "Undeveloped Habitat Blocks & Connectors and Conserved Lands." This is shown below and in the Appendix, and depicts the large blocks of unfragmented habitat as well as the primary connectors for habitat.


Beginning with HABITAT
An Approach to Conserving Maine's Natural Space for Plants, Animals, and People
Primary Map 3
Undeveloped Habitat Blocks & Connectors and Conserved Lands
Poland
LEGEND
Organized Township Boundary
Unorganized Township
Selected Town or Area of Interest
Habitat Blocks
Undeveloped Habitat Block
Approximate Road Crossing Habitat Connections
Undeveloped Block Connectors
Riparian Connectors
Highway Bridge Connectors
Conserved Lands
Ownership Type (transparent layers)
Federal
State
Municipal
Private Conservation
Easement
Aerial Imagery
Regional Undeveloped Blocks
Data Sources
DATA SOURCE INFORMATION
DATA SOURCE CONTACT INFORMATION
DIGITAL DATA REQUEST
The Nature Conservancy
Maine Audubon
Maine Coast Heritage Trust
MaineDOT
ETHANX

SPECIES OF CONCERN

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.

Threatened plant species know to exist of have existed in Poland include Spotted Wintergreen (*Chimaphila maculata),* Swamp White Oak (*Quercus bicolor),* Fern-leaved False Foxglove (*Aureolaria pedicularia).* Poland is the northern part of the endangered Blanding's Turtle's *(Emydoidea blandingii)* range. It lives in vernal pools and pocket swamps, most frequently in complexes or small, acidic wetlands and vernal pools located in large blocks of forested habitat of over 500 acres and it is rarely seen. The threatened Spotted Turtle *(clemmys guttata)* also has range in Poland, most frequently found in complexes of small, acidic wetlands and vernal pools located in large , intact forested landscapes. They also use small streams, shrub swamps, wet meadows, bogs and forested swamps.

Where the location of species of concern is known, they are shown on the High Value Plant & Animal Habitats map, shown earlier in this section and in the Appendix.

SCENIC RESOURCES

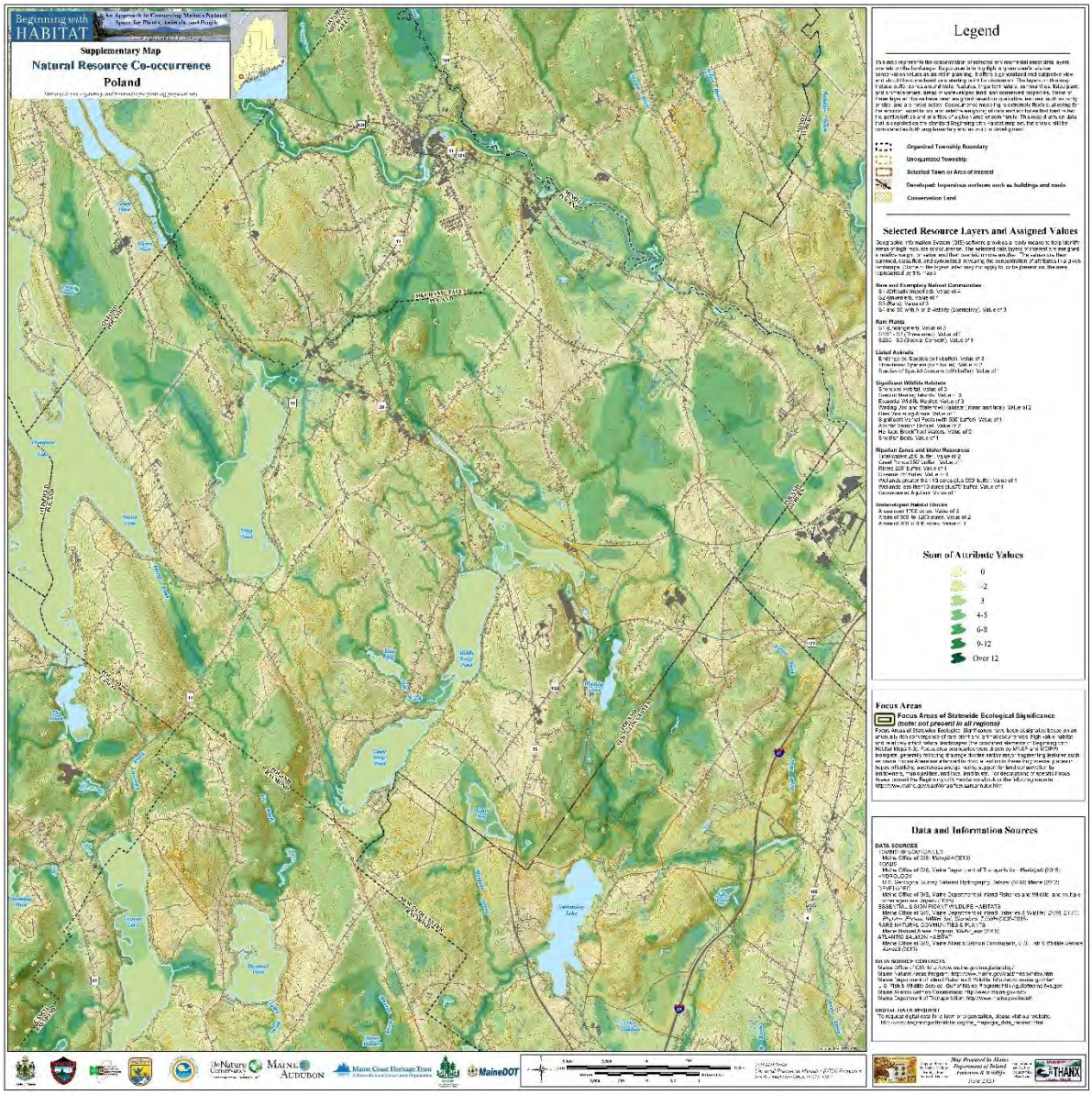
Poland's Comprehensive Plan Committee has identified 22 scenic vistas, which are listed in the following table.

VISTAS - TOWN OF POLAND, MAINE

Vista Number	Location Road	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 1/4 mile north of Intersection with North Raymond Road	Streaked Mountain in Buckfield
7	Megquier Hill	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

AREAS OF HIGHER CONSERVATION PRIORITY

This section of the Comprehensive Plan contains more maps than any other section. The map below is an effort to summarize these special, protected, or fragile areas in town into areas which are most important for protection. This map has assigned numerical values to the criteria and developed a scale for co-location where the higher the number and darker the color, then the more important that area is for protection then a lighter green or yellow area.



NATURAL RESOURCES PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

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	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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. 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
3. Maintain wildlife resources through habitat preservation and/or enhancement.	Inform applicants for development approvals and building permits laws and rules that regulate vernal pools. Seek conservation easements to protect important wildlife habitats.	Planning Board & CEO Conservation Commission	Ongoing Ongoing
4. Maintain a sport fishery.	Adopt stream crossing practices (culvert type, installation, maintenance) which do not impede fish passage.	Planning Board & Road Commissioner	Short
5. Protect unique natural areas.	Seek updated information from the Natural Areas Program.	CEO	Short

Completed Prior Plan Strategies			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
A. 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	Complete Complete Complete
B. 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	Complete
C. Maintain wildlife resources through habitat preservation and/or enhancement.	Seek assistance from the Beginning with Habitat Program to develop ordinance standards. Amend the CLUC to require buffers that conserve riparian areas.	Planning Board Planning Board	Complete Complete
D. Protect unique natural areas.	Recommend amendments to the CLUC aimed at protecting important natural areas.	Planning Board	Complete
E. 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	Complete
F. Maintain a sport fishery.	Request the Department of Inland Fisheries & Wildlife to conduct/update inventory of streams with brook trout habitat.	Conservation Commission	Complete

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	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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.	Town administration	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.	Town Meeting Conservation Commission/Land Trusts	Ongoing
	Place conservation easements on town owned land under active forest management.	Selectpersons Conservation Commission	Short
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.	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.	Conservation Commission Town Meeting	Short

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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 Selectpersons 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.)	Selectpersons, 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 it appears that development is impacting agriculture and forestry 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	Planning Board/ CEO Town Meeting	Short/Ongoing
Completed Prior Plan Strategy			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
A. 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.	Planning Board Town Meeting	Complete

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 manage the quantity of the Town's water resources, including lakes, aquifers, rivers and streams.

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. 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/Ongoing
	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	Road Commissioner	Ongoing
2. 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
3. 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/Ongoing

4. Work with surrounding communities to protect common water resources.	Enforce CLUC and other standards for protecting and enhancing shared surface and ground water resources. With the towns of Casco, Mechanic Falls, New Gloucester, Otisfield, Oxford and Raymond develop common standards for phosphorus export in shared lake watersheds.	CEO Planning Board	Ongoing Complete for Poland
5. 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.	Planning Board/CEO	Ongoing
Completed Prior Plan Strategies			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
A. 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	Complete
B. 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	Complete
C. That erosion and sedimentation of surface waters does not occur.	Place all significant inlet streams to great ponds in stream protection districts under Shoreland zoning.	Planning Board Town Meeting	Complete
D. To minimize phosphorus loading as the result of development and other land use activities within watersheds.	Review and revise if needed the Post Development Phosphorus Export amounts contained in the CLUC.	Planning Board	Complete

SECTION 3. POPULATION & DEMOGRAPHICS

POPULATION PART 1: BACKGROUND, TRENDS, AND ANALYSIS

- ***Population increased 78% over the 1970's but, in following decades, the increases have been slowing with a 10% increase from 2000-2010, and an estimated 5% increase from 2010-2019.***

- ***Population increase is now almost equally caused by in-migration (people moving into Poland) as it is due to natural increase (more births than deaths). Both in-migration and natural increase have decreased in the last decade.***

- ***As population increased, the average household size has decreased and more adults are living alone including those over the age of 65, requiring more housing units to house the same number of people.***

INTRODUCTION

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes, and family ties. By looking at population characteristics, trends, and forecasts, Poland can be prepared for population change, anticipate future demands for community services and land use changes.

Population and Household Characteristics: 1990-2018

General Population Characteristics	1990	2000	2010	2018 *estimated*
Total Population	4,342	4,866	5,376	5,552
Male Population	2,246	2,467	2,690	2,853
Female Population	2,096	2,399	2,686	2,699
Median Age	33.0	38.5	43.4	46.0
Total Households	1,515	1,845	2,140	2,315
Family* Households	1,229	1,437	1,581	1,508
Married Couple Family Households	1,059	1,196	1,275	1,272
Nonfamily Households	286	408	559	807
Nonfamily Households Living Alone	220	297	396	506
Households with children (under 18)	624	693	674	548
Single-Person Household 65 years +	79	103	137	245
Average Household Size	2.80	2.63	2.49	2.40

Source: 1990, 2000, 2010 Census and 2018 American Community Survey

*Family is defined as a group of two people or more related by birth, marriage, or adoption and residing together.

POPULATION TRENDS

The resident population of Poland grew from 2,015 in 1970 to 5,376 in 2010 - a 167% increase. Over that period, the decade of the 1970's saw the greatest increase in population, at 78%. The 80's, 90's and 2000's had 21% , 12% and 10 % increases respectively and it is estimated that the 10's had a 5% increase. The population growth in Poland has been similar to other fast growing communities in the region, with only Raymond, Otisfield, Casco, and Minot seeing similar increases over 100% between 1970-2010. Many of these communities saw their bigger increases in earlier decades like Poland. In 2000-2010, Casco grew 8%, Otisfield grew 2%, and Raymond grew 3%, while Minot grew 16% and New Gloucester grew by 15%.

Past projections, and those included in the last Comprehensive Plan for 2004-2020, anticipated the fast growth of the 1990's and early 2000's would continue, but the population increase for Poland was much more modest than projected.

Projections for 2019 show a declining growth regionally for the period 2010 -2019 with Otisfield, Raymond and Minot all growing at less than 2%, and Casco and New Gloucester growing similar to Poland, both at 5%. Androscoggin County's growth slowed to just under 4% from 2000-2010 and was projected to have been less than one percent from 2010-2019.

Recent anecdotal evidence (2019-2020 real estate market) shows a tight housing market made tighter with housing in other counties, primarily Cumberland and York, becoming extreme in its unaffordability for many residents. Towns in Androscoggin County are among those being sought as more affordable alternatives by buyers. The region is also seeing a greater in-migration from those living outside of Maine related to Covid-19 and greater remote work opportunities. It is too soon to tell how much the demand for existing housing will spill into the construction of new homes and whether that will have a significant population increase in the region and Poland.

Regional Population Change: 1970 – 2019 (estimated)

Town	1970	1980	1990	2000	2010	*% Change 1970-2010*	2019 *Estimated*
Poland	2,015	3,578 78% increase	4,342 21% increase	4,866 12% increase	5,376 10% increase	167%	*5,647* *5%* *increase* *estimated*
Auburn	24,151	23,128	24,309	23,203	23,055	4.5%	23,414
Casco	1,256	2,243	3,018	3,469	3,742	198%	3,928
Mech. Falls	2,193	2,616	2,919	3,138	3,031	38%	2,979
Minot	920	1,630	1,160	2,250	2,610	184%	2,586
New Gloucester	2,811	3,180	3,916	4,803	5,542	97%	5,812
Otisfield	589	897	1,136	1,560	1,770	201%	1,806
Oxford	1,892	3,143	3,705	3,960	4,110	117%	4,096
Raymond	1,328	2,251	3,311	4,299	4,436	234%	4,523
Andro. Co.	91,279	99,657	105,259	103,793	107,702	18%	108,277
Oxford Co.	43,457	48,968	52,602	54,755	57,833	33%	57,975

Source: U.S. Census. The 2019 data is an estimated population based on the American Community Survey which is less accurate than the decennial census.

Population change as the result of people moving into Poland is in-migration, whereas natural increase in population is derived from the number of births minus the number of deaths over a specific period. From 2011-2019 the natural increase in population has averaged thirteen per year; 55 births per year and 42 deaths. If the 2019 estimated population is correct, this indicates that people moving into Poland have accounted for at bit more than half of the population increase (56%) over the past 10 years, while natural increase accounts for a bit less than half (44%) of the increase. In prior decades, in-migration was a greater factor in growth than was natural increase.

Births and Deaths: 2011-2019

Year	Births	Deaths	Natural Increase
2011	52	47	5
2012	51	35	16
2013	50	35	15
2014	58	48	10
2015	65	45	20
2016	50	39	11
2017	61	38	23
2018	56	47	9
2019	53	43	10
Total	496	377	119

Source: State of Maine Division of Public Health Systems & Town of Poland

AGE DISTRIBUTION

Based on available US Census information, Poland's total population in 2010 was older than Androscoggin County and the State. The median age of Poland residents is increasing. The below chart shows age trends – which age groups are gaining, which are losing. Since the overall population increased by 24%, any age group gaining more than 24% is on the increase; those gaining less are shrinking.

Age Distribution: 1990-2010

Age Group	1990 % of total	2000 % of total	2010 % of total	20 year change
Population	4,333	4,866	5,376	1,043 24.1%
Median Age	33.0	38.5	43.4	10.4 31.5%
Under 5 years old	324	284	276	-48 14.8%
5-14 years old	705	718	682	-23 3.3%
15-19 years and older	375	344	347	-28 -7.5%
20-24 years old	244	161	199	-45 18.4%
25-44 years old	1,540	1,536	1,333	-207 -13.4%
45-54 years old	438	843	1,038	600 137%
55-59 years old	216	292	461	245 113.4%
60-64 years old	139	201	382	243 174.8%
65 years and older	348	487	658	310 89.1%

Source: U.S. Census

Age Distribution Comparison: 2010

	Poland	Androscoggin County	State of Maine	United States
Under 5	5.1%	6.4%	5.2%	6.5%
5-17	17.1%	16.2%	15.5%	17.4%
18-24	5.7%	9.3%	8.7%	9.9%
25-44	24.8%	25.4%	23.8%	26.6%
45-64	35%	28.6%	31%	26.4%
65+	12.3%	14%	15.9%	13%
Median Age	43.4	39.8	42.7	37.2

Source: U.S. Census

EDUCATIONAL ATTAINMENT

According to the 2018 American Community Survey, a greater percentage of Poland's 25 and older population has completed high school and some college. This level of education is likely reflected in the higher median household income of those that live in Poland.

Educational Attainment (Persons 25 years and older): 2018 estimate

Educational Attainment	Poland	Androscoggin County
No diploma	5.3%	9.7%
High School Graduate or	47.0%	36.5%
Some college, no degree	25.8%	20.6%
Associate Degree	9.3%	10.9%
Bachelor's Degree	9.9%	14.8%
Graduate or Professional	2.7%	7.4%

Source: American Community Survey Estimate

OCCUPATION OF RESIDENTS

Employment and Occupation: 2018

Occupation	Poland		Androscoggin County	
	# of Workers	*% of Total*	*# of Workers*	*% of Total*
Civilian employed persons 16 years and over	2,959		54,039	
Management, business, science, and arts	769	26%	18,309	33.8%
Service occupations	529	17.9%	10,370	19.2%
Sales and office occupations	726	24.5%	12,260	22.7%
Natural resources, construction, and maintenance	409	13.8%	5,049	9.3%
Production, transportation, and material moving	526	17.8%	8,051	14.9%

Source: American Community Survey

Employment by Industry: 2019

Industry	Poland		Androscoggin Co.
	# of Workers	*% of Total*	*% of Total (data not available for*
Civilian employed population 16 years and over	3,108		56,964
Agriculture, forestry, fishing and hunting, and mining	95	3.1%	1.4%
Construction	195	6.3%	7.8%
Manufacturing	286	9.2%	10.2%
Wholesale trade	79	2.5%	3.0%
Retail trade	192	6.2%	12.7%
Transportation and warehousing, and utilities	234	7.5%	3.8%
Information	24	0.8%	1.8%
Finance and insurance, and real estate and rental and leasing	208	6.7%	7.3%
Professional, scientific, and management, and administrative	193	6.2%	9.1%
Educational services, and health care and social assistance	921	29.6%	27.2%
Arts, entertainment, and recreation, and accommodation	233	7.5%	7.1%
Other services, except public administration	126	4.1%	4.8%
Public administration	322	10.4%	3.9%

Source: 2019 American Community Survey

INCOME

Poland's 2018 median household income was above that of Androscoggin County and the state. In 2018 the largest number of households (27%) was in the $50,000 to $74,999 income bracket. This is likely the reflection of two worker households. Roughly two and a half percent of families in Poland had incomes in 2018 that were below the poverty level.

General Income Data: 2018 estimate

	Androscoggin 2000	Androscoggin 2018	Poland 2000	Poland 2018
Per capita income	$18,734	$27,231	$22,346	$29,065
Median household income	$35,793	$51,412	$47,824	$63,750
Female full-time median earnings	$22,366	$27,569	$23,926	$32,512
Male full-time median earnings	$31,622	$36,440	$33,284	$48,165
Persons below poverty level	11.1%	13.2%	3.4%	5.8%
Families below poverty level	7.5%	8.8%	1.8%	2.6%
People 65+ below poverty level	11.0%	16.5%-18.2%*	4.7%	0%

Source: 2000 Census, 2018 ACS

**Data available showed 16.5% for age 65-75 and 18.2% for age 75 and over.*

Median Household Income Comparison: 2018

Location	Median Income	Location	Median Income
State of Maine	$55,425	Androscoggin County	$51,412
Poland	$63,750	Auburn	$48,924
Casco	$68,480	Mechanic Falls	$56,169
Minot	$73,036	New Gloucester	$70,081
Otisfield	$58,936	Oxford	$49,702
Raymond	$72,257		

Source: American Community Survey

Household Income Ranges: 2018 (estimated)

	Households	Families	Married-couple Families	Nonfamily Households
Number	2,315	1,508	1,272	807
Less than $10,000	2.7%	1.1%	0.0%	7.7%
$10,000 to $14,999	2.7%	0.0%	0.0%	7.7%
$15,000 to $24,999	9.3%	3.3%	3.1%	19.8%
$25,000 to $34,999	9.8%	11.8%	11.6%	9.8%
$35,000 to $49,999	13.7%	8.0%	7.1%	20.4%
$50,000 to $74,999	26.9%	33.5%	32.8%	17.1%
$75,000 to $99,999	16.2%	21.0%	20.2%	5.9%
$100,000 to $149,99	10.4%	11.8%	14.0%	6.8%
$150,000 to $199,999	4.7%	6.1%	7.2%	2.0%
$200,000 or more	3.8%	3.4%	4.1%	2.7%
Median income	$63,750	$69,191	$72,738	$36,467
Mean (Average) income	$70,787	$79,271	N/A	$50,694

Source: American Community Survey

SEASONAL POPULATION

Seasonal summer population is a significant factor in Poland's population characteristics. The land surrounding the Town's lakes and ponds has long been the site of seasonal dwellings and second homes. In 2010, there were as many as 426 second or seasonal homes. In recent years, there has been a trend towards seasonal residents becoming permanent residents in Poland as they age or retire to their summer homes. In 2020, the town saw an influx of people arriving early and staying late or even through the winter at their seasonal homes becoming year-round residents due to Covid-19. It is unclear how permanent this change will be. There are several campgrounds with a total of more than 300 RV and camping sites. In addition, the boys and girls summer camps add a significant number to Poland's summer population including the campers and staff.

POPULATION PROJECTIONS

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

Population change is the result of two primary factors; natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Poland's natural increase in population is still a factor in growth, but migration of people into town continues to be a bigger factor.

The 2036 year-round population projection prepared by State of Maine Office of Policy & Management for Poland is approximately 6,272. Factors that will contribute to population trends include changes in the local and regional economies that create or displace jobs, remote work opportunities, energy cost and housing costs, and changes in values for where people want to live (such as preferring rural to urban living). These factors cannot be determined with any reliability and will require watching.

For the purposes of the comprehensive plan, it is expected that the 2036 year-round resident population for Poland will be in the range of 5,900 – 6,300.

Comparative Population Projections: 2021 - 2036

	2010 Decennial	2021	2026	2031	2036	% Change (2010 – 2036)
Auburn	*23,055*	23,105	23,248	23,301	23,286	1%
Casco	*3,742*	3,970	4,049	4,113	4,161	11.2%
Mechanic Falls	*3,031*	2,978	2,968	2,946	2,915	-3.8%
Minot	*2,610*	2,579	2,575	2,560	2,538	-2.8%
New Gloucester	*5,542*	5,784	5,852	5,895	5,916	6.7%
Otisfield	*1,770*	1,730	1,707	1,682	1,652	-6.7%
Oxford	*4,110*	3,946	3,864	3,778	3,680	-10.5%
Poland	*5,376*	5,746	5,942	6,116	6,272	16.7%
Raymond	*4,436*	4,504	4,499	4,475	4,433	-.07%
Androscoggin Co.	*107,702*	107,968	108,579	108,770	108,643	0.9%
State of Maine	*1,328,361*	1,335,260	1,340,463	1,341,046	1,337,568	0.7%

Source: Maine Office of State Economist

SECTION 4. ECONOMY

ECONOMY PART 1: BACKGROUND, TRENDS, AND ANALYSIS

REGIONAL ECONOMY

Androscoggin County is included in the *Androscoggin Valley Economic Development District Comprehensive Economic Development Strategy for 2018-2023*, but it does not call out Poland specifically. While none of the action items are town-specific, a number of them may be of benefit to Poland residents and businesses including: workforce development goals and efforts to support technology trade programs at CMCC, seeking implementation funds for regional broadband expansion, the continued brownfields redevelopment program, and efforts to promote Western Maine as a four-season destination for sports-related events and meetings could also impact tourism positively.

The town is also included in the Western Maine Regional Capital Improvement Plan, updated in 2018. The plan is a vision document with goals and objectives outlined to meet that regional vision. The economic development goal in the plan is to provide for "Improved job opportunities and tax base for all communities in the region." Some of the objectives may be beyond the scope of an individual town, but a few that the town may want to explore include:

- Encourage sustainable use of the region's natural resources with a focus on agriculture, forestry, and tourism. Support innovative concepts and value added use.
- Improve and revitalize downtowns; encourage smart-growth concepts, including walkable communities.
- Encourage the continued viability of agricultural businesses and agricultural land protection.
- Create, nurture, and attract more entrepreneurial start-ups.

The town has prepared The Town of Poland Economic Development Strategy in May 2005.

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.

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, City of Lewiston-municipal government, P&G, Inc., Wal-Mart Supercenter, Wal-Mart Distribution Center, and Panolam (Pioneer Plastics).

Top 25 Private Employers in Androscoggin Co. by Average Monthly Employment (2nd Q 2020)			
Rank	Name	Employment Range	Industry Description
1	Central Maine Healthcare Corp	2,001 – 2,500	General medical and surgical hospitals
2	T D Bank N A	1,501 – 2,000	Commercial banking
3	St. Mary's Regional Medical Ctr	1,001 – 1,500	General medical and surgical hospitals
4	Walmart/ Sam's Club	1,001 – 1,500	Warehouse Clubs and Supercenters
5	Bates College	501 – 1,000	Colleges and universities
6	L.L. Bean, Inc.	501 – 1,000	Electronic Shopping and Mail-Order Houses
7	John F. Murphy Homes, Inc.	501 – 1,000	Residential developmental disability homes
8	Hannaford Bros Co.	1 – 500	Supermarkets and other grocery stores
9	Pioneer Plastics Corporation	1 – 500	Laminated plastics plate, sheet, and shapes
10	Tambrands Inc.	1 – 500	Sanitary paper product manufacturing
11	Change Healthcare Tech Enabled Serv LL	1 – 500	Other accounting services
12	The Dingley Press Inc.	1 – 500	Commercial printing, except screen and books
13	Perrier Group-Poland Spring	1 – 500	Bottled water manufacturing
14	Sodexo USA	1 – 500	Food service contractor
15	Androscoggin Home Care & Hospice	1 – 500	Home health care services
16	UPS Solutions	1 – 500	Couriers and express delivery services
17	Clover Manor Inc.	1 – 500	Nursing care facilities, skilled nursing
18	Hartt Transportation Systems Inc.	1 – 500	General freight trucking, long-distance TL
19	Shaws Supermarkets Inc.	1 – 500	Supermarkets and other grocery store
20	Bonney Staffing Center LLC	1 – 500	Temporary help services
21	Alternative Services-Northeast Inc	1 – 500	Residential development disability homes
22	Industrial Connections & Solutions	1 – 500	Switchgear and switchboard apparatus mfg.
23	Lepage Bakeries Cedar Street	1 – 500	Commercial bakeries
24	Mr. Boston Brands LLC	1 – 500	Distilleries
25	Tri County Mental Health Services	1 – 500	Outpatient mental health centers

Source: Maine Department of Labor, Center for Workplace Research and Information, data from 2nd Quarter 2020

POLAND'S ECONOMY

Poland's early economy was focused on agriculture. With the Poland Shaker Farm, Poland Spring Farm and the Chipman's farm being the largest. In 1845, Poland Spring Water began bottling water sold around the world. In 1859, when the population was 2,660, it had four sawmills, a gristmill, a tannery and a carriage factory. The St. Lawrence and Atlantic Railroad passed through the northeastern corner of the town, spurring development and bringing tourists drawn to its scenic ponds and gentle hills. In 1876, the Poland Spring House was opened bringing more tourists to our small town. In 1895, the Maine State Building (originally built for the Columbian World's Fair) was re-erected on Ricker Hill. In 1896, Poland Spring added one of the first golf courses in the state designed by Arthur Fenn.

By 1893, when Mechanic Falls became a separate town, Poland had evolved into a Gilded Age resort town with the Poland Spring House and Mansion House. Poland is noted for its mineral springs, Poland Spring Water, which were reported to have curative qualities. Bottled spring water has been a large part of Poland's economy over the years. Today, water is bottled and sold as Poland Spring Water by BlueTriton Brands, Inc.

Over time, the tourism industry changed and the Poland Spring Hotels declined. Once sold, new owners

allowed the sprawling facilities to deteriorate. Saul Feldman purchased the hotel in 1962 and built the Maine Inn. In 1966, the Poland Spring House was converted to the largest Women's Job Corps facility in the United States. The Job Corps vacated in 1969 and was the Poland Spring House destroyed by a spectacular fire on July 3, 1975. In 1972, Mel Robbins came to develop the Poland Spring property and saw the potential to develop an affordable resort. Currently, the property operated by his wife, Cyndi Robbins, consists of 3 inns, 3 restaurants, a golf course, and assorted amenities attracting guests from across the country.

Poland's economy is driven by spring water, tourism, quarries, transportation (trucking), farming, and small businesses. Many residents work outside of town in the Lewiston/Auburn and Portland metro areas.

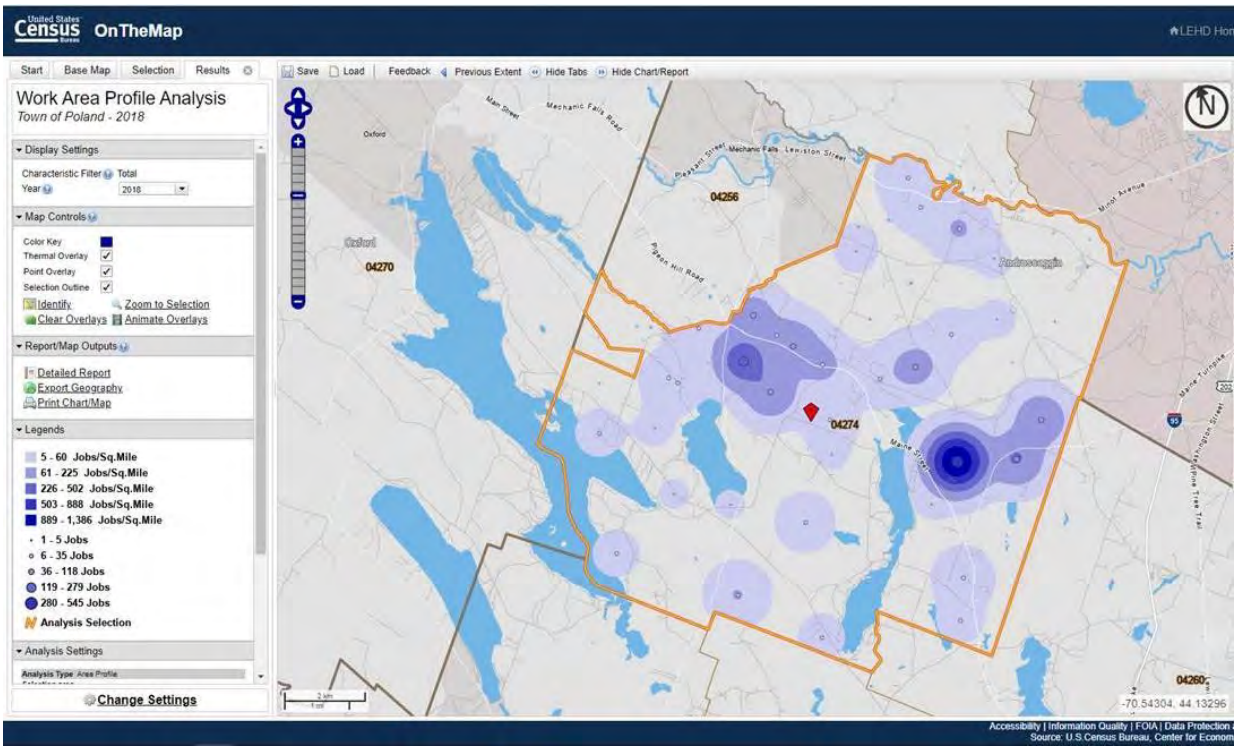
There are several large non-residential tax payers in the community, including the Poland Spring Bottling plant, Poland Spring Resort, several youth summer camps, and several natural resource based businesses (Pike Industries, Old Castle and MB Bark Mulch). The major employer in Poland is the Poland Spring Bottling plant.

- 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.

Large employers in town include Poland Spring Water, Pike Industries,Inc., Bruce M. Whittier School, Camp Fernwood, Code Enforcement, Denny's, Granite Bay Care, High Tech Fire, Jolly Gardener Products, Maine Container, McDonald's, North Star Camp, Perry Transport Inc., Poland Community School, Poland Fire Station, Poland Regional High School, Poland Spring Resort, RC Moore Inc., and the Village Kitchen. A listing of employers in Poland and Poland Spring from the Maine Department of Labor's Center for Workforce Research and Information Employer Locator website is provided at the end of this chapter.

Major employers can be seen on the map below, showing in purple where the jobs in Poland are located. Lighter colors are fewer jobs, and darker colors are the greatest number of jobs. The largest employers shown on this map are the Poland Spring Bottling plan shown by the large dark purple circle in the eastern central portion of the town, and the school complex shown in the north western portion of town.



Source: US Census "On The Map" website, data from 2018

LABOR FORCE

The number of people in the labor force living in Poland has steadily increased as the population has increased. At the time of this plan update, we have limited data available on the continued changes to the labor force and economy based on the effects of the Covid-19 health crisis, which is still ongoing. Following unemployment rates for the month of November over recent years shows that Maine and Androscoggin County's rates had had relatively minor variation within 1%, but that unemployment was 2% higher at the end of 2020 than it had been a year prior.

Seasonally Adjusted Unemployment Rates

Dates	Androscoggin Co.	Maine
November 2020	4.7%	4.7%
November 2019	2.8%	2.8%
November 2018	3.1%	3.1%
November 2017	2.8%	3.0%
November 2016	3.2%	3.6%
November 2015	3.6%	4.0%

Source: Maine Department of Labor, Center for Workforce Research and Information

Using CARES Act funding, Maine's Economic Development Districts have contracted with CBER at University of Southern Maine to research the unemployment affects and changes to the economy related to the pandemic. Preliminary data shows that unemployment rates were highest in Androscoggin County

for the months of April – August (2020) at 10% or greater. It is probably too soon to tell what the lasting impacts will be.

In 2018, the greatest number of workers, 29.6%, were employed in educational services, and health care and social assistance, followed by public administration (10.4%), and manufacturing (9.2%). The categories were different in prior census periods, but it appears that in recent decades a majority of residents have made their living in professional, medical, and office occupations, with a large portion also working in manufacturing and construction work, and very few in agriculture and forestry. In 1990, 31.2% worked in technical, sales, and administrative support occupations and 19.7% in managerial and professional specialty occupations. Precision production, craft, and repair occupations made up 19.1% of the workforce and operators, fabricators, and laborers were 17.1% of the workforce. There were just 10.6% in service occupations and 2.5% in farming, forestry, and fishing occupations.

Employment by Occupation: 2018

Occupation	Poland		Androscoggin County	
	# of Workers	*% of Total*	*# of Workers*	*% of Total*
Civilian employed persons 16 years and over	2,959		54,039	
Management, business, science, and arts	769	26%	18,309	33.8%
Service occupations	529	17.9%	10,370	19.2%
Sales and office occupations	726	24.5%	12,260	22.7%
Natural resources, construction, and maintenance	409	13.8%	5,049	9.3%
Production, transportation, and material moving	526	17.8%	8,051	14.9%

Source: American Community Survey 5-Year Estimate

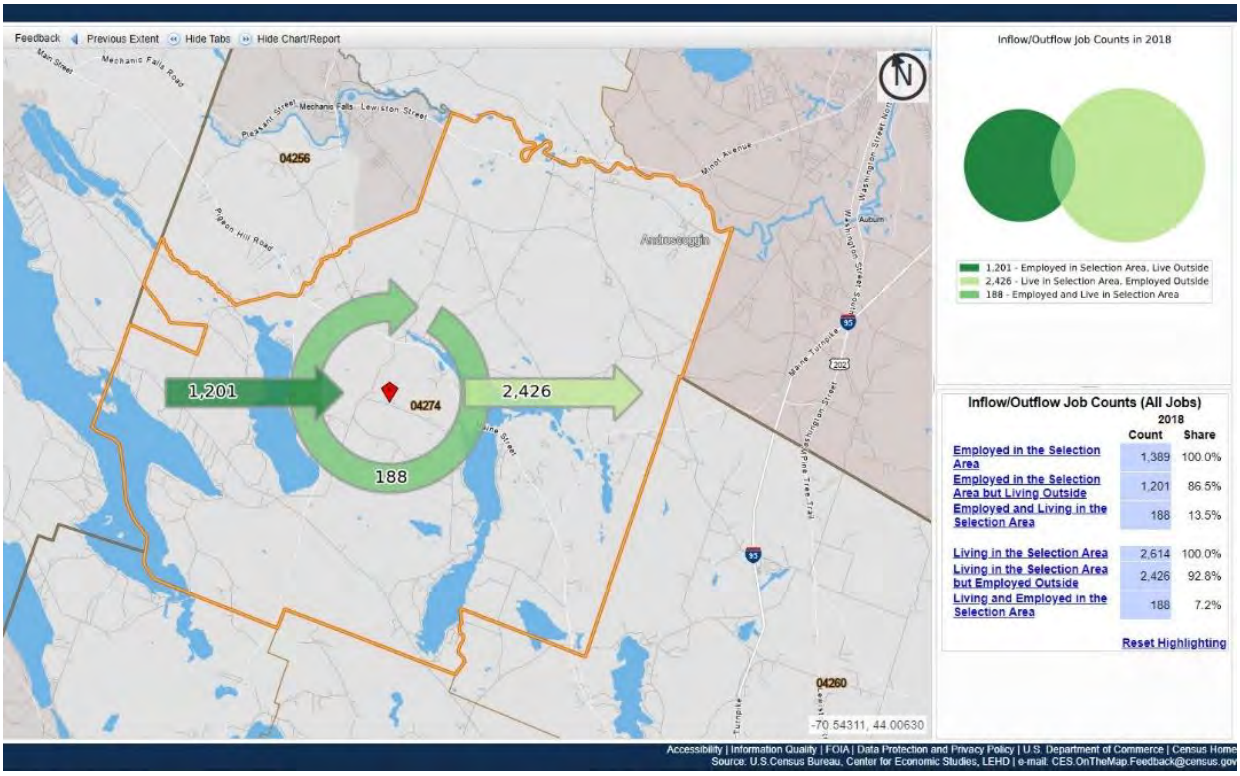
Employment by Industry: 2019

Industry	Poland		Androscoggin Co.
	# of Workers	*% of Total*	*% of Total (data not available for*
Civilian employed population 16 years and over	3,108		56,964
Agriculture, forestry, fishing and hunting, and mining	95	3.1%	1.4%
Construction	195	6.3%	7.8%
Manufacturing	286	9.2%	10.2%
Wholesale trade	79	2.5%	3.0%
Retail trade	192	6.2%	12.7%
Transportation and warehousing, and utilities	234	7.5%	3.8%
Information	24	0.8%	1.8%
Finance and insurance, and real estate and rental and leasing	208	6.7%	7.3%
Professional, scientific, and management, and administrative	193	6.2%	9.1%
Educational services, and health care and social assistance	921	29.6%	27.2%
Arts, entertainment, and recreation, and accommodation	233	7.5%	7.1%
Other services, except public administration	126	4.1%	4.8%
Public administration	322	10.4%	3.9%

Source: 2019 American Community Survey

WORK LOCATION AND TRAVEL

Data from the US Census shows that in 2018 there were 1,389 jobs located in Poland, with 188 of those being held by Poland residents, and another 1,201 of those jobs being held by non-residents commuting to Poland for work. 2,426 Poland residents worked outside of Poland in 2018.



Source: US Census "On The Map" website.

Of those workers commuting out of Poland for work, 36.5% are traveling to Auburn and Lewiston, but beyond these two cities there appears to be significant dispersal in the region. 7.2% of residents work in Poland and only 0.4% work from home, so combined, over 92% of workers commute outside of town for work. Of the total workforce, 79% commute alone while just under 16% carpool. 57% of workers commute less than 30 minutes, while a substantial portion have longer commute times.

Where Poland Residents are Employed: 2018

Commute destination	Number of Jobs	% of Total
Lewiston, ME	485	18.6%
Auburn, ME	469	17.9%
Poland, ME	188	7.2%
Portland, ME	167	6.4%
Augusta, ME	68	2.6%
South Portland, ME	58	2.2%
Bath, ME	47	1.8%
Westbrook, ME	42	1.6%
Bangor city, ME	40	1.5%
Mechanic Falls, ME	39	1.5%
Norway, ME	35	1.3%
All other locations	976	37.3%

Androscoggin County Residents Work Location: 2019

	Androscoggin County Residents
Worked in county of residence	**73.5%**
Worked outside county of residence	**25.2%**
Worked outside state of residence	**1.3%**

Source: American Community Survey 1-Year Estimate

Transportation – Means of Travel to Work: 2018

Transportation	Poland		Andro. Co.	
Total workers	2,901		52,580	
Car, truck, or van – drove alone	2,294	79%	41,707	79.3%
Car, truck, or van - carpooled	457	15.8%	5,966	11.3%
Public transportation – excluding taxicab	0	0%	77	0.15%
Walked	17	0.6%	1,923	3.7%
Taxicab, motorcycle, bicycle, or other means	16	0.55%	212	0.4%
Worked at home	117	0.4%	2,166	4.1%

Source: American Community Survey 5-Year Estimate

Travel Time to Work: 2018

Time	Poland		Andro. Co.	
Less than 5 minutes	13	0.4%	1,901	3.6%
5 – 9 minutes	176	6.1%	6,874	13%
10-14 minutes	392	13.5%	8,260	15.7%
15-19 minutes	420	14.5%	7,579	14.4%
20-24 minutes	371	12.8%	6,143	11.7%
25-29 minutes	280	9.7%	2,925	5.6%
30 – 34 minutes	241	8.3%	4,524	8.6%
35-39 minutes	252	8.7%	2,064	3.9%
40-44 minutes	131	4.5%	2,140	4.1%
45-59 minutes	287	9.9%	5,452	10.4%
60-89 minutes	145	5.0%	1,651	3.1%
90 or more minutes	76	2.6%	901	1.7%
Workers over 16 who did not work at home	2,784	96%	50,414	95.9%

Source: American Community Survey 5-Year Estimate

The following table highlights total consumer retail sales information for the town of Poland. Total retail sales for Poland increased 21% from 2016 to 2020. In addition, the largest increase in sales in Poland occurred in the area of Auto Transportation, up 140% from 2016 to 2020, and the greatest sales as a percentage of the whole occurred in the area of Personal Consumption, at 527%, in 2020.

Taxable Sales in Dollars
Poland

	2016	2017	2018	2019	2020	% Change 2016-2020
Business Operating	5,302,889	5,862,331	6,482,532	6,582,456	6,632,159	25%
Building Supply	4,638,494	5,357,051	5,694,405	6,741,362	7,128,310	54%
Food Store	*	*	*	*	*	*
General Mdse.	*	*	*	*	*	*
Other Retail	*	*	*	*	*	*
Auto Transportation	2,503,571	4,290,397	4,800,533	5,626,834	5,997,188	140%
Personal Consumption	24,831,592	26,270,160	27,300,432	28,451,760	28,674,540	15%
Restaurant	4,438,241	4,642,195	5,063,489	5,330,601	4,863,526	10%
Lodging	3,553,917	3,593,620	3,432,246	3,222,293	1,525,905	-57%**
Total	45,268,704	50,015,754	52,773,637	55,955,306	54,821,628	21%

Source: Maine Revenue Services, Sales Tax Reports.
*Note: Missing information has been blocked by the State to prevent identification of sales of a particular taxpayer.

**A decline of -9.3% took place from 2016-2019. The significant increase of this decline in 2020 can, at least partially, be attributed to the Covid-19 State of Emergency shut downs and related factors.

The largest increase in taxable revenues from 2016-2020 was for the auto transportation category with a 140% increase. This includes all transportation related retail outlets including auto dealers, auto parts, aircraft dealers, motorboat dealers, automobile rentals, and so forth. Building supply also did well with a 54% increase in that period, this includes durable equipment sales, contractors' sales, hardware stores, and lumber yards. Lodging revenues declined an average of 57% through this period, with the decline greatest in 2020.

ECONOMY PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

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 is a need to provide more opportunities for commercial and industrial development to expand the tax base. 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	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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 as required ~~t~~o provide for commercial development that is compatible with each of the village locations.	Planning Board Town Meeting	Short
3. Plan to extend utilities to include sewer, water and three phase power as practicable	Expand existing water, sewer and three phase power.	CEDC	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**.** Expand the tax base by retaining 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.	Economic Development Committee CEDC	Ongoing Ongoing
6. Seek regional options of economic development	Coordinate with municipal and regional economic development organizations	Economic Development Committee	Ongoing

COMPLETED PRIOR PLAN STRATEGIES			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
A. 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	Complete
B. Expand the tax base by retaining existing industry and businesses and encourage new industry and businesses compatible with Poland's resources and services.	Establish an Economic Development Fund.	Town Meeting	Complete

SECTION 5. HOUSING

HOUSING PART 1: BACKGROUND, TRENDS, AND ANALYSIS

INTRODUCTION

Housing characteristics within a community are an important consideration of the comprehensive plan. The documentation of housing development trends, availability of housing, its affordability, and condition are all 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, and over time, they can help a community assess if policies put in place are having the desired results.

CHANGES IN HOUSING STOCK

A twenty percent increase in the year-round housing units occurred between 1990 and 2000, followed by a sixteen percent increase from 2000-2010. The number of new housing units constructed in Poland was lower in the 2000-2010 period than in many of the eight surrounding communities examined. This is good for general comparison, but it should be noted that the census is not as accurate as local records. The Town of Poland's 2008 Comprehensive Plan provided data on housing starts showing 455 new stick-built and manufactured homes from 2000-2007. Census data does, however, provide the best comparison to other communities in the region that is available.

Regional Housing Growth: 1990 - 2010

	1990 Housing Units	2000 Housing Units	2010 Housing Units	# of New Housing Units 2000 - 2010	Percent Growth Rate 2000 - 2010	*2018 Housing Units estimated*
Poland	1,582	2,316	2,679	363	15.7%	*2,704*
Auburn	10,229	10,377	11,016	639	6.2%	*11,220*
Casco	1,136	1,385	2,944	1,559	112.6%	*3,159*
Mechanic Falls	1,114	1,237	1,299	62	5%	*1,385*
Minot	565	820	1,056	236	28.8%	*959*
New Gloucester	1,271	1,806	2,295	489	27.1%	*2,345*
Otisfield	456	619	1,169	550	88.9%	*1,218*
Oxford	1,365	1,597	2,170	573	35.9%	*2,053*
Raymond	1,223	1,675	2,852	1,177	70.3%	*2,971*

Source: 1990, 2000, 2010 U.S. Census, and 2018 American Community Survey

HOUSING TRENDS

For the years 2012- 2020, the town had 150 additions or conversions of more living space on existing homes, 152 new single-family stick-built homes, 95 new manufactured homes (mobile or modular), 9 new accessory dwelling units or apartments, and 4 new duplexes. Due to the way the town collected data, modular and mobile homes are in one count because the term "manufactured" encompasses both building types and was used as a descriptor in some cases. For the years 2012-2020, a total of 265 dwelling units were created in town, with 39 dwelling units eliminated in the same period, or a total net increase of 226 dwelling units. As a comparison, for the years 2000-2007, a total of 455 stick-built and manufactured homes were erected in town. While we don't have data for the 2008-2012 time period, it is clear that the last eight years had significantly less homes built than in the period studied in the last Comprehensive Plan.

Housing Starts 2012-2020

	Single-family	**Single-family manufact. (modular/ mobile)**	**Accessory Dwelling Unit/ Apt.**	**Duplex**	**Total New Dwelling Units Created**	***Additions or conversion of more living space***
2012 (partial) – 2019	142	87	5	4	242	*124*
2020	11	8	4	0	23	*26*
Total	**153**	**95**	**9**	**4**	**265**	*150*

Source: Town of Poland

Housing Demolitions 2012- 2020

	Camp	**House**	**Mobile Home**	**Apartment**
2012 (partial)	0	1	1	1
2013	1	2	2	0
2014	0	0	3	0
2015	0	1	0	0
2016	0	6	2	0
2017	0	0	1	0
2018	4	3	2	0
2019	1	2	1	0
2020	3	1	1	0
Total	**9**	**16**	**13**	**1**

Source: Town of Poland

For a period from the middle of 2012 to the middle of 2019, the town lost 39 dwelling units. These were typically demolished due to fire, poor condition, or a new structure going in its place. It is important as we look at the number of new building permits for new homes that we consider how much of that is

essentially replacement of existing housing the town has lost. In the region, a large amount of the housing stock is older, and the removal of dilapidated, dangerous, and obsolete housing is beneficial when it can make way for safe and easier to maintain housing.

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 increased very little. The Census information on mobile homes for 2000 and 2018 is suspect in that it reported a reduction in mobile homes but town records show a strong demand for building permits of this home type.

The Town is encouraging the construction of senior and/or aged care housing. Currently, Auburn Housing Authority has purchased land and is moving forward with a project that will include a number of senior housing units in the Village 4 district.

OWNER/RENTER PATTERNS

Renter occupation rates have steadily increased since 1990. In 2018, renters accounted for 18% of all occupied dwelling units, which is up from 11% in 2000.

Housing, by Type and Occupancy, 1990-2010

	2000	2010	2018	# Change 2000 - 2018	% Change 2000 - 2018
Total Housing Units	2,316	2,679 (census) 2,681 (ACS)	2,704	388	16.8%
Single-Family	1,785	2,065	2,195	410	23%
Multi-Family	74	105	75	1	1.4%
Mobile Homes	446	511	434	-12	-2.7%
Occupied Housing Units	1,845	2,140	2,315	470	25.5%
Owner Occupied Housing	1,636	1,859	1,893	257	15.7%
Renter Occupied Housing	209	281	422	213	101.9%
Vacant Housing Units	471	539	389	-82	-17.4%
Seasonal Housing Units	420	426 (census) 385 (ACS)	305		
Median gross rent	$585	$847	$817	$232	39.7%
Median gross rent as percent of household income in prior year	20.6%	22.7%	29.1%		
Median home value	$103,700	$177,600	$182,500	$78,800	76%

Source: 1990, 2000, 2010 Census & 2010, 2018 ACS
Note: 2010 decennial census data was not available for all categories. The ACS data was used for single-family, multi-family, and mobile home data as well as for median gross rent and median home value.

OCCUPANCY RATES

Poland's average household size, or the number of people per dwelling unit, has been declining sharply in recent decades, going from 3.12 persons per dwelling unit in 1990 to 2.63 in 2000 to 2.4 in 2018 (2.51 for owner-occupied and 1.87 for renter-occupied housing). Despite opening of the Poland Regional High and Bruce M Whittier Middle Schools in 1999, household size has continued to decline. This trend is also happening regionally and nationally and reflects social changes like smaller families, lower birth rates, single adult households, and elderly independent living.

The decrease in household size has a real impact on housing needs and availability, because more houses are necessary to accommodate the same number of people. For every 1,000 homes in 1980, there were 3,120 occupants. In 2018, 1,000 homes only contained 2,400 occupants. Single person households are growing, therefore there is strong demand for smaller homes. These figures become important as we project the population and the housing demand for the future. If the number of people per home continues to drop, then the community will demand not only more houses, but likely smaller ones as well.

Occupancy Rate Change Comparison

	1980	2000	2018
Poland	**3.12**	**2.63**	**2.40**
Auburn	2.65	2.28	2.19
Casco	2.99	2.58	2.40
Mechanic Falls	2.97	2.67	2.36
Minot	3.07	2.82	2.80
New Gloucester	3.01	2.71	2.66
Otisfield	2.82	2.61	3.13
Oxford	3.03	2.66	2.79
Raymond	2.94	2.66	2.41
Androscoggin Co.	2.73	2.38	2.29
State of Maine	2.75	2.39	2.33

Source: U.S. Census, 1980 and 2000, ACS 2018.

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 ACS data.

One indicator of housing conditions is the age of the dwelling units. The American Community Survey (2018, 2015) shows 57% of Poland's housing stock as constructed since 1980, this compares to 25% of the total housing stock of Androscoggin County constructed after 1980. 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 AFFORDABILITY

Increase in land costs and construction costs, coupled with market conditions, have created a significant affordable housing problem in much of Maine. After a period of slower growth years following the 2008 housing crisis, prices have been steadily increasing.

Value of Owner-Occupied Housing Units

	2000	2010	2018
Median Value* of Specified Housing Units	$103,700	$177,600	$182,500

Source: 2000 U.S. Census and 2010 and 2018 American Community Survey

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

The general rule for affordability 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).

Estimating the amount of affordable housing units required is difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Poland. It is clear in the below charts that for many families and individuals already residing in Poland the cost of home ownership or renting is beyond the threshold considered affordable. The overall number of housing units at the average household size suggests that there is enough housing for the existing population of Poland, but housing may not be what people desire in terms of its age, size, type of housing, or at an affordable price for the people who want to live there. These factors may prevent not just those who live in Poland from continuing to reside there but also those desiring to move to Poland from doing so.

2019 Homeownership Affordability Data, Poland

Median Income, annual	$64,864
Income needed to afford median home price, annually	$76,888
Income needed to afford median home price, hourly	$36.97
Home price affordable to median income	$224,676
Median Home Price	$266,325
Affordability Index	0.84
Households unable to afford median home, percent	61.2%
Households unable to afford median home, number	1,387

Source: Maine Housing

Homeownership Affordability Data, Regional

Town	Affordability Index				
	2000	**2005**	**2010**	**2015**	**2020**
Auburn	1.04	0.71	0.94	1.23	0.85
Casco	0.95	0.89	1.02	1.40	0.85
Lewiston	0.86	0.60	0.73	0.94	0.74
Mechanic Falls	1.30	0.78	1.09	1.69	1.27
Minot	1.10	0.94	1.23	1.31	1.01
New Gloucester	1.14	0.74	1.12	1.16	1.04
Otisfield	1.25	0.71	1.36	0.94	0.99
Oxford	1.28	0.95	1.09	1.34	1.09
Poland	**1.20**	**1.04**	**1.07**	**1.20**	**0.91**
Raymond	1.00	0.79	0.87	0.98	0.91

2020 Rental Affordability Data, Lewiston-Auburn Housing Market

Renter Household Median Income, annual	$34,545
Income needed to afford median 2 BR rent, annual	$51,177
Income needed to afford median 2 BR rent, hourly	$24.60
2 BR rent affordable to median income, monthly	$864
Median 2 BR rent, monthly	$1,279
Affordability Index	0.68
Households unable to afford median home, percent	69.8%
Households unable to afford median home, number	15,454

Source: Maine Housing.

Notes: Poland specific data was not available for renters. Rents adjusted to include the cost of utilities (heat, hot water, and electricity). The rental affordability index is the ratio of 2-bedroom rent affordable at median renter income to median 2-bedroom rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of the median 2-bedroom apartment (including utilities) using no more than 30% of gross income.

Based upon information prepared by Maine Housing, the median home price in 2019 is out of reach for 61.2% of households living in Poland, and the median rent of a two-bedroom apartment is unaffordable for 69.8% of the Lewiston-Auburn Housing Market where Poland is located. The Maine State Housing Authority assigned a 2019 affordable housing index for Poland's homeownership at 0.84 and for the regional rental market an index of 0.68. An index of greater than 1.0 indicates the availability of affordable housing in a community, where an index below 1.0 is generally unaffordable. An income of approximately $76,888 is needed to afford the 2019 median sale price of a home in Poland.

Unfortunately, recent months do not provide any relief for this situation of unaffordability. A Maine Housing Report from February 2021 (using data from the Maine Real Estate Information Systems, Inc.) compared the December 2019-February 2020 period to the December 2020-February 2021 period. Sales prices for homes in Androscoggin County increased from 2019-20 to 2020-21 by 20.32%, with the median sales price jumping from $167,900 to $202,009 in that same period. Where does that leave many existing and potential residents of Poland? With home ownership already outside of affordable parameters for

almost two-thirds of Poland's households in 2019, home ownership is becoming even less affordable for a majority of Poland's and Androscoggin County's residents, leaving many people who would like to own a home renting indefinitely or moving to communities where housing costs are lower. It also means that many homes may not receive needed repairs as homeowners stretched by the affordability of their mortgage don't have the income to maintain their property.

Taking a longer view, homeownership affordability in the region has fluctuated as the economy and housing prices fluctuate. The affordability index is a factor of the median home price and resident income. If wages and home price increases keep pace with one another then we would expect to see the index change little. Recent affordability index numbers for Poland and surrounding municipalities bear some resemblance to the sharp price increases leading up to the 2008 housing crisis. Poland's affordability challenges that these numbers track are related to recent steep rises in home sales prices and generally modest wage increases. There are likely other factors that impact affordability, but this data doesn't capture other factors.

FUTURE HOUSING DEMAND

The Office of the State Economist published a projection of population changes to the year 2036 (they prepared it in 2016). Based on these forecasts, the population will increase to approximately 6,116 by 2031, and using the current household size of 2.4 there will be demand for 2,548 housing units by that population. This exceeds the estimated current housing units, but the type of housing desired by a continually shrinking household size and aging population may not be available. If homes aren't maintained, then they may become unusable and unsalable over time and may no longer be available as housing stock. This projection also doesn't take into consideration the in-migration to Maine that has increased during Covid-19, and it is unclear whether this continued increase will be maintained in coming years as working from home and other changes impact where people decide to live.

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. While demand for single-family housing remains strong, anecdotal evidence suggests that smaller homes and homes with limited maintenance responsibilities are in demand, and an increase of interest in alternatives to single family homes will increase as the population ages. Smaller housing on smaller lots or attached dwelling units is generally more affordable. Town house development under condominium ownership, other low-maintenance home ownership options, and smaller homes will likely be in demand over the planning period.

HOUSING PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

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

HOUSING/AFFORDABLE HOUSING

As of January 2020, there were 2,791 residential dwelling units in Poland. Source: TRIO Assessment Summary by Code, Billing Amounts by Land Code. This is an increase of 486 units since 2010. Earlier, according to Census data, as of 2000 there were 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.

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 median household income increased by 10%. The median sale price of homes further increased to $266,325 while the median income went up to $64,864 in 2019. Source: Androscoggin County 2019 Housing Facts and Affordability Index.

POLICIES	ACTION 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
	Support the efforts of the Elderly Housing Task Force	Selectpersons Town Meeting	Ongoing
	Encourage the development of senior housing options	Selectpersons CEDC	Long
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.	Develop an affordable housing strategy.	CEDC	Ongoing
	Examine existing zoning and subdivision regulations for requirements that create impediments to affordable housing, and make recommended changes to the Town.	CEDC	Ongoing
	Review the CLUC to identify suitable locations for mobile home parks.	Planning Board	Ongoing
	Seek regional options for affordable housing.	CEDC	Long
	Review CLUC to identify obstacles for location and type of higher density housing	CEDC	Long

COMPLETED PRIOR PLAN STRATEGIES			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	TIME FRAME
A. Encourage the development of a wide range of housing opportunities within Poland.	Allow individual mobile homes on individual lots in the majority of zones.	Planning Board Town Meeting	Complete
	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	Complete

SECTION 6. TRANSPORTATION

Transportation Part 1: Background, Trends, and Analysis

INTRODUCTION

The location of transportation routes is important to Poland's, and the region's, development patterns and overall economic well-being. Poland's transportation system consists of state, local, and private roads, bridges, as well as bicycle, pedestrian, snowmobile, ATV, transit, and rail systems. This multimodal system is extremely important to existing and future development characteristics, both at the local and regional levels.

HIGHWAY CLASSIFICATIONS

The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Poland as Arterial, Collector or Local. There are 14.15 miles of Arterial highways in Poland. Poland has 17.53 miles of Collector highway, and 55.63 miles of Local roads. Brief definitions of the highway functional classifications, as used by MaineDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on Arterial highways. Mechanic Falls Road (Route 11/121), Bakerstown Road (Route 11), and Maine Street (Route 26) are Arterial Highways.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Spring Water Road (Route 122) is the only Major Collector Highway in Poland. Megquier Hill Road and White Oak Hill Road are Minor Collector Highways. Typically the State is responsible for road repair and resurfacing on all state roads. However, the state is only responsible for the winter maintenance responsibility of state roads in nonurban areas.

Local Roads: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads.

PUBLIC ROAD CONDITIONS

The following table shows the road inventory data provided by the town of Poland (roads highlighted in yellow are private roads):

Town of Poland Road Survey	
ROAD NAMES	**LOCATION**
ABRAMS LANE	OFF JOHNSON HILL ROAD
AGASSIZ VILLAGE LANE	OFF JOHNSON HILL ROAD
AGGREGATE ROAD	TOWN GARAGE TO MAINE STREET
ALEXANDER LANE	OFF MAPLE LANE
AMANDA CIRCLE	OFF SPRING WATER ROAD
AMVET ROAD	OFF CLEVE TRIPP ROAD
AMY STREET	BROOKDALE VILLLAGE
ANDREW STREET	BROOKDALE VILLLAGE
ANN STREET	BROOKDALE VILLLAGE
APPLE BLOSSOM DRIVE	OFF POLAND CRNR ROAD
ARTHUR'S WAY	OFF LEWISTON JCT. ROAD
ASH DRIVE	COUNTRY VILLAGE TRLR PK
ASPEN WAY	OFF WEST CRESTWOOD
AUCTION DRIVE	OFF PLAINS ROAD
AUGUST STREET	BROOKDALE VILLAGE
AUTUMN DRIVE	OFF CARPENTER ROAD
BACKWOOD DRIVE	OFF EMPIRE ROAD
BAILEY HILL ROAD	OFF HARRIS HILL ROAD/PLAINS ROAD
BAKERSTOWN RD	FIVE CORNERS TO CASCO T.L. (RTE 11)
BALLFIELD ROAD	OFF FRONT AVENUE-EMPIRE GROVE
BARK MULCH DRIVE	OFF HARDSCRABBLE ROAD
BASS COVE LANE	OFF HEATH ROAD
BEECHNUT LANE	OFF AUTUMN DRIVE (CARPENTER ROAD end)
BELANGER DRIVE	OFF EVERETT ROAD
BELL LANE	OFF MEGQUIER HILL ROAD
BERRY COURT	COUNTRY VILLAGE TRLR PK
BILLFRED WAY	OFF HARRICK VALLEY ROAD
BIRCH DRIVE	OFF WESTVIEW DRIVE
BIRCHWOOD LANE	OFF MAINE STREET (RT 26)
BISHOP ROAD	OFF SPRING WATER ROAD
BLACK DUCK LANE	OFF CLEVE TRIPP ROAD
BLACK ISLAND ROAD	OFF KOHUT RD – OXFORD
BLACKBERRY LANE	OFF OSPREY COVE LANE
BLACKCAT MOUNTAIN ROAD	OFF CASSIE LANE
BLUEBIRD DRIVE	OFF DEERFIELD ROAD
BOIS LANE	OFF CLEVE TRIPP ROAD
BOLDUC LANE	OFF MEGQUIRE HILL ROAD
BOOT HILL ROAD	OFF MAPLE VIEW CIRCLE
BRAGDON HILL ROAD	OFF SCHELLINGER ROAD
BRITTANYS WAY	OFF HARDSCRABBLE ROAD
BROADWAY CIRCLE	OFF FRONT AVENUE - EMPIRE GROVE

BROOK DRIVE	BROOKDALE VILLAGE
BROWN ROAD	OFF MAINE STREET (RT 26)
BUNTING LANE	OFF MEGQUIRE HILL ROAD
CAMP FERNWOOD LANE	OFF MEGQUIRE HILL ROAD
CARDINAL LANE	OFF WALKER POINT ROAD
CARPENTER ROAD	OFF MAINE STREET (RTE 26)
CASSIE LANE	OFF NORTH RAYMOND ROAD
CEDAR MILLS ROAD	OFF BELANGER DRIVE
CEMETERY ROAD	POLAND SPRING COMPLEX
CHABOT DRIVE	OFF MECHANIC FALLS ROAD (was Pearl Place)
CHERRY DRIVE	CNTRY VIL TRLR PK
CHESTNUT DRIVE	CNTRY VIL TRLR PK
CHICKADEE LANE	OFF SCHELLINGER ROAD
CIMINO DRIVE	OFF EMPIRE RD & SPRING WATER Rd Intersection
CLEVE TRIPP ROAD	OFF SCHELLINGER ROAD
CLIFF LANE	OFF RUSSELL ROAD
COBB BROOK LANE	OFF BAILEY HILL ROAD
COBB ROAD	OFF PLAINS ROAD
COBBLE KNOLL ROAD	OFF SPRING WATER ROAD (RTE 122)
COLBATH ROAD	OFF RANGE HILL ROAD
COMPOST LANE	TRANSFER STATION
CONNOR LANE	OFF MAINE STREET (RTE 26)
COTE DRIVE	BETWEEN DAVIS BROOK DRIVE & AMY DRIVE
COTTAGE WAY	OFF PRESERVATION WAY
COVE VIEW PLACE	OFF ISLAND COVE LANE
CRANBERRY LANE	OFF AUTUMN DRIVE NEAR CARPENTER ROAD
DALE STREET	BROOKDALE VILLAGE
DAVIS BROOK DRIVE	BROOKDALE VILLAGE
DEER RUN LANE	OFF JOHNSON HILL ROAD (OLD FL 27)
DEERFIELD ROAD	ACCESS FROM N. GLOUCESTER-COLBATH ROAD
DOE LANE	OFF AUTUMN DRIVE NEAR CARPENTER ROAD
DOTEN LANE	OFF EMPIRE ROAD
DOWNY LANE	OFF SPRING WATER ROAD/RANGE ROAD
DUFF ROAD	OFF GIRARDIN LANE
DUNN ROAD	OFF EMPIRE ROAD
EAST CRESTWOOD	OFF SPRING WATER ROAD
EAST RECORD ROAD	OFF EMPIRE ROAD (RECORD ROAD)
EASY STREET	OFF SCHELLINGER ROAD
ECHO COVE LANE	OFF CLEVE TRIPP ROAD
EDWARDS ROAD	OFF JOHNSON HILL ROAD
ELM STREET EXTENSION	OFF POLAND CORNER ROAD
EMPIRE ROAD	OFF SPRINGWATER ROAD
ESTES WAY	OFF SUMMIT SPRING ROAD
EVERETT ROAD	OFF HARRIS HILL ROAD
EVERGREEN DRIVE	POLAND TRLR PARK
FELKER ROAD	OFF BROWN ROAD
FERNALD ROAD	OFF MEGQUIRE HILL ROAD
FIDDLEHEAD LANE	OFF AUTUMN DR (CARPENTER ROAD end)

FIELDSTONE ROAD	OFF MEGQUIRE HILL ROAD
FIRST AVENUE	OFF WESTVEW DRIVE
FLORENCE LANE	OFF JOHNSON HILL ROAD
FLYNT DRIVE	OFF POLAND CORNER ROAD
FOREST DRIVE	OFF DAVIS BROOK DRIVE (Brookdale II)
FOSTER ROAD	FROM LEWISTON JCT. RD TO HOTEL RD IN AUBURN
FOURTH AVENUE	OFF BIRCH DRIVE
FOX RUN ROAD	OFF LANE ROAD
FRANK WAY	OFF LANE ROAD
FRONT AVENUE	EMPIRE GROVE CMPGND
GAGNE LANE	OFF BAILEY HILL ROAD
GARLAND SWAMP ROAD	OFF BAKERSTOWN ROAD (RTE 11)
GARRETTS LANE	OFF BAKERSTOWN ROAD (RTE 11)
GIRARDIN LANE	OFF BROWN ROAD
GLEN LANE	OFF CLEVE TRIPP ROAD
GOSS WAY	OFF HARRIS HILL ROAD
GREENWOOD DRIVE	OFF HINES ROAD
GROVES LANE	OFF MAINE STREET (RTE 26)
HACKETT MILLS ROAD	OFF HARRIS HILL ROAD
HALE ROAD	OFF TENNEY HILL ROAD, RAYMOND, ME
HALF MOON LANE	OFF MEGQUIRE HILL ROAD
HARDSCRABBLE ROAD	OFF EMPIRE ROAD
HARRIS HILL ROAD	OFF POLAND CORNER ROAD
HART'S LANE	OFF LANE ROAD
HARVEST DRIVE	OFF AUTUMN DRIVE
HASKELL LANE	OFF BOLDUC LANE
HEATH ROAD	JOHNSON HILL ROAD TO CASCO T.L
HEMLOCK LANE	OFF WESTVIEW DRIVE
HERRICK VALLY ROAD	FROM WINTERBROOK RD TO MEGQUIRE HILL RD
HICKORY WAY	OFF EMPIRE ROAD
HIDEAWAY ROAD	OFF EVERETT ROAD
HIGH VIEW DRIVE	OFF MAINE STREET (RTE 26)
HILL LANE	OFF NORTH RAYMOND ROAD
HILL VALLEY ROAD	OFF TIGER HILL ROAD
HILT HOLLOW	OFF MAINE STREET
HINES ROAD	OFF MAINE STREET NEAR CARPENTER ROAD
HOLMES DRIVE	OFF HARRIS HILL ROAD
HOPE SPRINGS ROAD	OFF BAILEY HILL ROAD
HORSE VIEW LANE	OFF HART'S LANE
HOTHAM LANE	OFF HARRIS HILL ROAD
HUNT ROAD	OFF POLAND CORNER ROAD
IRIS DRIVE	OFF HINES ROAD
ISLAND COVE LANE	OFF MEGQUIRE HILL ROAD
JACKSON ROAD	OFF WHITE OAK HILL ROAD
JESSICA WAY	OFF BAKERSTOWN & NORTH RAYMOND ROADS
JOHNSON HILL ROAD	OFF MEGQUIRE HILL ROAD
JORDAN SHORE DRIVE	OLD RTE 11 BY TRIPP LAKE ROAD
JOSH'S WAY	OFF DAVIS BROOK DRIVE (Brookdale II)

JULIE STREET	BROOKDALE VILLAGE
KEYSTONE SPRING ROAD	OFF EMPIRE ROAD
KING AVE	OFF BROADWAY CR. EMPIRE GROVE
KLONDIKE ROAD	OFF BAKERSTOWN ROAD (RTE 11)
KNOLL ROAD	OFF JOHNSON HILL ROAD
LAFRINEA LANE	OFF CARPENTER ROAD
LAKE SHORE DRIVE	OFF MAINE STREET (RTE 26)
LAKEN LEDGE LANE	OFF MEGQUIER HILL ROAD
LAKEWOOD LANE	OFF MEGQUIRE HILL ROAD
LANE ROAD	OFF HACKETT MILLS ROAD
LARCH DRIVE	OFF FERNALD ROAD
LEGENDRE LANE	OFF MEGQUIRE HILL ROAD
LENAHANS LANE	OFF CLEVE TRIPP ROAD
LEVINE ROAD	OFF HARDSCRABBLE ROAD
LEWISTON JUNCTION ROAD	OFF EMPIRE ROAD
LINDEN LANE	OFF RANGE HILL ROAD
LITTLE HILL LANE	OFF ABRAMS LANE
LOON POINT LANE	OFF ABARAMS LANE
LUCY'S DRIVE	OFF JOHNSON HILL ROAD
LUNT LANE	OFF MEGQUIRE HILL ROAD
MAINE STREET	FORMERLY RTE 26
MAPLE LANE	OFF HARRIS HILL ROAD
MAPLE VIEW CIRCLE	OFF TRIPP LAKE ROAD
MARJORIE LANE	OFF FERNALD ROAD
MARK STREET	BROOKDALE VILLAGE
MAX PINE LANE	OFF RANGE HILL ROAD
McCANN ROAD	OFF WHITE OAK HILL ROAD
MCEACHERN DRIVE	OFF ROSSMORE LANE IN NEW GLOUCESTER, ME
MCINTOSH LANE	OFF EDWARDS ROAD
MECHANIC FALLS ROAD	FORMERLY RTES 121 & 11
MEGQUIER HILL ROAD	OFF BAKERSTOWN ROAD (RTE 11)
MICHAL'S LANE	OFF MEGQUIER HILL ROAD
MILLER DRIVE	OFF BROADWAY CIRCLE - EMPIRE GROVE
MOOSE TRAIL LANE	OFF SCHELLINGER ROAD
MOSS DRIVE	OFF HINES ROAD
MOUNTAIN VIEW DRIVE	OFF DEERFIELD ROAD
NARROW WAY ROAD	OFF HARRIS HILL ROAD
NASH LANE	OFF OSPREY COVE LANE, OFF FL 32
NORTH RAYMOND ROAD	OFF BAKERSTOWN ROAD (RTE 11)
NORTHERN SPRING DRIVE	OFF POLAND CRNR ROAD, FLYNTT TRLR PK
NUMBER 5 ROAD	OFF COLBATH ROAD
NUTHATCH LANE	OFF SCHELLINGER ROAD
OAK LANE	OFF KLONDIKE ROAD
OAKRIDGE DRIVE	OFF BIRCHWOOD LANE
OLD BLACKCAT MOUNTAIN ROAD	OFF NORTH RAYMOND ROAD
OLD COUNTY ROAD	OFF HERRICK VALLEY ROAD
OLD PLAINS ROAD	OFF PLAINS ROAD
OLD TIGER HILL ROAD	OFF HERRICK VALLEY ROAD

OLD WOODS ROAD	OFF FRONT AVENUE, EMPIRE GROVE
ORCHARD ROAD	OFF HIDEAWAY ROAD
ORIOLE DRIVE	OFF HINES ROAD
OSPREY COVE LANE	OFF TUCKER LANE
OTTER LANE	OFF NORTH RAYMOND ROAD
OUTLET ROAD	OFF MAINE STREET
PAGE ROAD	BETWEEN BROWN ROAD & MAINE STREET (RTE 26)
PALOMA DR	OFF HARRIS HILL ROAD
PARADOX LANE	OFF HERRICK VALLEY ROAD
PARK AVENUE	OFF FRONT AVENUE, EMPIRE GROVE
PARSON'S POINT ROAD	IN CASCO OFF HEATH ROAD
PARSONS WAY	OFF FRONT AVENUE, EMPIRE GROVE
PARTRIDGE LANE	OFF BAKERSTOWN ROAD (RTE 11)
PENNEY ROAD	OFF KLONDIKE ROAD
PERKINS ROAD	OFF SAUNDERS ROAD
PHILIP WAY	OFF WHALEBACK DRIVE (DUNN'S GRAVEL PIT)
PINE AVENUE	OFF BROADWAY CIRCLE, EMPIRE GROVE
PLAINS ROAD	OFF POLAND CORNER ROAD
PLEASANT VALLEY CIRCLE	OFF MOUNTAIN VIEW DRIVE
PLUMMER ROAD	OFF MEGQUIRE ROAD, FRMLY E RUSSELL
POLAND CORNER ROAD	OFF MAINE STREET (RTE 26)
POLAND PLACE	BETWEEN BROWN ROAD & GIRARDIN LANE
POLAND SPRING DRIVE	OFF SPRING WATER ROAD & EMPIRE ROAD
POND LANE	OFF MEGQUIRE HILL ROAD
POPLAR DRIVE	COUNTRY VILLAGE TRLR PK
POTASH LANE	OFF RUSSELL ROAD
PRESERVATION WAY	POLAND SPRING COMPLEX
PROULX LANE	OFF MEGQUIRE HILL ROAD
PULSIFER ROAD	OFF BAILEY HILL ROAD
PUMPKIN LANE	OFF AUTUMN LANE
QUARRY ROAD	OFF MAINE STREET
RANGE HILL ROAD	OFF MAINE STREET (RTE 26)
RANGE ROAD	OFF SPRINGWATER ROAD
RAVEN DRIVE	OFF AUTUMN DRIVE
RAYS WAY	OFF HEATH ROAD, FRMRLY MAYBERRY
REDUCE IT DRIVE	TRANSFER STATION
RICKER ROAD	OFF MAINE STREET (RTE 26)
ROBBINS WAY	POLAND SPRING COMPLEX
ROBERT'S DRIVE	OFF POLAND CORNER ROAD
ROCKWOOD LANE	OFF MEGQUIRE HILL ROAD
ROLLY'S CAMP ROAD	OFF NUMBER 5 ROAD
ROSEWOOD LANE	OFF N SPRING DRIVE
RUSSELL ROAD	OFF JOHNSON HILL ROAD
SANDERSON ROAD	OFF SAUNDERS ROAD
SANDY LANE	OFF MECHANIC FALLS ROAD (RTE 121)
SAUNDERS ROAD	OFF PLAINS ROAD
SAWYER ROAD	OFF COBB ROAD
SCHELLINGER ROAD	OFF MAINE STREET (RT 26)

SCHWABE LANE	OFF RANGE HILL ROAD
SECOND AVENUE	OFF WESTVIEW DRIVE
SERENITY COVE LANE	OFF MEGQUIRE HILL ROAD
SHAKER ROAD	FROM OUTLET ROAD TO NEW GLOUCESTER T.L.
SHANNON LANE	OFF N RAYMOND ROAD
SIMPLICITY WAY	OFF MAINE STREET
SOUTH MAIN STREET	McFALLS T.L TO 5 CORNERS (RT 11)
SPRING WATER ROAD	FORMERLY RTE 122
SPRUCE DRIVE	OFF BLACK DUCK LANE
STARRY NIGHT DRIVE	OFF MAINE STREET
STATE PARK ROAD	OFF EMPIRE ROAD
STONES LANE	OFF MEGQUIRE HILL ROAD
STONEWALL DRIVE	OFF LEWISTON JCT. ROAD
STORM COVE LANE	OFF RUSSELL ROAD
STRAWBERRY LANE	OFF AUTUMN DRIVE (HINES ROAD end)
STROUT ROAD	OFF WHITE OAK HILL ROAD
SUMMIT SPRINGS ROAD	OFF WHITE OAK HILL ROAD
SUNDERLAND ROAD	OFF HERRICK VALLEY ROAD
SUNSET COVE LANE	OFF MEGQUIRE HILL ROAD
TAMERACK WAY	OFF JESSICA WAY
TAYLOR BROOK DRIVE	OFF BAKERSTOWN ROAD
TENNIS ROAD	OFF PRESERVATION WAY
THIRD AVENUE	OFF BIRCH DRIVE
THREE (3 R BLVD)	TRANSFER STATION
TIBBETTS WAY	OFF BUNTING LANE
TIGER HILL ROAD	OFF HERRICK VALLEY ROAD
TIMBER LANE	OFF MOUNTAIN VIEW DRIVE
TORREY ROAD	OFF DUNN ROAD/EMPIRE ROAD
TRIPP LAKE CAMP ROAD	OFF HERRICK VALLEY ROAD
TRIPP LAKE ROAD	OFF MAINE STREET (RTE 26)
TRUMAN WAY	OFF SCHELLINGER ROAD
TUCKER LANE	OFF N RAYMOND ROAD
UNDERWOOD DRIVE	OFF WEDGEWOOD CIRCLE
UPPER RANGE DRIVE	OFF WATSON ROAD
VERRILL ROAD	OFF SPRING WATER ROAD (RTE 122)
VILLAGE STREET	BROOKDALE VILLAGE
WALKER POINT ROAD	OFF SCHELLINGER ROAD
WALNUT STREET	OFF EVERGREEN DRIVE, POLAND TRLR PK
WASTE NOT DRIVE	TRANSFER STATION
WATERHOUSE ROAD	OFF KLONDIKE ROAD
WATSON ROAD	OFF CLEVE TRIPP ROAD
WEBSTER'S WAY	OFF BAILEY HILL ROAD
WEDGEWOOD CIRCLE	OFF AUTUMN DRIVE
WELSH LANE	OFF POLAND CORNER ROAD AND NORTHERN SPRINGS
WEST CRESTWOOD	OFF SPRING WATER ROAD (RTE 122)
WEST RECORD ROAD	OFF HARRIS HILL ROAD (FRMRLY RCRD ROAD)
WEST SHORE DRIVE	OFF NUTHATCH LANE

WESTVIEW DRIVE	OFF MAINE STREET (RTE 26)
WHALEBACK DRIVE	OFF MAINE SREET (RTE 26) DUNN'S PIT
WHISPERING PINE DRIVE	OFF JESSICA WAY
WHITE OAK HILL ROAD	OFF MAINE STREET (RTE 26)
WILD TURKEY WAY	OFF NORTH RAYMOND ROAD
WILLOW LANE	OFF JOHNSON HILL ROAD
WINDSOR PLACE	OFF SUNDERLAND ROAD
WINTERGREEN DRIVE	OFF WEDGEWOOD CIRCLE
WOODBERRY LANE	OFF CHICKADEE LANE
WOODLAND SHORE DRIVE	OFF BIRCH DRIVE
WORTHLEY POND ROAD	OFF SPRING WATER ROAD
YOUNG LANE	OFF JACKSON ROAD

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for reconstruction. Poland uses the Road Surface Management System (RSMS) to inventory and determine the physical condition of local roads. The following tables show the RSMS public road inventory data for Poland:

1/7/2020
9:23:22AM

Paved Network Inventory

By Surface Status
2020

(Prio) Road/Section Name	Sec	From Road/Section	To Road/Section	Length	division	Import	Traffic	Drainage Status
No Maint								
(5) HARDSCRABBLE ROAD		Empire rd	Auburn line	2.24		low	med-high	Good
(4) CARPENTER ROAD		ROUTE 26	RANGE HILL ROAD	0.70		low	medium	Good
(4) CLEVETRIPP ROAD	1	NORTH RAYMOND ROAI	SCHELLINGER ROAD	1.35		low	medium	Good
(4) HERRICK VALLEY ROAD	2	MC FALLS TOWN LINE	MEGQUIER HILL ROAD	1.80		low	medium	Good
(4) JOHNSON HILL ROAD	2	HEATH ROAD	Aggazize villiage	0.50		low	medium	Good
(4) JOHNSON HILL ROAD	3	Aggazize villiage	POTASH COVE	0.70		low	medium	Good
(4) RICKER ROAD		ROUTE 26	ROUTE 26	0.30		low	medium	Good
(4) TIGER HILL ROAD		HERRICK VALLEY RD	Town line	1.21		low	medium	Good
(3) OUTLET ROAD		ROUTE 26	Town line newglous	0.10		low	low-med	Good
(2) AUTUMN DRIVE		HINES RD	CARPENTER ROAD	0.99		low	low	Good
(2) DOWNNEY LANE		SPRING WATER RD	RANGE ROAD	0.09		low	low	Good
(2) JORDAN SHORE DRIVE		Route 11	Route 11	0.80		low	low	Good
(2) PERKINS ROAD		SAUNDERS ROAD	END	0.10		low	low	Good
(2) RANGE ROAD		VERRILL ROAD	NEW GLOUCESTER LN	0.32		low	low	Poor
(2) VERRILL ROAD		Spring water rd	END	0.55		low	low	Good
				11.75				
Routine								
(7) NORTH RAYMOND EXT		BAKERSTOWN ROAD	MEGQUIER HILL ROAD	0.50		low-med	high	Good
(6) LEWISTON JUNCTION ROAD		Empire rd	Auburn line	1.10		low	high	Poor
(4) WASTE NOT DRIVE		TRIPP LAKE ROAD	END	0.30		low	medium	Good
(3) JACKSON RD		WHITE OAK HILL	SCHELLINGER ROAD	1.60		low	low-med	Good
(3) TRIPP LAKE ROAD		ROUTE 26	Route 11	1.39	PW	low	low-med	Poor
(2) BIRCHWOOD LANE		ROUTE 26	END	0.20		low	low	Good
(2) EAST CRESTWOOD		Rt 122	Rt122	0.10		low	low	Good
(2) HINES RD		ROUTE 26	END	0.30		low	low	Good
(2) STROUT ROAD		WHITE OAK HILL	END	0.30		low	low	Poor
				5.79				

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Paved Network Inventory

By Surface Status
2020

(Prio) Road/Section Name	Sec	From Road/Section	To Road/Section	Length	division	Import	Traffic	Drainage Status
Preventive								
(7) JOHNSON HILL ROAD	4	POTASH BROOK	MEGQUIER HILL ROAD	0.80		med-high	medium	Poor
(7) MAPLE LANE		Harris hill rd	Town line	0.50		med-high	medium	Poor
(6) HEATH ROAD		JOHNSON HILL ROAD	Casco Town Line	0.70		medium	medium	Good
(5) BROWN ROAD		Rt 26	Town line mechfls	1.10		low	med-high	Good
(5) RANGE HILL ROAD		CLEVE TRIPP ROAD	ROUTE 26	2.10		low-med	medium	Poor
(4) BAILEY HILL ROAD		Harris hill rd	Plains Rd	2.70		low-med	low-med	Poor
(4) CASSIE LANE		NORTH RAYMOND ROAI	NORTH RAYMOND ROAI	0.30		medium	low	Poor
(4) SCHELLINGER ROAD		ROUTE 26	CLEVE TRIPP ROAD	2.10		low	medium	Good
(3) COBB ROAD PAVEMENT		Plains Rd	Pavement End	0.38		low	low-med	Good
(3) PULSIFER ROAD		BAILEY HILL ROAD	END	0.60		low	low-med	Good
(3) SUMMIT SPRINGS ROAD		WHITE OAK HILL	SCHELINGER	1.80	PW	low	low-med	Good
(2) BELANGER DRIVE		EVERETT ROAD	END	0.30		low	low	Poor
(2) BIRCH DRIVE		END	END	1.10		low	low	Good
(2) CEDAR MILLS ROAD		BELANGER DRIVE	END	0.10		low	low	Poor
(2) HILL VALLEY ROAD		TIGER HILL ROAD	END	0.30		low	low	Good
(2) SANDERSON ROAD		SAUNDERS ROAD	END	0.20		low	low	Good
(2) SAUNDERS ROAD		PLAINS ROAD	END	0.60		low	low	Good
(2) SAWYER ROAD		COBB ROAD	END	0.20		low	low	Poor
(2) SUNDERLAND RD		HERRICK VALLEY RD	WINDSOR PLACE	0.11		low	low	Good
(2) WEST CRESTWOOD		Spring water rd	Spring water rd	0.20		low	low	Good
(2) WINDSOR PLACE		HERRICK VALLEY RD	END	0.30		low	low	Good
				16.49				
Rehabilitate								
(10) PLAINS ROAD		POLAND CORNER ROAI	Empire rd	3.00		high	high	Good
(8) ELM STREET EXTENSION		Harris hill rd	Town line	0.50		med-high	med-high	Poor
(3) COLBATH ROAD		RANGE HILL ROAD	Town line newglous	1.75		low	low-med	Poor
(2) GIRARDIN LANE		BROWN ROAD	END	0.40		low	low	Good
(2) LANE ROAD		Empire rd	HACKETT MILLS ROAD	0.50		low	low	Poor
(2) WESTVIEW DRIVE		ROUTE 26	2nd ave	0.40		low	low	Poor
				6.55				

1/7/2020
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Paved Network Inventory

By Surface Status
2020

(Prio) Road/Section Name	Sec	From Road/Section	To Road/Section	Length	division	Import	Traffic	Drainage Status
Reconstruct								
(10) NORTH RAYMOND ROAD	1	BAKERSTOWN ROAD	CLEVE TRIPP ROAD	1.70		high	high	Poor
(10) NORTH RAYMOND ROAD	2	CLEVE TRIPP ROAD	Town line/ raymond	1.10		high	high	Poor
(7) HACKETT MILLS ROAD		Empire rd	Rt 121	1.00		medium	med-high	Good
(7) JOHNSON HILL ROAD	1	Casco Town Line	HEATH ROAD	1.10		med-high	medium	Poor
(6) EVERETT ROAD		Harris hill rd	BAILEY HILL ROAD	1.40		med-high	low-med	Poor
(6) TORREY ROAD		Empire rd	LEWISTON JUNCTION	1.00		medium	medium	Poor
(5) DUNN ROAD		TORREY ROAD	Town line	1.30		medium	low-med	Poor
(2) BISHOP ROAD		Spring water rd	END	0.00		low	low	Good
(2) COBB BROOK LANE		BAILEY HILL ROAD	END	0.10		low	low	Poor
(2) HIDEAWAY ROAD		EVERETT ROAD	Dead end	0.30		low	low	Good
(2) NUMBER 5 ROAD		COLBATH ROAD	END	0.35		low	low	Poor
(2) RUSSELL ROAD		JOHNSON HILL ROAD	END	0.20		low	low	Good
(2) TRIPP LAKE CAMP ROAD		HERRICK VALLEY ROA	END	1.70		low	low	Poor
				11.25				
				51.83				

The following tables shows the RSMS Road Importance Analysis for public roads in Poland:

1/7/2020
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Road Importance Analysis

2020

Road/Section Name	Section	From	To	Length	Width	Traffic
high						
NORTH RAYMOND ROAD	1	BAKERSTOWN ROAD	CLEVE TRIPP ROAD	1.70	22.00	high
NORTH RAYMOND ROAD	2	CLEVE TRIPP ROAD	Town line/ raymond	1.10	21.00	high
PLAINS ROAD		POLAND CORNER ROAD	Empire rd	3.00	21.00	high
med-high						
ELM STREET EXTENSION		Harris hill rd	Town line	0.50	21.00	med-high
EVERETT ROAD		Harris hill rd	BAILEY HILL ROAD	1.40	21.00	low-med
JOHNSON HILL ROAD	1	Casco Town Line	HEATH ROAD	1.10	21.00	medium
JOHNSON HILL ROAD	4	POTASH BROOK	MEGQUIER HILL ROAD	0.80	21.00	medium
MAPLE LANE		Harris hill rd	Town line	0.50	21.00	medium
medium						
CASSIE LANE		NORTH RAYMOND ROAD	NORTH RAYMOND ROAD	0.30	19.00	low
DUNN ROAD		TORREY ROAD	Town line	1.30	21.00	low-med
HACKETT MILLS ROAD		Empire rd	Rt 121	1.00	21.00	med-high
HEATH ROAD		JOHNSON HILL ROAD	Casco Town Line	0.70	21.00	medium
TORREY ROAD		Empire rd	LEWISTON JUNCTION	1.00	21.00	medium
low-med						
BAILEY HILL ROAD		Harris hill rd	Plains Rd	2.70	21.00	low-med
NORTH RAYMOND EXT		BAKERSTOWN ROAD	MEGQUIER HILL ROAD	0.50	21.00	high
RANGE HILL ROAD		CLEVE TRIPP ROAD	ROUTE 26	2.10	21.00	medium

Road/Section Name	Section	From	To	Length	Width	Traffic
low						
AUTUMN DRIVE		HINES RD	CARPENTER ROAD	0.99	21.00	low
BELANGER DRIVE		EVERETT ROAD	END	0.30	18.00	low
BIRCH DRIVE		END	END	1.10	18.00	low
BIRCHWOOD LANE		ROUTE 26	END	0.20	21.00	low
BISHOP ROAD		Spring water rd	END	0.00	21.00	low
BROWN ROAD		Rt 26	Town line mechfls	1.10	21.00	med-high
CARPENTER ROAD		ROUTE 26	RANGE HILL ROAD	0.70	21.00	medium
CEDAR MILLS ROAD		BELANGER DRIVE	END	0.10	0.00	low
CLEVETRIPP ROAD	1	NORTH RAYMOND ROAD	SCHELLINGER ROAD	1.35	21.00	medium
COBB BROOK LANE		BAILEY HILL ROAD	END	0.10	0.00	low
COBB ROAD		PLAINS ROAD	EVERETT ROAD	1.25	23.00	medium
COBB ROAD PAVEMENT		Plains Rd	Pavement End	0.38	21.00	low-med
COBBLE KNOLL ROAD		Spring water rd	Dead end	0.10	24.00	low
COLBATH ROAD		RANGE HILL ROAD	Town line newglous	1.75	21.00	low-med
DOWNNEY LANE		SPRING WATER RD	RANGE ROAD	0.09	21.00	low
EAST CRESTWOOD		Rt 122	Rt122	0.10	21.00	low
EAST RECORD ROAD		Empire rd	Dead end	0.10	21.00	low
EDWARDS ROAD		JOHNSON HILL ROAD	END	0.20	25.00	low
GARLAND SWAMP ROAD		JORDAN SHORE DRIVE	Route 11	0.40	16.00	low
GIRARDIN LANE		BROWN ROAD	END	0.40	21.00	low
HARDSCRABBLE ROAD		Empire rd	Auburn line	2.24	21.00	med-high
HERRICK VALLEY ROAD	2	MC FALLS TOWN LINE	MEGQUIER HILL ROAD	1.80	21.00	medium
HIDEAWAY ROAD		EVERETT ROAD	Dead end	0.30	21.00	low
HILL VALLEY ROAD		TIGER HILL ROAD	END	0.30	21.00	low
HINES RD		ROUTE 26	END	0.30	21.00	low
JACKSON RD		WHITE OAK HILL	SCHELLINGER ROAD	1.60	21.00	low-med
JOHNSON HILL ROAD	2	HEATH ROAD	Agganize village	0.50	21.00	medium
JOHNSON HILL ROAD	3	Agganize village	POTASH COVE	0.70	21.00	medium
JORDAN SHORE DRIVE		Route 11	Route 11	0.80	21.00	low
Keystone Springs rd		Empire rd	End	0.30	24.00	low
LANE ROAD		Empire rd	HACKETT MILLS ROAD	0.50	21.00	low
LEWISTON JUNCTION RO		Empire rd	Auburn line	1.10	21.00	high
MCCANN ROAD		WHITE OAK HILL	END	0.40	24.00	low
NUMBER 5 ROAD		COLBATH ROAD	END	0.35	18.00	low
OLD PLAINS ROAD		PLAINS ROAD	END	0.50	18.00	low
OLD TIGER HILL ROAD		TIGER HILL ROAD	END	0.20	18.00	low
OUTLET ROAD		ROUTE 26	Town line newglous	0.10	21.00	low-med
PERKINS ROAD		SAUNDERS ROAD	END	0.10	21.00	low
PULSIFER ROAD		BAILEY HILL ROAD	END	0.60	21.00	low-med
QUARRY ROAD		ROUTE 26	town line	0.30	24.00	low
RANGE ROAD		VERRILL ROAD	NEW GLOUCESTER LN	0.32	21.00	low
RICKER ROAD		ROUTE 26	ROUTE 26	0.30	21.00	medium
RUSSELL ROAD		JOHNSON HILL ROAD	END	0.20	21.00	low

Road/Section Name	Section	From	To	Length	Width	Traffic
low						
SANDERSON ROAD		SAUNDERS ROAD	END	0.20	20.00	low
SAUNDERS ROAD		PLAINS ROAD	END	0.60	21.00	low
SAWYER ROAD		COBB ROAD	END	0.20	21.00	low
SCHELLINGER ROAD		ROUTE 26	CLEVE TRIPP ROAD	2.10	21.00	medium
STROUT ROAD		WHITE OAK HILL	END	0.30	21.00	low
SUMMIT SPRINGS ROAD		WHITE OAK HILL	SCHELINGER	1.80	21.00	low-med
SUNDERLAND RD		HERRICK VALLEY RD	WINDSOR PLACE	0.11	21.00	low
TIGER HILL ROAD		HERRICK VALLEY RD	Town line	1.21	21.00	medium
TRIPP LAKE CAMP ROAD		HERRICK VALLEY ROA	END	1.70	21.00	low
TRIPP LAKE ROAD		ROUTE 26	Route 11	1.39	21.00	low-med
VERRILL ROAD		Spring water rd	END	0.55	21.00	low
WASTE NOT DRIVE		TRIPP LAKE ROAD	END	0.30	23.00	medium
WEST CRESTWOOD		Spring water rd	Spring water rd	0.20	18.00	low
West Record		Harris hill rd	End	0.30	24.00	low
WESTVIEW DRIVE		ROUTE 26	2nd ave	0.40	21.00	low
WINDSOR PLACE		HERRICK VALLEY RD	END	0.30	21.00	low

HIGHWAY/ROAD CAPACITIES

MaineDOT maintains traffic volume data for selected roads in Poland. Typically, these counts are done every three years. However, data may not be available at all locations every three years because data collection points can change over time.

Location	2007	2010	2011	2012	2013	2014	2017
Hackett Mill Rd south of Route 11/121	1840	1550	---	---	---	1790	1750
Plains Rd northwest of Bailey Hill Rd	2230	2010	---	---	---	---	2350
Empire Rd north of Route 122	890	---	---	---	---	930	940
White Oak Hill Rd east of Route 11	1230	1230	---	---	---	1350	1260
White Oak Hill Rd south of Route 26	1390	---	---	---	---	1440	---
North Raymond Rd northwest of Route 11	850	950	---	---	---	---	720
North Raymond Rd southeast of Route 11	1030	---	---	---	---	1180	1230
Megquier Hill Rd west of Route 11	1140	---	---	---	---	---	770
Plains Rd southeast of Poland Corner Rd	2350	2100	---	---	---	---	2380
Carpenter Rd southwest of Route 26	1280	1620	---	---	---	1310	1390
Route 11 southwest of North Raymond Rd	3370	3360	---	---	---	3410	---
Route 11 southwest of Megquier Hill Rd	3210	3710	---	---	---	3500	3710
Route 11 southwest of Winterbrook Rd	---	---	---	3270	---	3060	3560
Route 11/121 west of Hackett Mill Rd	9310	9600	9210	---	---	8910	---
Route 122 northeast of Route 26	5390	5060	---	---	---	4400	5660
Route 122 northeast of Crestwood Rd (easterly junction)	4770	4420	---	---	---	3840	5150
Route 26 southeast of Route 11	7680	7050	---	9690	---	8670	9620
Route 26 south of Quarry Rd @New Gloucester townline	6600	5930	---	---	7290	---	8310
Route 26 south of Route 122	---	6010	---	---	---	---	8390
Route 26 northwest of White Oak Hill Rd	9430	---	---	---	---	---	10630
Route 26 southeast of White Oak Hill Rd	10500	---	---	---	---	---	11730

BRIDGES

There are eight publicly owned bridges in Poland. Three of these bridges are owned and maintained by the town: Potash Bridge, Range Pond Bridge, and Adams Bridge. Five of these bridges are owned by the state and maintained by MaineDOT: Manley Burnham, Lower Range Outlet Bridge, Middle Range Bridge, Minot Corner Bridge, and Hackett Mills Bridge.

The bridge inventory and classification system of public bridges in Poland has been established by MaineDOT. The following information has been provided by MaineDOT:

Poland Bridge Classification and Inventory								
BRIDGE NAME	OWNER	YEAR BUILT	STRUCT-URE LENGTH	DECK CONDITION	SUPERSTRUCTURE CONDITION	SUBSTRUCTURE CONDITION	CULVERT CONDITION	DATE OF INSPEC-TION
Potash	Town	2003	18 feet	N/A	N/A	N/A	No noticeable or noteworthy deficiencies	6/22/17
Manley Burnham	State	1984	13 feet	N/A	N/A	N/A	No noticeable or noteworthy deficiencies	11/21/17
Lower Range Outlet	State	1938	15 feet	Satisfactory	Satisfactory	Good	N/A	6/8/18
Minot Corner	State	1956	147 feet	Satisfactory	Satisfactory	Good	N/A	7/29/19
Middle Range	State	2010	42 feet	Very Good	Very Good	Very Good	N/A	10/4/18
Hackett Mills	State	1932	122 feet	Very Good	Very Good	Satisfactory	N/A	7/29/19
Range Pond	Town	1950	23 feet	Very Good	Very Good	Fair	N/A	6/22/17
Adams	Town	2013	24 feet	Very Good	Very Good	Very Good	N/A	5/7/19

MaineDOT defines the Federal Sufficiency Rating of a bridge as "a numeric indicator of the overall value of the sufficiency of the bridge. A rating will be from 0 to 100 (100=best, 0=worst). Federal Sufficiency Rating is computed with a federally supplied formula using an array of condition and inventory data. The formula is used to identify bridges eligible for federal funding. Federal sufficiency rating includes both structural deficiencies as well as functional obsolescence. This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, do not assume that a low sufficiency rating means the bridge could "fail".

Poland Bridge Sufficiency Rating		
Bridge Name	**Year Built**	**Federal Sufficiency Rating**
Potash	2003	97
Manley Burnham	1984	63
Lower Range Outlet	1938	62
Minot Corner	1956	79
Middle Range	2010	64
Hackett Mills	1932	67
Range Pond	1950	72
Adams	2013	84

The MaineDOT posts bridges that are in need of improvement. Posting typically involves establishment of maximum weight limitations that can affect truck routing. None of the public bridges in Poland have been posted with any restrictions.

CRASH DATA

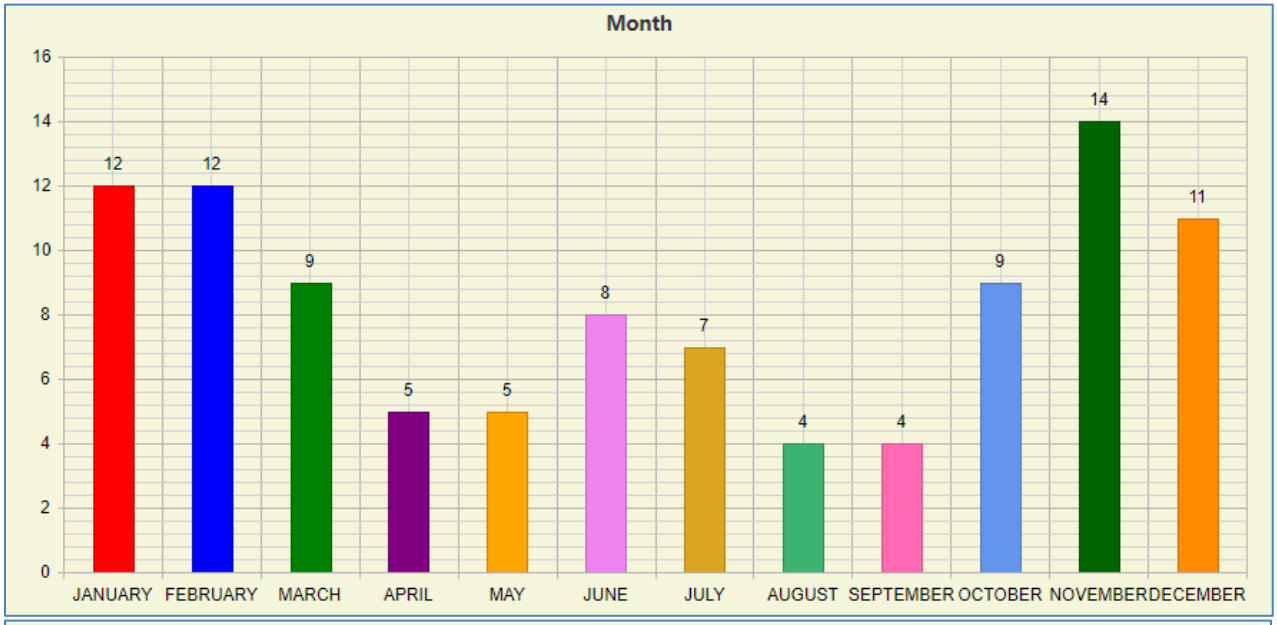
The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least $1,000 damage or personal injury. A report entitled "Maine Accident Report Summary" provides information relating to the location and nature of motor vehicle crashes. One element of the summary 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).

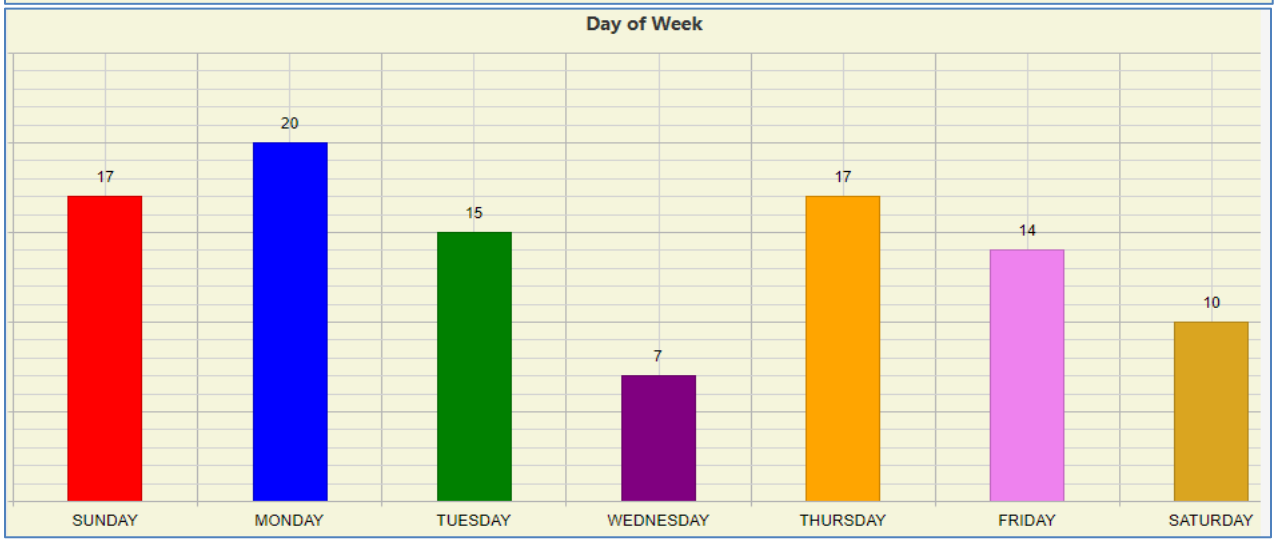
Based upon information provided by MaineDOT for the period January 1, 2016 to December 31, 2018, there were four HCL in Poland with a CRF greater than 1.00 and eight or more crashes.

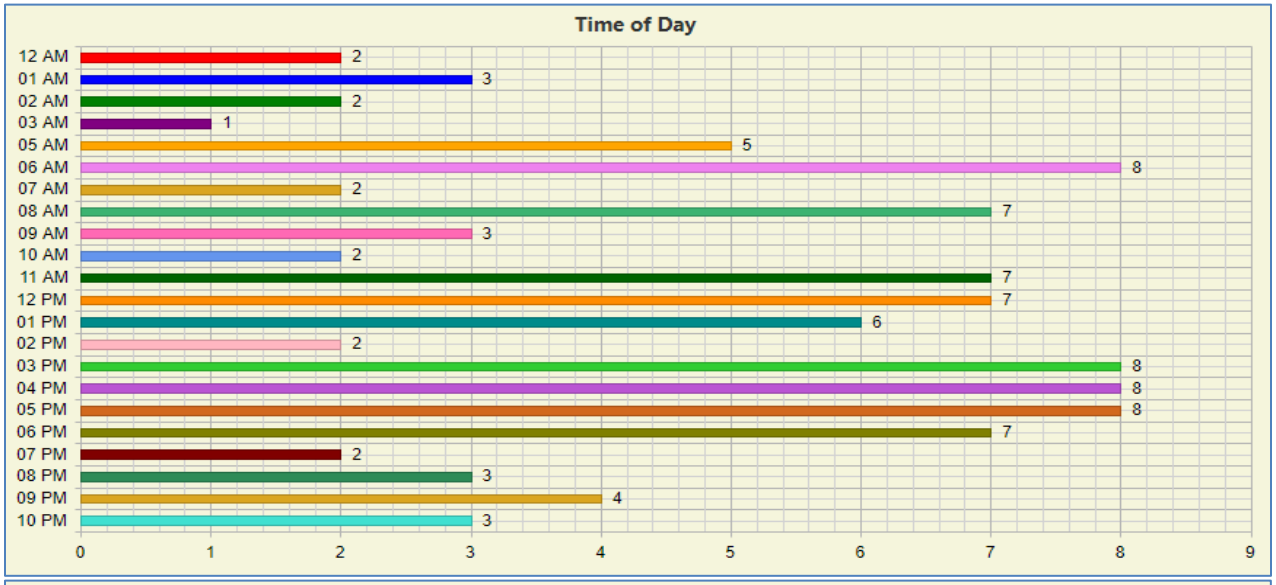
Poland High Crash Locations – 2016-2018										
Location	**Total Crashes**	**Injury Crashes**					**Percent Injury**	**CRF**	**Ranking**	
		K	**A**	**B**	**C**	**PD**			**State**	**County**
Intersection of Route 11 & North Raymond Rd	8	0	0	2	2	4	50.0%	3.43	74	14
Intersection of Route 26, Route 122 and Carpenter Rd	22	0	0	4	3	15	31.8%	5.03	28	3
Intersection of Route 26 & Aggregate Rd	8	0	0	0	3	5	37.5%	1.86	186	36
Harris Hill Rd between Bailey Hill Rd & Everett Rd	10	0	0	2	3	5	50.0%	1.98	112	10

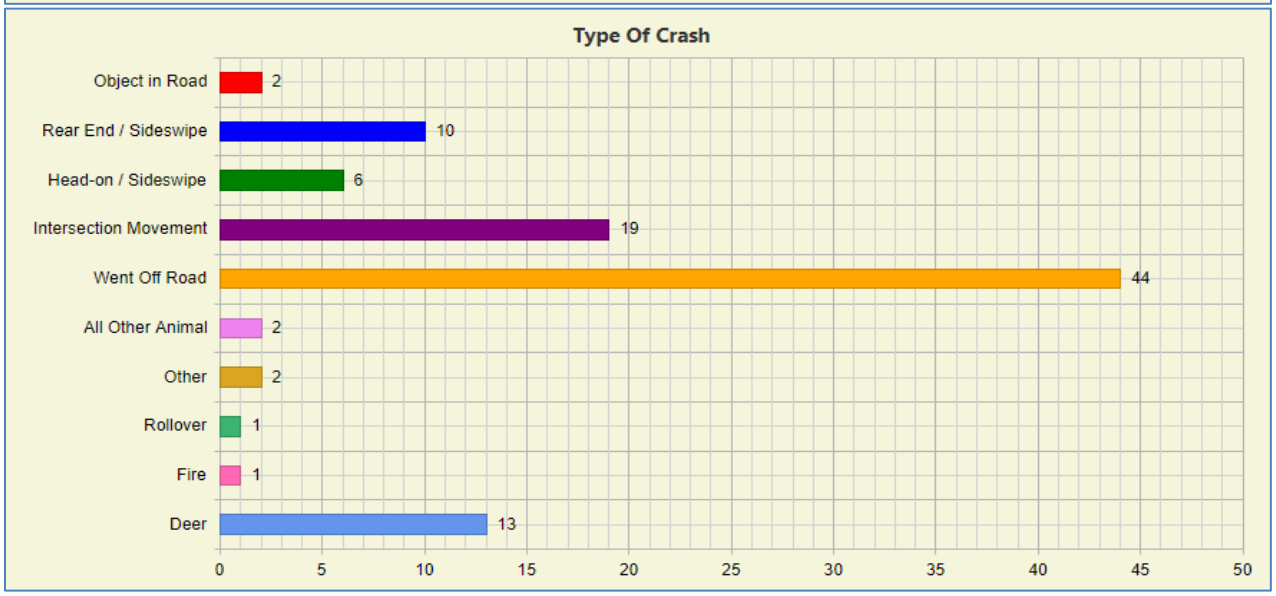
The intersection of Route 11, Route 26 and Winterbrook Road (a.k.a. Five Corners) was a HCL for decades, however after substantial investment to relocate Winterbrook Road south of the intersection and install a fully actuated traffic signal this is no longer a HCL.

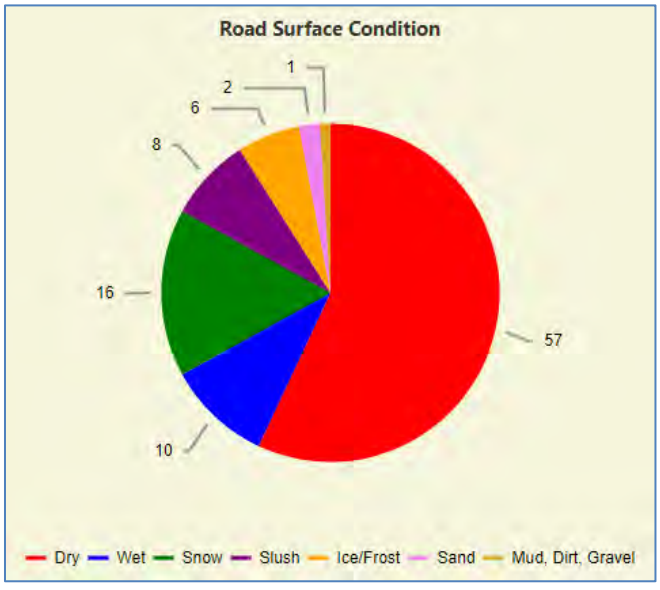
Overall, there were 100 crashes in Poland in 2019. The following series of charts show details of those crashes according to a variety of characteristics (e.g. month/day of week, weather conditions, injuries, driver behaviors, etc.). The data source for these charts is MaineDOT.

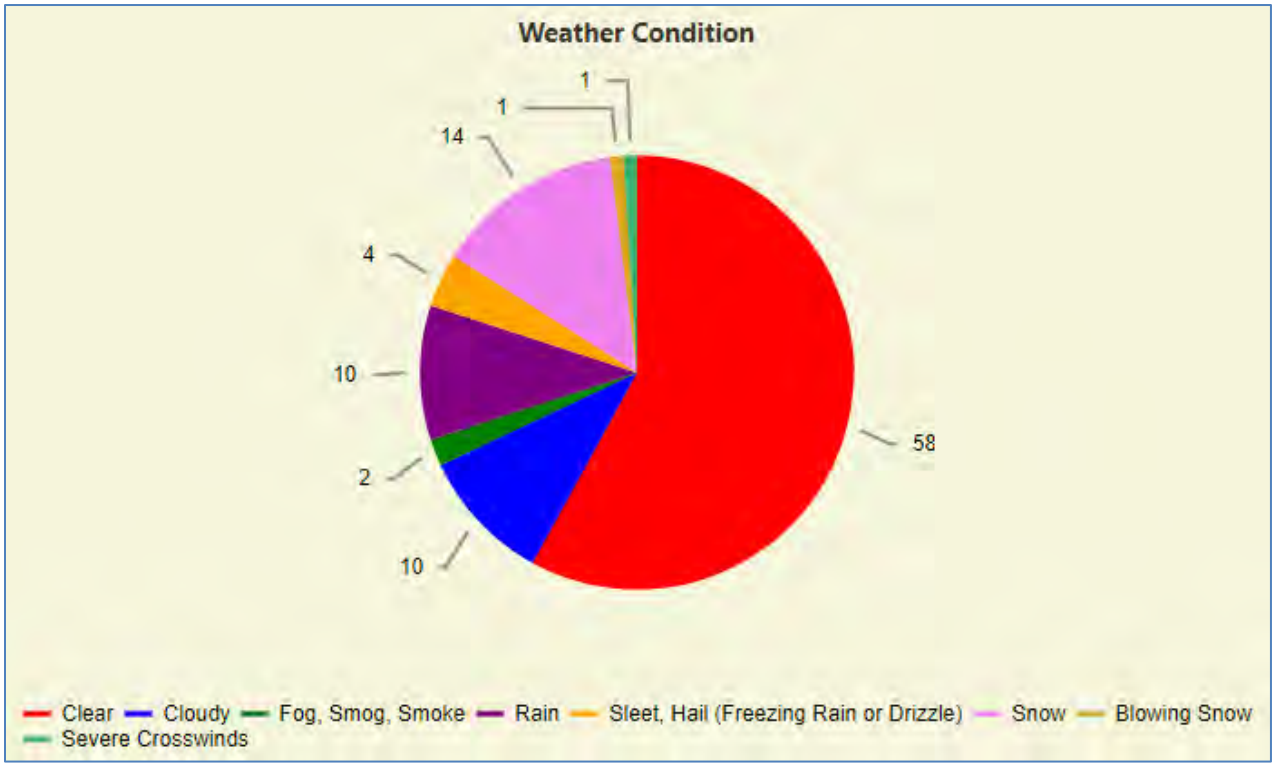

Month
16
14
12
10
8
6
4
2
0
12
12
9
5
5
8
7
4
4
9
14
11
JANUARY
FEBRUARY
MARCH
APRIL
MAY
JUNE
JULY
AUGUST
SEPTEMBER
OCTOBER
NOVEMBER
DECEMBER

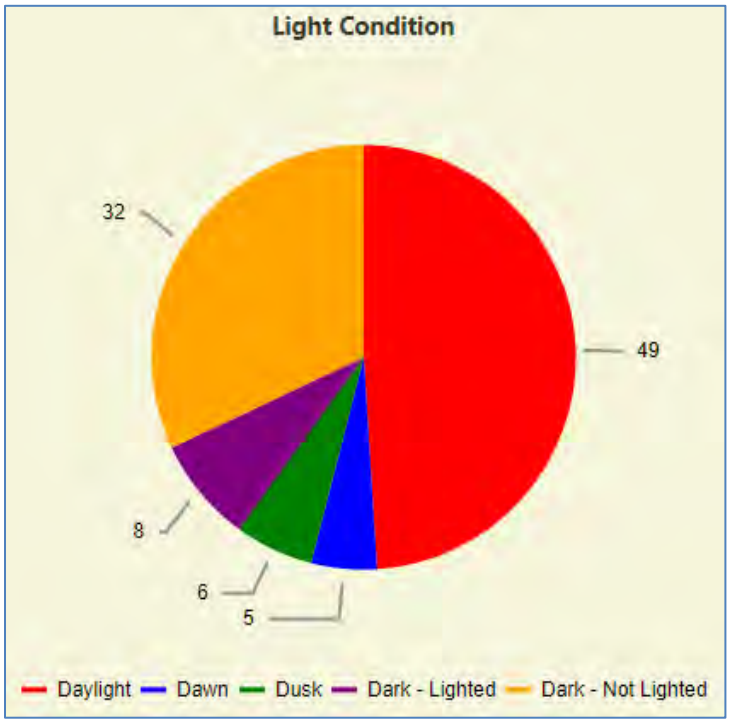

Day of Week
17
20
15
7
17
14
10
SUNDAY
MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY

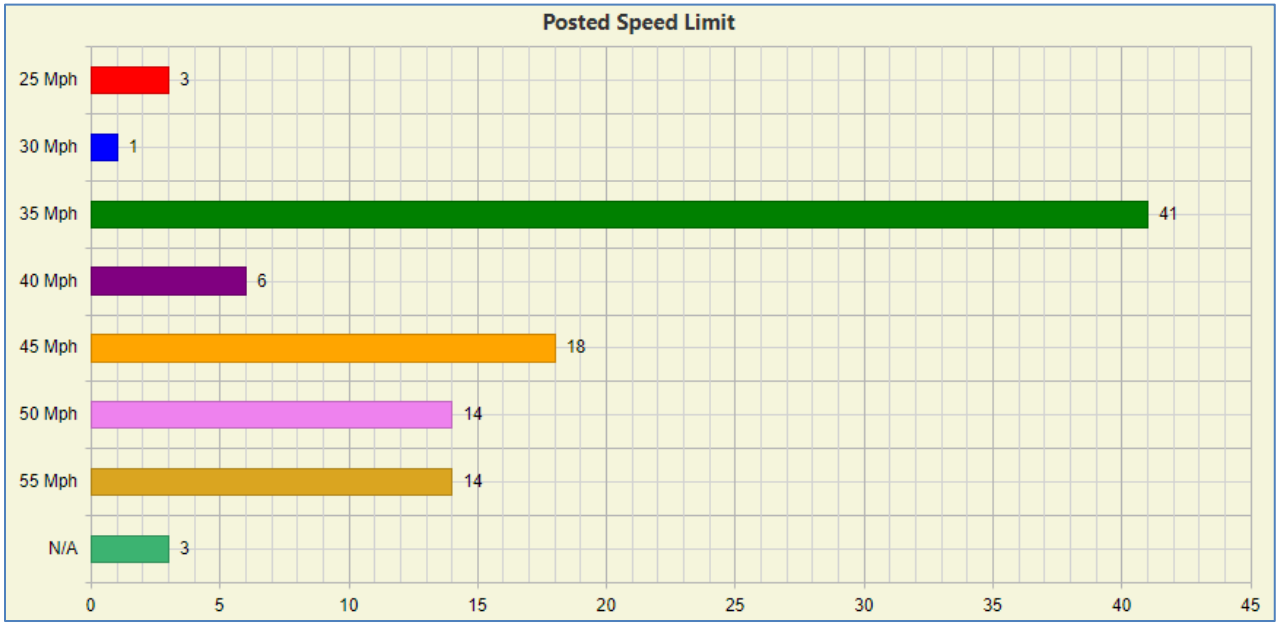

Time of Day
12 AM 2
01 AM 3
02 AM 2
03 AM 1
05 AM 5
06 AM 8
07 AM 2
08 AM 7
09 AM 3
10 AM 2
11 AM 7
12 PM 7
01 PM 6
02 PM 2
03 PM 8
04 PM 8
05 PM 8
06 PM 7
07 PM 2
08 PM 3
09 PM 4
10 PM 3
0 1 2 3 4 5 6 7 8 9

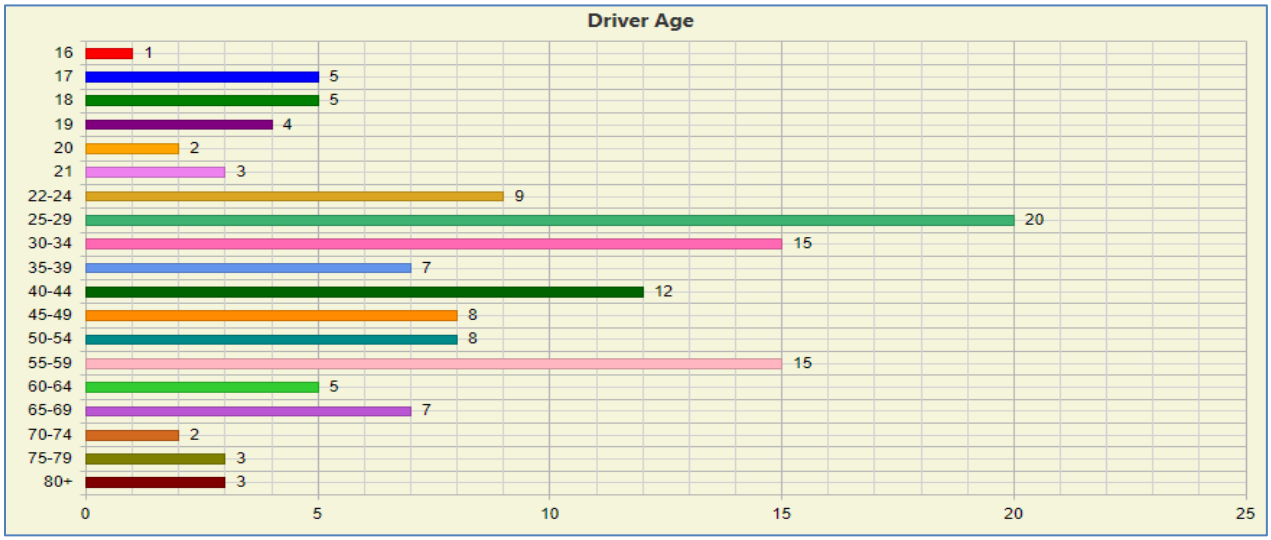

Type Of Crash
Object in Road 2
Rear End / Sideswipe 10
Head-on / Sideswipe 6
Intersection Movement 19
Went Off Road 44
All Other Animal 2
Other 2
Rollover 1
Fire 1
Deer 13
0 5 10 15 20 25 30 35 40 45 50


Road Surface Condition
1
2
6
8
16
57
10
Dry Wet Snow Slush Ice/Frost Sand Mud, Dirt, Gravel

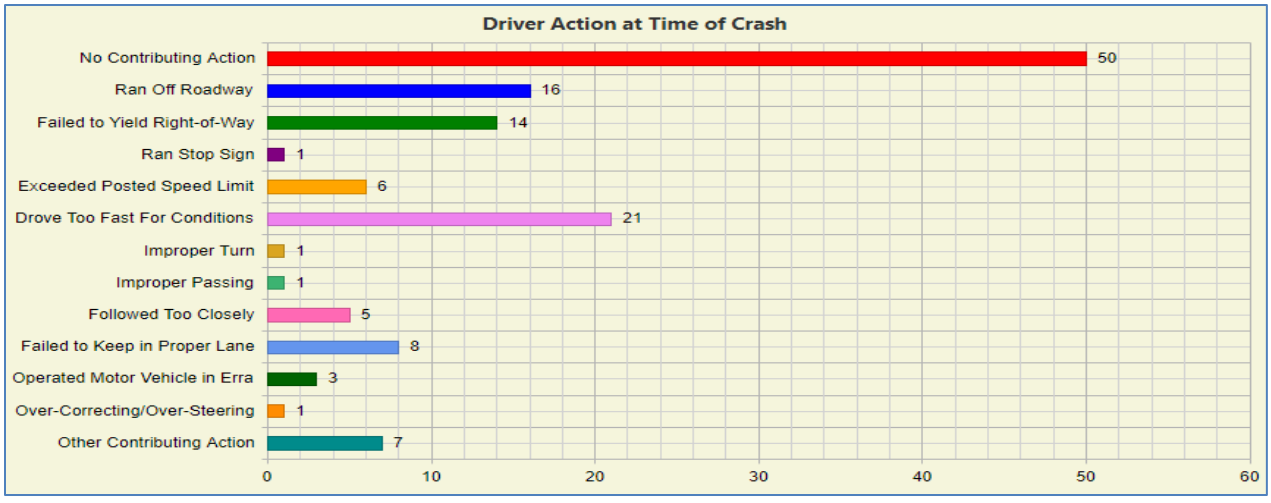

Weather Condition
1
1
14
4
10
2
10
58
Clear
Cloudy
Fog, Smog, Smoke
Rain
Sleet, Hail (Freezing Rain or Drizzle)
Snow
Blowing Snow
Severe Crosswinds


Light Condition
32
49
8
6
5
Daylight
Dawn
Dusk
Dark - Lighted
Dark - Not Lighted

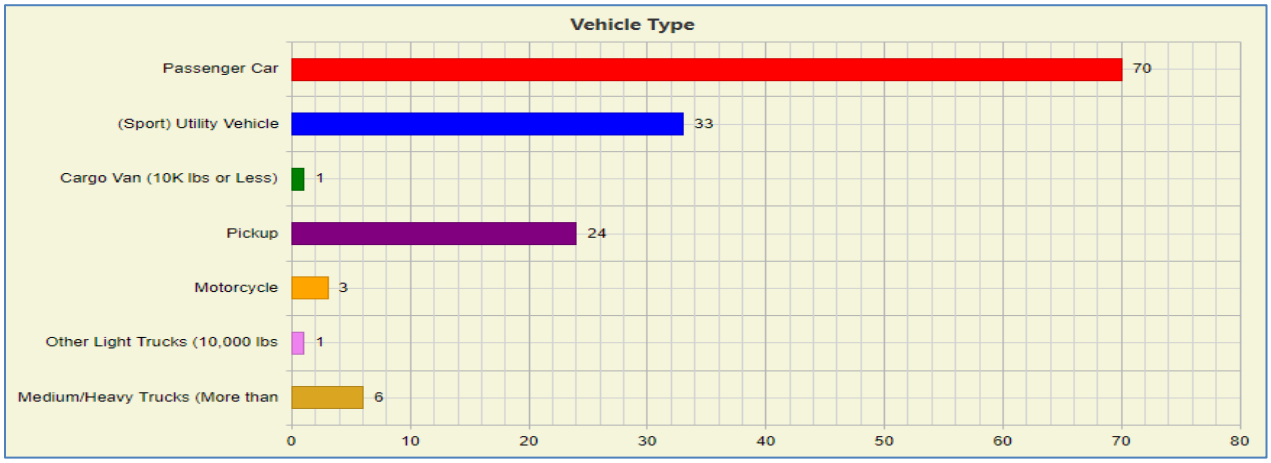




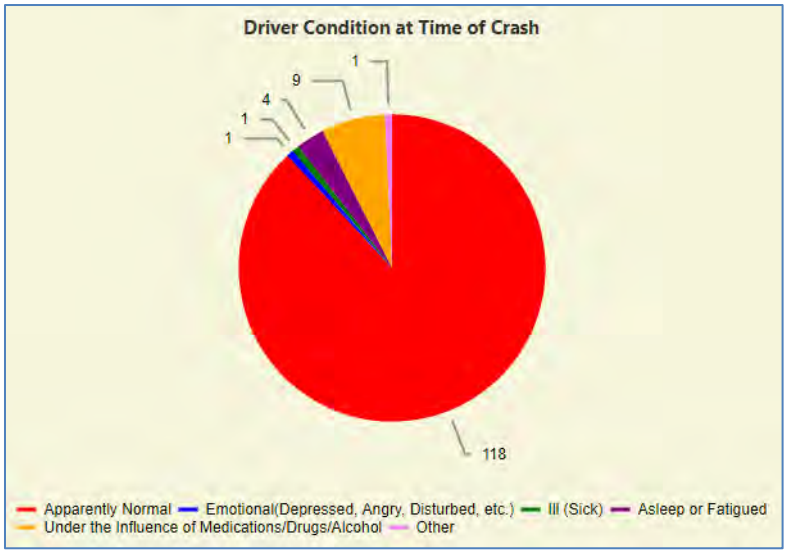
Note: Counts include all operators involved



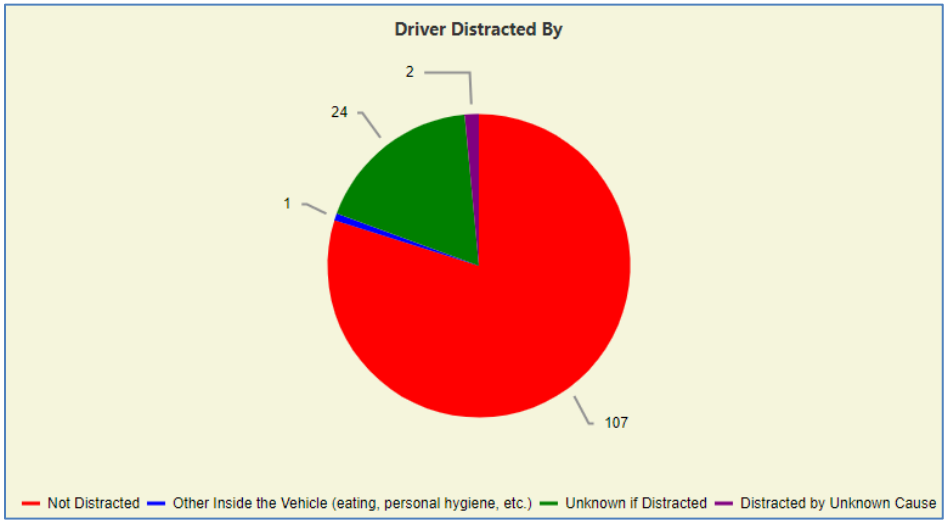
Note: Counts include all operators involved



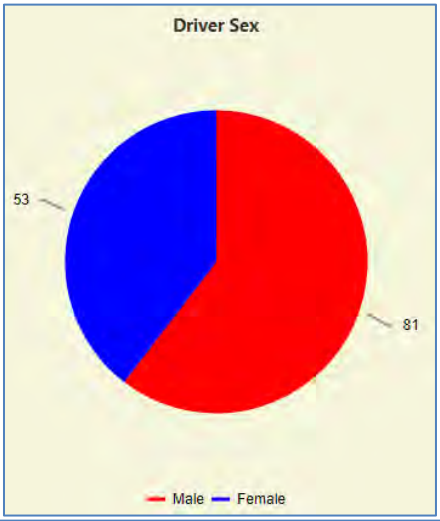
Note: Counts all vehicles involved

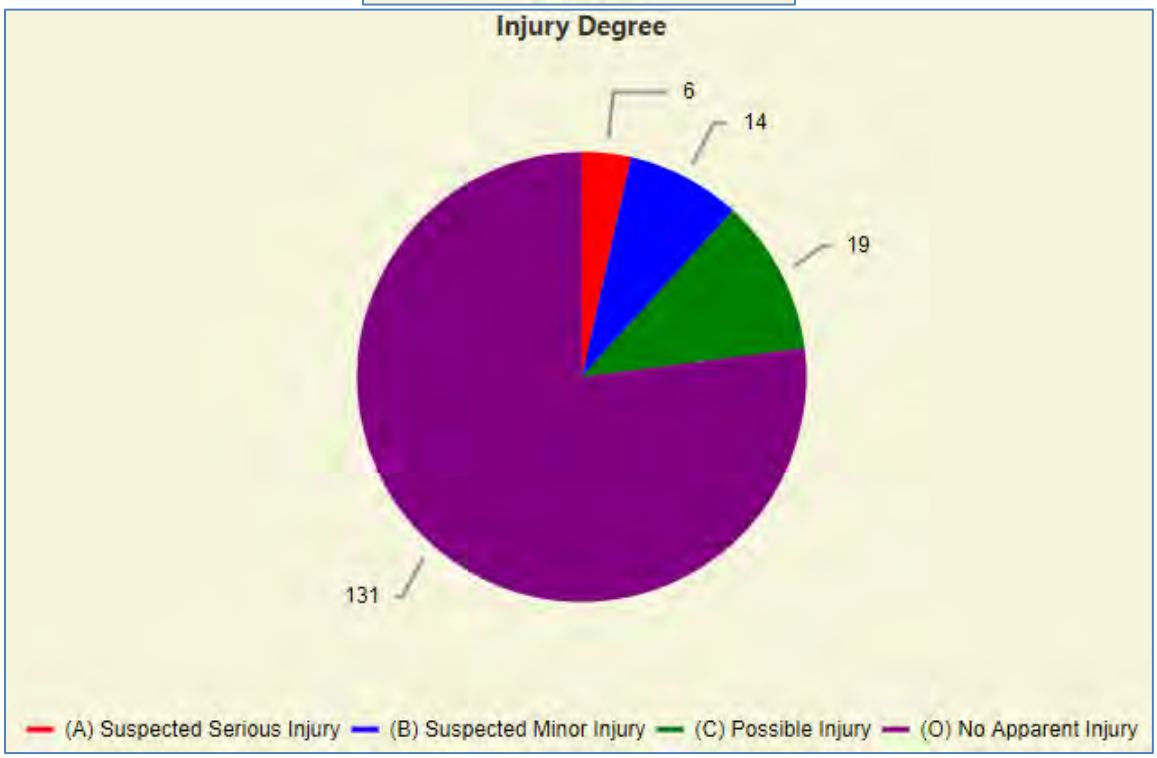


Note: Counts include all operators involved

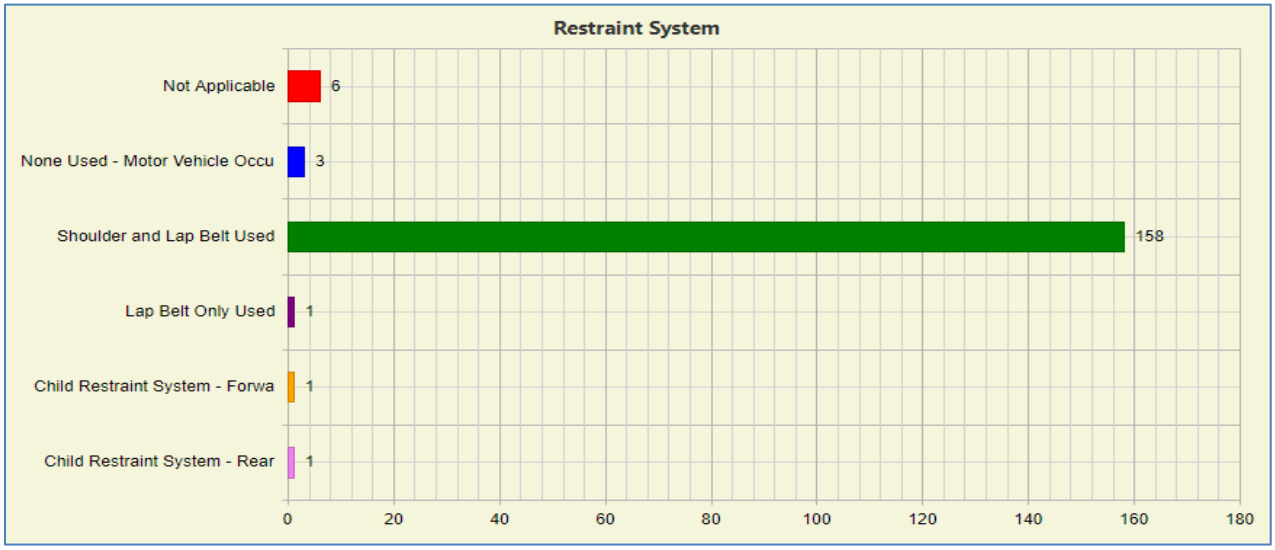


Note: Counts include all operators involved





Note: Counts all individuals involved



Note: Counts all individuals involved

Other safety issues of concern to the town include the traveling speeds on Route 26 at the Megquier Hill Road and North Raymond Road intersections and conflicts between motor vehicles and off-road vehicles on this section of Route 26, and conflicts at the intersection of Route 26 with Route 122 and Carpenter Road. The town has added safety signs and pavement markings at the Route 26/Megquier Hill Road and Route 26/North Raymond Road intersections and continues to monitor conditions. The MaineDOT will be investing in improvements to the Route 26/Route 122/Carpenter Road intersection to address known safety issues here, however this project has not been scheduled yet.

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 established as a result of this Act, apply to new or modified curb openings (driveways and entrances) on rural state and state-aid highways which have 5,000 average annual daily traffic (AADT) for at least 50% of its length. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance. The rules define certain arterial highways according to such characteristics as posted speeds, traffic volume, crash rates, etc.

A “Mobility Arterial” is defined as a non-urban compact arterial that has a posted speed limit of 40 m.p.h. or more and is part of an arterial corridor located between urban compact areas or “service centers” that has 5,000 average annual daily traffic for at least 50% of its length. Route 11 and Route 26 in Poland have been designated as Mobility Arterials.

A “Retrograde Arterials” are mobility arterials where the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit. In addition to meeting the standards for Mobility Arterials, mitigation measures are supposed to be required along Retrograde Arterials before new curb openings are be permitted by MaineDOT. Portions of Route 11 and Route 26 in Poland have been designated as Retrograde Arterials.

The rule has been amended numerous times by the Maine legislature since its original adoption and may not be as effective as originally intended. To ensure that mobility (timely flow of traffic) is maintained on Poland's roads, the town should consider adopting the state's access management rules without allowing the breadth of waivers currently available by the state.

PARK & RIDE FACILITIES

The town has a designated an area for vehicle parking at the town office to encourage commuters to share rides to work locations.

There are no MaineDOT Park & Ride facilities in Poland. The closest MaineDOT Park & Ride lot is located in downtown Mechanic Falls. Other MaineDOT Park and Ride facilities in the area include: Auburn I-95 Exit 75, near Turnpike entrance US 202 (this facility is co-located with a commercial bus service), Gray I-95 Exit 63, RT 202, and New Gloucester, Sabbathday Rd.

The MaineDOT Park & Ride Program is designed to encourage commuter ridesharing across the state. Due to a number of factors, the following rules went into effect in November 2015:

- Trailers, or any vehicles longer than 24 feet, are prohibited in MaineDOT Park & Ride Lots;
- Parking for more than seven days is never allowed; and
- During snow season, November 1– April 30, users cannot leave their vehicles for more than 24 hours. MaineDOT must be able to clear and sand the lots for commuters and this cannot be accomplished if vehicles are parked for more than 24 hours.

SIDEWALKS

Poland maintains approximately 2.1 miles of sidewalks along Maine Street, between the Five Corners intersection of Routes 11 and 26 at the Mechanic Falls townline and White Oak Hill Road, and approximately 0.2 miles of sidewalk on Ricker Road. Poland's crosswalks are in Good condition. There are 7 crosswalks in Poland. Most of the crosswalks in Poland are located at Five Corners. There are four crosswalks on Maine Street between the Poland Regional High School baseball/softball fields and White Oak Hill Road.

In 2018 and 2019, MaineDOT contracted with AVCOG to analyze each crosswalk in AVCOG's three county region, including those in Poland, to determine the degree of compliance with the Americans With Disabilities Act (ADA). Five of the fourteen curb ramps in Poland were found to be in compliance with the ADA. Four of the compliant curb ramps are on Bakerstown Road at Five Corners and the fifth compliant curb ramp is at the newest crosswalk on Maine Street across from the Poland Regional High School baseball/softball fields. The MaineDOT will be working to upgrade all non-compliant crosswalks, however, the implementation schedule has not been completed so there is no timeframe yet in which any of the non-compliant crosswalks will be brought into compliance.

MULTIMODAL ROUTES

Off-road, multimodal routes provide alternative ways to travel through, and within, town. While these routes are sometimes considered to be for recreational use, they can be vital transportation corridors. The town of Poland is fortunate to have hard-working volunteers who have the desire to work with municipal officials and neighboring communities to develop not only local trails but trails that provide connections to the broader regional networks.

According to www.MaineTrailFinder.com, there are six trails networks in Poland, providing approximately 17 miles of off-road opportunities for the public. They are the Railroad Trail (connects Poland Community School to several recreation fields and the old railroad bed), the Heart of Poland Conservation Area Trails (a wooded network from Tripp Lake Road to the public library), Poland Spring Preservation Park (at Poland Spring Resort), Range Pond State Park trails, Range Pond State Park mountain bike trails, and the Bragdon Hill Conservation Area (a newly developed hiking trail that traverses a stream and continues to Bragdon Hill). There are no other dedicated bicycle routes or trails in Poland.

Additionally, there are approximately 43 miles of snowmobile trails in Poland that connect to the regional ITS network as well as to adjacent municipal snowmobile trails. The development of ATV trails in Poland is on-going and to date there is ATV access from Five Corners to Brown Road, access along the old railroad bed, and access from White Oak Hill Road to Schillenger Road.

TRANSIT

Public transportation in rural areas is an increasingly necessary but inherently expensive service for local (county or municipal) governments to provide. Recent data indicates younger people are either unable to afford, or don't want to own, a personal vehicle. There are a significant number of adults who have no personal transportation or license to operate a vehicle. Additionally, seniors want to remain engaged, but do not want to drive or have surrendered their licenses.

Western Maine Transportation Services (WMTS) is the designated regional transit provider for Androscoggin County. WMTS provides "demand-response" curb-to-curb and "flex-route" hybrid scheduled/off-route curb-to-curb, transportation services to residents of Androscoggin, Franklin, and Oxford Counties. WMTS also provides commuter services in some areas. Buses and vans operated by WMTS are open to the general public.

Riders may use services provided by WMTS mostly as they would a personal vehicle, with the exception of limitations on the size, number, and type of parcels allowed, and pets/animals being limited to small animals in carriers or trained service animals under control of the rider.

The greatest number of rides provided by WMTS are to healthcare appointments followed by shopping, personal appointments (hair, banking, social service, legal, etc.), employment, higher education, entertainment, social and family engagements, and dining at restaurants and senior meal centers, during non-holiday weekdays.

Since 2013, the rural transit environment has changed significantly with the MaineCare Non-Emergency Medical Transportation (NEMT) brokerage. The brokerage has disrupted service coordination and funding (both loss of direct service reimbursements and loss of the associated local match). Establishing the brokerage cost the state roughly 2/3 of its volunteer driver base and caused a loss in capacity and efficiency estimated, in some cases, to be between 20% and 25%, due to performance metrics which were imposed on transportation providers carrying MaineCare clients.

WMTS presently serves Poland one day a week along with Mechanic Falls. WMTS will consider adding more service if demand and/or ridership supports it. WMTS met with the Poland Economic Development Committee (EDC) in October of 2019. It was noted there are likely people in Poland who would travel to Hannaford in Mechanic Falls and other locations, as well as to Auburn and Lewiston if the service could be provided. The decentralized nature of the town was acknowledged by the EDC and conducting a survey was discussed. WMTS looks forward to resuming that conversation.

The numbers below are rides originating in Poland that were provided by WMTS. The ridership data listed after 2013 was from the area of town nearest Auburn.

BUS RIDERSHIP OF POLAND RESIDENTS							
2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**
189	39	0	3	0	2	12	1

Source: Western Maine Transportation Services, Inc.

The number of trips provided and demonstrated in the table above may not appropriately reflect the need or desire for rural public transportation in Poland. Prior to the COVID-19 pandemic, WMTS was beginning to explore how to serve smaller outlying towns with scheduled weekly or monthly service to regional service centers.

In April 2019, WMTS initiated the GreenLine Commuter Service, a daily commuter route between Farmington and Lewiston-Auburn with five trips per weekday. In the summer of 2019, MaineDOT opened a park & ride lot at Brettun's Variety on Route 4 in Livermore. Brettun's Variety is a bus stop on the GreenLine Commuter Service that is mid-way between Farmington and Lewiston-Auburn. The GreenLine bus offers free on-board Wi-Fi, a bike rack in-season, and takes credit, debit and WMTS SmartCommute cards, as well as Apple, Samsung, and Android Pay mobile apps for payment. Exact change is also accepted.

In November 2019, WMTS initiated a new weekday service serving the River Valley region. The GreenLine Connection is a connector commuter route between Rumford and Brettun's Variety in Livermore, with stops in Mexico, Dixfield, Peru, and Canton. This service has not been widely promoted because it is still in its pilot phase of development.

Other transportation services provided in the region include a few for-profit taxi and van operators which are utilized by LogistiCare, a non-emergency medical transportation broker. Commercial taxi operators providing general transportation, as opposed to those providing MaineCare rides, are not consistently available in most towns. Community Concepts, Inc. provides contract and grant-based transportation, mostly to clinical appointments along with some MaineCare transportation. None of these providers are considered to be "public transit" providers.

Currently, ridesharing/ride-hailing (Uber, Lyft, etc.) services are, if available at all in rural areas of the state, generally, not reliable due to hours of availability and numbers of drivers who sign-up. This is mostly due to the business model requiring a minimum population density greater than what typically exists in Western Maine communities in order to be profitable and sustainable for drivers.

While there are community-based volunteer driver networks in some towns, they are not widespread. Community volunteer driving programs are not easy to start and can be difficult to maintain due mostly to the availability of drivers and possible liability exposure for drivers and sponsor organizations.

Even with the available transportation options, the transportation needs of residents may not be able to be met without additional public or other transit services.

RAIL

The St. Lawrence & Atlantic Rail (SLR) bisects Poland and is an active freight line.

In 2014, a $3.0 million reconstruction project of the former Rangeley Branch rail line was completed. The project consisted of restoring approximately 6,600 linear feet of the former Rangeley Branch rail line while also adding approximately 400 linear feet of new track for a spur line leading from the midpoint of the mainline to an abutting commercial property, and an additional 1,500 linear foot double-ended siding for increased capacity. The project provides additional rail access to land zoned for commercial and industrial development in Auburn and Poland while alleviating congestion on the existing SLR line serviced through the intermodal transportation facility on Lewiston Junction Road in Auburn. Although the intermodal facility is not operating currently, the construction project represents new economic development opportunities for business growth in Poland.

There are two at-grade rail crossings in Poland on Empire Road and Hackett Mills Road. There are no known safety concerns at either of these rail crossings.

In September 2013, the town of Poland adopted a Resolution endorsing the Androscoggin, Oxford & Coos Counties Corridor Coalition, which was formed by municipalities in Androscoggin and Oxford Counties and Coos County in New Hampshire for the purpose of identifying, exploring and implementing opportunities for regional collaboration in restoration of passenger rail for economic development. The Coalition's focus is the reestablishment of passenger rail service between Montreal and Boston via the St. Lawrence & Atlantic Rail line in Western Maine. Poland staff remains active in participating in this coalition.

AVIATION

There are no public airports in Poland. The Lewiston/Auburn Municipal Airport approximately 6 miles away in Auburn. The Oxford County Regional Airport is located approximately 8 miles away in Oxford.

REGIONAL TRANSPORTATION PLANS

The 2015 Androscoggin Valley Council of Governments Regional Strategic Transportation Investments Plan has identified the following projects which could provide opportunities for Poland:

- Upgrade Route 26 to current federal construction standards,
- Extend intercity passenger rail service from Portland to Montreal with stops in Auburn, Oxford Hills, and Bethel.
- Connect local trail networks to regional systems
- Provide bicycle-pedestrian infrastructure and facilities, where appropriate, as roads are upgraded

MAINEDOT PLANS

The MaineDOT maintains several transportation plans including the Statewide Long-Range Transportation Plan, the Statewide Transportation Improvement Program and the capital/maintenance Work Plan.

The Long-Range Transportation Plan is a 20-year policy-based transportation plan. The Plan identifies MaineDOT's vision for the future and provides guidance and insight on the necessary strategies to meet the state's transportation goals over the next 20-30 years. MaineDOT has identified 8 key trends that are anticipated to impact transportation in the years ahead: Maine's aging population, labor market/industry, global trade/freight movement, urbanization/shifting population, tourism, technology, safety, and climate.

The Statewide Transportation Improvement Program (STIP) is a four year, federally required, transportation capital improvement program. The STIP identifies federal funding by year for scheduled transportation projects that may be receiving FHWA or FTA funding. MaineDOT produces a STIP to meet the following principal requirements: the State of Maine must show fiscal constraint by not scheduling more transportation projects for construction, per year, than it can reasonably expect to receive in funding, to certify that the State's transportation program conforms to Federal air quality regulations, and to provide all interested parties a reasonable opportunity to comment on the proposed STIP. The STIP includes capital projects identified in MaineDOT's three year Work Plan. The 2020-2023 STIP identifies only one capital projects in Poland:

Towns Fed Project # Description	WIN Asset Scope	Stage	Available	Source	Available	Obligated to Date	2019	2020	2021	2022
Poland 2057500	020875.00 Highways 1 1/4" Overlay	PE:	$23,468	Federal STP	$705,080	$705,080	$0	$0	$0	$0
		ROW:	$0	Highway and Bridge	$176,270	$176,270	$0	$0	$0	$0
		CON:	$779,317							
		CE:	$78,565	Other	$0	$0	$0	$0	$0	$0
		Other:	$0							
			Totals:		**$881,350**	**$881,350**	**$0**	**$0**	**$0**	**$0**
Route 11										
Beginning at White Oak Hill Road and extending north 3.06 miles to the Mechanic Falls town line.										

The Work Plan identifies capital and maintenance projects to be worked on over the next three calendar years, beginning with the present year. This Plan is updated annually by MaineDOT. The majority of the capital projects listed in the Work Plan are eligible for FHWA and FTA funding. The MaineDOT 2020-2022 Work Plan identifies the following project in Poland:

Project ID Number	Year	Road/Subject	Length	Project Description
023707.00	2020/21	Route 11	0.17 miles	Highway Safety & Spot Improvements-Slope Stabilization/Protection

Transportation Part 2: Goals, Policies, Action Strategies, Implementation Responsibilities & Status

Goal:
To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. Maintain and provide a safe and efficient transportation system.

Roads and rail 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. Additionally, there is a robust trail system that supports hiking, ATV riding, and Snowmobiles.

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.

Areas to address/policies in support of the overall goals:

- Improve safety of traffic light at the Route 122/26 intersection
- Encourage/attract public transit options
- Continue to support hiking trails, and ATV/Snowmobile trails

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	Ongoing
	Install a traffic light at the Route 122/26 intersection	Town Manager	Mid
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

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
4. Provide for additional parking, where necessary, at various Town facilities.	Develop a Parking Needs Plan including Park & Ride lot needs. 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.	Economic Development Committee Selectmen Town Meeting	Mid 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. Strictly administer and enforce local access management standards.	Planning Board Town Meeting CEO & Planning Board	Mid Short
6. Support hiking/walking trails, bicycle lanes, and ATV Snowmobile trails.	Develop walking trails and bicycle lanes plan. Continue to support hiking trails, and ATV/Snowmobile trails through access and, where appropriate, funding.	Recreation Department Recreation Department	Short Ongoing
7. Develop Public Transport options.	Work with regional public transport providers to encourage/attract public transport options.	Community and Economic Development Committee	Ongoing

SECTION 7. PUBLIC FACILITIES

PUBLIC FACILITIES PART 1: BACKGROUND, TRENDS, AND ANALYSIS

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.

Municipal services and facilities are adequate to meet the current level of services required. As we see changes in population and demographics in Poland, municipal services and facilities will need to be responsibly increased and expanded. How those challenges will be met are described below.

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/Selectperson/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 and committees; the Selectpersons/Assessors, the Budget Committee, and Library Trustees. Voters also elect representatives to the RSU 16 School Board.

The Selectpersons 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, and confirm the appointment of 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.

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. The Poland Municipal Complex (Town Office, Town Hall, Recreation, Old School House, and Library) as well as Public Works and Fire Rescue are serviced by a water line that has been extended into Poland from the Mechanic Falls Water Department. The Mechanic Falls Water Department extended the water line further up Poland Corner Road to serve a mobile home park in 2019.

Poland Corner Road Water Tank Shortly After Construction

The Auburn Water District 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. Additionally, the Auburn Water District extended public water service to Poland via Lewiston Junction Rd, Empire Rd., and Rt. 122 (Spring Water Rd.), terminating near the junction of Rt. 122 and Rt. 26. This extension currently serves several local business's and resident's.

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. 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 major 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. Should it be required, both Mechanic Falls and Auburn have the capacity to increase their water service to Poland.

SEWAGE TREATMENT

The Town of Poland has no town-wide public sewage collection and disposal system. However, public sewer service was extended to Poland via Lewiston Junction Rd, Empire Rd., and Rt. 122 (Spring Water Rd.), terminating near the junction of Rt. 122 and Rt. 26. This extension currently serves several local business and residents and will soon be extended to the southern end of the RT 26 causeway. The sewer main also serves Range Pond State Park as well as several private residences along the route of the pipe.

Sewer Pump Stations on RT 122

Sewer Pump Station on RT 26

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. It is hoped that extending the sewer line to the southern end of the RT 26 causeway will provide some relief for this issue.

The lack of a public sewer system in Poland is a factor that limits the extent to which commercial and industrial development can occur in the future. The existing sewer line that currently terminates just south of the Top Gun shop on RT 26 will be extended north to the southern end of the RT 26 causeway. 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, although this may not be economical since the sewer line is now being extended north along RT 26. Other areas of Poland would benefit from a sewer line, particularly the Five Corners intersection and south along RT 26. This area has available land and would suit business development. The Community and Economic Development Committee is actively exploring options to bring sewer to more areas of Poland.

SOLID WASTE

Solid waste disposal is a problem facing all Maine communities. Traditionally, most towns 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.

Transfer Station Staff consists of two full time employees, one of whom is the Transfer Station Director, and two part time employees.

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 and with the construction of a revetment for wood waste and demolition debris in 2019.

- Current waste generation trends indicate the Town is generating approximately 2600 tons of Municipal Solid Waste (MSW) per year. This number has remained relatively constant over the past nine years. The Town's single sort recycling program contributes a further 320 tons per year. Poland's recycling rate is currently in the mid 30% range.

Poland is part of a 12-town consortium called the Maine Waste To Energy Corporation. This group, formally known as Mid Maine Waste Action Corporation (MMWAC), was formed in 1990 to replace the former Auburn Energy Recovery Plant which ceased operations in January 1990. The facility changed its name to Maine Waste to Energy in 2019. MWTE accepts Poland municipal solid waste at their Auburn facility.

The transfer station consists of three basic areas:

1. Trash disposal area. Municipal solid waste is deposited in one of two compactors with a roll-off box attached. When the boxes are full, the waste is transported to Maine Waste To Energy (MWTE) in Auburn. The Town pays the tipping fee for all household trash generated in Poland that is taken to MWTE, but does not pay for trash collection services provided by private haulers to Poland residents or for commercial waste.

Transfer Station Main Office and Trash Disposal Area – Front and Rear View

MSW Disposal Area


Recyclable Oil Trailer and OBW Roll Off Container

2. Recycling area. The Town operates a recycling area for used oil, electronic waste, metals and a composting area for garden and yard waste. Waste oil is burned in the Public Works boiler. Most of the resulting compost is used for erosion control purposes on public works projects. Single sort household recycling is deposited in one compactor with a roll-off box attached that is adjacent to the MSW compactors.


Recycling Garage – Waste Oil and Electronic Waste, and Single Sort Recycling

- The Town transports recyclable metals by collecting them in a roll off container that is transported to Schnitzer in Auburn for disposal and further processing and marketing. The Town is paid the prevailing price for metals delivered.

Recyclable Metals Bins and Appliance Waste

3. Waste wood disposal area. The Town also operates an area for the disposal of demolition debris and waste wood. In 2019, the Town constructed a revetment to receive wood waste and demolition debris.

Demolition and Waste Wood Disposal Area and Revetment

4. Other Structures. A storage shed with bathroom and shower are located off the main drive near the Main Transfer Station office. Public Works constructed a Sand Bin in 2019. There is a small satellite office near the revetment at the top of the hill to manage wood waste, construction debris, and metal.

Storage Shed, Sand Bin, and Satellite Office

VEHICLES: In 2006 received the Public Works Roll-off truck and loader for use at the transfer station. Those vehicles are still in operation.

Transfer Station Mack Roll-off Truck and Dresser Loader

Going forward consideration should be given to constructing a hard laydown area for wood waste, demolition debris, and brush to eliminate contamination with soil. Additionally, consideration should be given to converting one or both part time employees to full time to better meet operational requirements.

LIBRARY

The A.B. Ricker Library is located at 1211 Maine Street. Built in 1963, it comprises adult, teen and children's book sections, audio books, periodicals room, DVD's, computer access, office space, and a community room in the basement. The Library also serves as the Town's warming shelter. Programs offered and supported at the Library include:

- Monday Mystery Book Group
- Let's Talk Book Group
- Tweens & Teens Club
- Needler's
- Coloring Group
- Story time for preschool age children
- Quilting Group
- Summer Reading Program

- Lego's Group
- Multiple community meetings and gatherings

The Library has seen a marked increase in patrons and use by the community since constructed. With this increase in use, the desire to modify the children's book area for safety and use reasons, and the need to replace and renovate floors, bathrooms and other areas due to age, the Library Trustees are actively reviewing plans to expand and renovate the Library.

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 of Poland expanded police services to 24 hours a day from 16 hours a day at Town Meeting in 2020. The deputies work out of the Old Town Office building located 1219 Maine Street, located in the Town complex next to the Town Hall.

ASO SUBSTATION

FIRE RESCUE

Poland Fire Rescue Department is located at 33 Poland Corner Road, Poland, Maine. The department provides fire related and medical emergency coverage for the town 24 hours a day, 7 days week, covering 49.7 square miles and a year round population of 6,000 residents that doubles in the summer months. Poland Fire Rescue has mutual aid agreements with the following communities: Auburn, Casco, Gray, Mechanic Falls, Minot, New Gloucester, Norway, Oxford, Paris, and Raymond. In addition to those agreements, Poland Fire Rescue is currently working under an EMS transport coverage agreement with the Town of Mechanic Falls, which means Poland Fire Rescue responds, treats, and transports any medical emergency within that town during the hours of 0600-1800 seven days week.

FIRE RESCUE FACILITIES

The original firehouse at 33 Poland Corner Road was built in 1990 with a total of 6,400 square feet of working and bay space. In 2013, we renovated our station to accompany a growing service and its needs. We renovated the existing structure and added a bay for emergency apparatus. The 7,000 square foot living and office addition included bunk rooms for overnight coverage, office space, a nearly 100 person training room, dayroom with a new kitchen, dedicated janitorial and decontamination rooms, and a fitness room. Our 2013 addition and renovation will serve our employees well and it should be many years before we need to make any significant changes to our facility.

FIRE AND EMS PROGRAM

Call volume for Poland Fire Rescue is nearly 1,000 calls for service every year. Calls that require additional manpower to mitigate an emergency have a very low call back census, which means getting members to respond when not already on duty is not popular and at times does not provide the assistance that is needed. The amount of people that live within our community that respond to emergencies calls is not up to par. Currently on our roster, we have only 14 out of 37 employees who reside within the town borders. This may dictate the need for additional full time personnel in the very

near future.

Poland Fire Rescue is licensed at the EMT Basic level within the State of Maine and is permitted to the Paramedic level, which means that we need to have a minimum of an EMT-Basic on every call and, when needed, we are permitted to treat at a Paramedic level. Currently (April 2020), Poland Fire Rescue has 13 paramedics, 6 EMT Intermediate's, 6 Basic EMT's.

Since July of 2013, Poland Fire Rescue has been under contract with the Town of Mechanic Falls to be their emergency medical transport service between the hours of 0600 and 1800 hours. This means that 7 days a week our communication center will dispatch us to all medical calls in Mechanic Falls and we will treat and transport those patients. On average we respond to 156 calls a year to Mechanic Falls and an average annual collection amount from medical treatment and transport billing is $47,530. We are not currently in a contract to be their transport service between 1800 and 0600 hours, as our staffing levels are not at the point where we can provide that service and continue to have a dedicated staffed ambulance to our taxpayers of Poland. If the towns wanted to come to a point where that contract would be extended to (24) hour coverage, we would recommend that Mechanic Falls and Poland come up with a financial plan that suited and supported that cause as we would have to add staffing for two more overnight medical personnel. With our current average pay, we would need to raise approximately $145,000 to cover that program.

STAFFING

The Town is served by a combination Fire Rescue Department. The Department consists of six full time personnel, which includes a full time Chief, Administrative Assistant, and 4 cross trained firefighter/EMT's. Poland's current staffing model also includes part time firefighters and emergency medical technicians ranging in license levels. The Department is staffed with (24) hour coverage (365) days a year. Our (4) full time firefighters work on a 28 day work schedule consisting of a rotation of (24) hours on shift, followed by the next (72) hours off duty. Our Administrative Assistant position is a (35) hour a week position, Monday- Friday. Currently that position is held by a Paramedic who can dual role and also works shifts on the floor responding to medical emergencies. Part time staff complement our full time staff during shifts, which brings our staffing levels currently to (4) employees on duty, assigned to emergency apparatus from 0600-1800, at night we are staffed with (2) employees from 1800-0600. Currently we have a full roster of 35 members, including our (6) full time employees, (24) part time employees who work shift work, (3) employees who respond for emergencies only and (2) junior firefighters. Many of our members are cross trained and serve both as first responders for fire related emergencies and medical emergencies that require medical treatment and transport to local hospitals. The full time Fire Rescue Chief is a salaried position and is appointed by the Town Manager and serves the Town as a Department Head. The Fire Rescue Chief is also the Town of Poland's Fire Warden & Emergency Management Director. All other full time positions are hourly employees. Ranks within the Fire Rescue are determined by the chief and fill numerous roles within the organization.

Grants

Over the years Poland Fire Rescue has applied for and been awarded the following grants
2002- Firefighting Equipment
2003- Portable and Mobile Radios
2004- SCBA's and Breathing Air
2005- Rapid Intervention Pack, Personal Protective Equipment, AED's and laptops
2008- Generator and Animal Crates for Androscoggin County EMA and Poland Regional High School
2009- Smoke Detector Program
2010- Radios
2011- Wildland Nomex shirts and leather firefighting gloves, Radio repeater, Voter Repeater, updated all of Public Works radios

2014- Generator for Public Library
2014- Dry Hydrant Equipment, Black Island Road
2016- Dry Hydrant Replacement, Birch Drive
2016- Portable and Mobile Radios
2017- Vehicle Extrication Tool
2018- Firehouse Sub Grant for new training equipment
2018- Homeland Security Grant (HSGP) replacement off all oxygen regulators
2019- Mechanical Lucas CPR Device

RECORDS MANAGEMENT

We keep a very thorough system for records management. We currently use a system called Fully Involved and, although it does take time to get everything in at the beginning stages, it allows us to track and query most anything that we need to categorize and collect including, but not limited to, station needs and repairs, vehicle tracking, personal protective equipment, purchase orders, incident reports, payroll, life safety inspections, wet barrel and dry barrel hydrant locations, employee profiles, and training records. We have been using this system since 2009.

EMERGENCY MEDICAL TRANSPORT BILLING

We have outsourced our medical billing to Medical Reimbursement Services in Windham Maine for many years' now. We have an outstanding relationship with our representatives and are in contact with them every few weeks. The medical billing revenue from year to year is ever changing. Below is a table representing the last (4) years of our ambulance revenues for the town.

Fiscal Year Ending		Poland	Mechanic Falls
2019		$ 182,782.87	$ 46,506.33
2018		$ 207,643.98	$ 48,678.54
2017		$ 176,176.98	$ 46,908.17
2016		$ 190,600.79	$ 41,692.41
Average		**$ 189,301.16**	**$ 45,946.36**

TRAINING AND CERTIFICATION

Each month, fire rescue holds multiple evening training events to allow our emergency responders the time to get their continuing education credits and maintain their state medical licenses. The topics vary from month to month and our training officer puts in many hours every month planning and maintaining this program. In addition, we have a weekly training program to be able to capitalize on employees being here during the day shift. Those weekly trainings are intended to be hands-on training and some book/ knowledge based learning. They are intended to get the crews working together on some smaller topics that can be covered in less than an hour and gets our hands on some equipment that we do not utilize every day. A unique perspective on this training is that we use a system called "train the trainer" so, from day to day, a member will learn the topic and get instruction one day and later in the week, if he or she is working another shift, they get to be in the instructor and teach the crew for that day. This type of system gives a lot of our employees an opportunity to take the lead, be in charge, and practice those skills that later in their career will help them advance to an officer's role. Learning that responsibility in a controlled environment is such an important aspect due to our staffing levels and can be a really important piece to an employee's career development.

COMMUNICATIONS

Poland Fire Rescue is dispatched through Lewiston Auburn 911 Communications Center. We have been in contract with them since July 2012. This center serves as a public safety answering point (PSAP) for fire, medical, and police emergencies for Lewiston and Auburn and fire/EMS emergencies for Poland. We have two tower repeater sites in the Town of Poland. One is off from Summit Spring Road, located at Summit Spring Golf Course and the second one is located off Preservation Way on the property of Poland Spring Resort. Both locations are in good condition and have served us well thus far. We have very few spots in town that we struggle to get radio communications. Our supply of mobile portable radios and pagers are in a good state and we will be sorting through some older radios and working on a few replacement portable radios this spring (2020) and we will give some of the radio's to our Public Works Department to upgrade some of their older ones.

INSPECTION PROGRAM

Having staff around the clock allows us to get more involved with our community and be more familiar with tax payers and hazards in the area. We do multiple inspections through the year and have developed a program where a crew can go to a building during the building process and learn about its construction. We get to see aspects that we may not be able to see when the finished product is presented. Woodstove inspections are a task that we have on a regular basis, Many of our towns people use wood as a source of heat which requires the fire department to inspect their operation before an insurance company will sign off that it is safe for operation. With staff available (7) days a week, we are able to be more accommodating for individuals that work and can't be home during the work week. As well, we are able to go complete an inspection during non-business hours during the week. This program, from our perspective, is going very well and our support in the community comes from interactions like our inspections where we can get to know our citizens in a non-emergent environment.

COMMUNITY CPR PROGRAM

Poland Fire Rescue offers CPR/AED, (Automated External Defibrillator) and First Aid training to the public. CPR classes are held in the training room at the firehouse. Members of our department are American Heart Association certified instructors and use up to date material and mannequins from the AHA. Some of the citizens we certify are teachers in our RSU district, nurses, daycare providers, and our town employees including recreation camp counselors. When necessary, we go on site to our large businesses to teach their employees and feel strongly that it benefits our community to have as many people as possible trained in CPR/AED and First Aid.

COMMUNITY OUTREACH

Our department as well as our association participates in many activities throughout the year. Our association holds a number of events in our community for fundraisers. Examples are our Pancake Breakfast, held every spring, "breakfast at the firehouse", which is open to the public for a buffet breakfast, Spring Fling, which is a dinner dance held a with a live band and giveaways which has been going on for over (40) years and is a really nice kick off to summer for our neighbors and citizens. We also play a part in the Poland Heritage Days, held in June of every year at the grounds of Poland Spring Resort that celebrates our town's heritage with a big community event. Our last event of the year is our Fire & Slice golf tournament which brings golfers from all over Maine and even from other states. This is a partnered golf tournament with the Poland Spring Resort playing a big part and Poland Spring Water Company as one of our lead sponsors. This event will be turning (10) years old in September of 2020. The Benevolent Association helps supplement some needs of the department when budget funds do not exist to the point that is needed. Over the years the fire rescue association has stepped up to purchase

items that needed to be upgraded or purchased when town funds were not available. The association fundraises for the opportunity to support the budget as well they help many organizations within the town including the community church & food bank. The benevolent association also has a scholarship fund that assists one student every year who is entering college to pursue public safety or the medical field.

Poland Fire Rescue participates in fire prevention week every year with Boy Scout and Girl Scout troops earning their badges by coming to the firehouse to learn about safety or emergency response, giving tours to daycares, and teaching young children about fire safety. PFRD also spends a day at Poland Community School teaching the students how to be responsible children and a safe citizen. The high point for the students that day is lunch time; Poland Fire Rescue spends this once a year opportunity to have lunch with the kids and answer more questions for them explaining what it is like to work in emergency services.

Poland Fire Rescue has been in a learning partnership with Bruce M. Whittier Middle School since 2010. This is a program overseen by Mrs. Shanning from BMWMS and PFRD which brings local students to the firehouse one day a week every week while school is in session from January through early June. This program strives to get kids within Mrs. Shanning's classroom out of their normal learning "classroom" and give them an alternative learning opportunity. We cover many different fire and EMS topics in our time with these students, but our major lesson plan for our "Fire Slayers" is to stay engaged and know that "you can make a difference". These students learn how to adapt, come out of their comfort zone, and be leaders with trust building activities, simple life lessons, and an in depth look into public safety operations. This includes obtaining their CPR and first aid certification that PFRD instructs them in and tests them through our Community CPR program. After months of learning and challenging themselves, we have an annual cook off at the firehouse with a panel of community judges where we all celebrate our learning with the "Golden Spoon" Cook-off.

Moving forward to 2021 Poland Fire Rescue has been trying to start a reading program at Poland Community School. This program would bring one or two emergency responders to the school possibly a few times a month to spend some time reading to our youth during their learning time. This can be a great opportunity for our public service to give back to our youth.

CAPITAL IMPROVEMENT ITEMS

ITEM	YEAR PURCHASED	REPLACEMENT YEAR	ESTIMATED COST	FUNDING SOURCE
Utility 1	2005	2020	$65,000	CIP
Chief's Vehicle	2013	2023	$59,980	CIP
Rescue 1	2007	2027	$1,500,000	TIF
Squad 1	2017	2024 (Remount)	$380,00	CIP
Squad 2	2018	2025 (Remount)	$349,355	CIP
Tank 6	2009	2029	$540,000	CIP
Engine 3	2015	2035	$779,743	CIP
Engine 2	2016	2036	$838,765	CIP
Cascade System/Compressor	2011	2032	$50,000	CIP
LifePak Monitors (2)	2014	2025	$75,000	CIP
Air Bottles	2017	2027	$44,000	CIP
Combined Equipment	On-going	On-going	$40,000	CIP
Bunker Gear	2016	2026	$46,257	CIP

A few notes for the above chart regarding some of the big items on our capital improvement plan: when we purchased the last two ambulances, we purchased under a long-term plan to keep the units for 14 years. With that being said this plan is designed to have a remount every 7 years. This correlates to the actual cab of the vehicle being removed and replaced at the 7 year mark and the "box", or patient transport portion of the unit, would be overhauled and cleaned/fixed for anything that needed attention. 7 years after the remount the entire unit would be replaced.

Bunker/turn out gear is on a 10 year replacement schedule. This is based from regulations that all bunker gear that is being used to fight a fire on the interior of a burning structure must be replaced every 10 years no matter the condition of the garments. What we have done in the past is worked a hand-me-down process; in some cases, some of our sets of gear are in good shape but by law they need to be replaced so we switch out that 10 year set with a set for someone that does not fight interior structure fires and that allows us to defer some of the cost for this very expensive item.

Our fleet of vehicles all vary on replacement time frames which are indicated in the table above. Our in-house maintenance program has served us very well and our employees take pride and ownership ensuring that our fleet is kept to a high standard.

The capital line that is labeled "Combined Equipment" refers to replacement cost for our radio repeaters and antennas, as well as funds to replace thermal imaging cameras. Our thermal imaging cameras have been able to be maintained through the regular line budget and we have been able to replace through that same line our radio equipment and antennas which have been in operation since 2014. Our voter receivers will need to be looked at and updated in the near future; that investment into our communications will be expended with that capital line which has the funding to maintain that project upgrade.

APPARATUS FLEET

Our fleet of ambulances, Squad 1(2016) and Squad 2 (2016) Chevy G4500 cab with Braun patient compartments. **(Above Photo)**

Our fleet of Engines, Engine 2(2016) and Engine 3 (2015) Pierce Enforcers. Each with 1500 GPM pumps, 1000 gallons of water on board. **(Above Photo)**

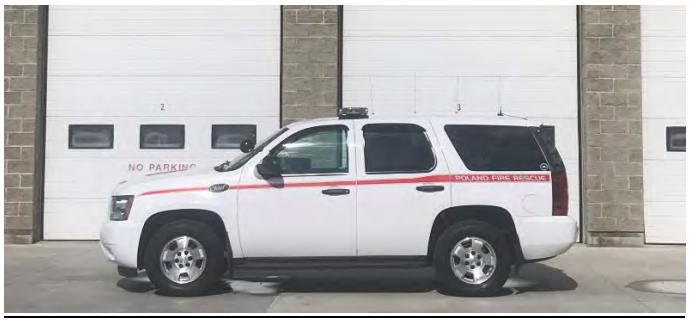
Tank-6 which is a 2009 International/Pierce 2500 gallon tanker. **(Above Photo)**

Rescue -1 which is a 2007 Pierce Quantum Heavy Rescue. **(Above Photo)**

Utility- 1 which is a 2005 GMC 3500 diesel 4x4 double cab **(Above Photo),**

Our utility truck, which is our everyday truck as well our forestry unit, is used in multiple capacities. We were due to replace the unit this year (2020), but have held off due to the status of the vehicle. Utility 1 is in good shape for now and still has a service life for our department. We are going to take this unit on a year-by-year basis for replacement. We will visit the topic every year moving forward to ensure we are making the best decision for the operations and safety of the fire rescue department.

Air Responder, combination ice/water rescue vehicle with an Arctic Cat snowmobile **(Above Photo)**



2013 Chevy Tahoe **(Above Photo)**

Current Poland Fire Rescue Station **(Spring 2020 Above Photos)**

FUTURE GOALS & NEEDS

As we look at the future of our town, the option of having a substation should be a considered. There are instances throughout the course of the year where our staffing levels combined with the distance to an emergency are not working together. We cover just over 49 square miles. Our response time to the west side of town can take as long as 12 minutes. In addition to emergency response, our (PPC) Public Protection Class in that area of town is at its max of 10, which is the worst ISO classification and drives insurance costs for those homeowners.

An additional factor to consider going forward is adding more full time staff. Currently, fire rescue has four full time staff. Every year we have been over the budget line for overtime. This is due to our part time fire fighters not filling enough shifts by either not committing to work or when a part time staff member calls out of a shift. Our full time employees fill most of these open shifts, either voluntarily or by being forced - which drives up overtime. Overtime would be reduced if we added more full time staff.

Response to calls at night that exceed the capability of the on duty crew to handle is a problem. The Fire Rescue Chief and one other per diem employee respond to most calls that require additional assistance.

Many other per diem and full time staff not on duty do not live in town, which makes responding to an emergency at night problematic – they are just too far away. As Poland continues to grow, the additional of full time staff will need to be considered.

PUBLIC WORKS DEPARTMENT

The Town's Public Works Department currently consists of 6 employees including a working department head, 1 mechanic, and 4 labor/driver/equipment operators. The Department is currently responsible for all maintenance and reconstruction of 55 miles of publicly maintained local roads. The Department also has responsibility for maintenance of 28 town owned vehicles and heavy equipment including Fire/Rescue, Solid Waste, and Rec. Department vehicles, 18 small engines, various support equipment, and 3 industrial generator sets. The Department mows, trims, and maintains 11 cemeteries, 3 ball fields, and the Public works department grounds. Monitors and maintains 2 dams. The Department also provides direct support to the Transfer Station, as well as all other municipal departments, as needed.

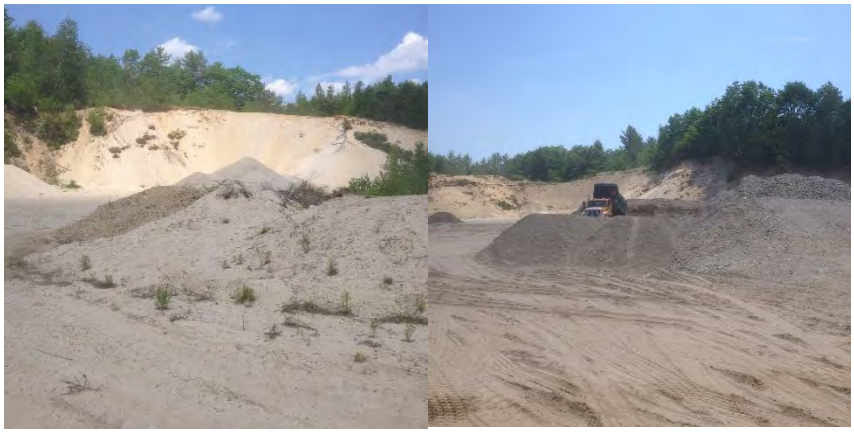
During the winter, the Department maintains approximately 70 centerline miles of public roads including 55 miles of Town roads and 15.5 of State local collector roads. The Town's winter maintenance responsibility is divided into five primary and one auxiliary plow route using six plow/sander units. Each 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, Fire & Rescue Building, Public Works facility, and snow blowing 2.25 miles of side walks. The Department is currently working at 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.

Poland Public Works Garage and Office, and Fuel Tanks and Pumps

Salt Barn

Salt Barn Equipment and Vehicle Storage



Sand Pit

MUNICIPAL BUILDINGS

1. Town Hall. The Town Hall, located at 1223 Maine St., was built in 1927-1928. It is used for various municipal meetings, serves as the Town's Polling Place for elections, and other municipal functions. The building also houses the Senior Center and is also used for other community-based functions. Improvements to the building accomplished in 1989 included refurbishing restrooms and installing a stair climber type accessibility lift. The current lift was refurbished in 2017, but has reached the limits of its useful life and will need to be replaced in the future. A reserve fund has been established to fund that replacement. In 2018, a new restroom was constructed on the top floor, replacing the old Recreation Department office, the men's and women's restroom in the basement were

refurbished, the auditorium and exterior were painted, and the propane water heater in the kitchen was replaced with an electric model.

Poland Town Hall

Poland Town Hall Side View

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. The interior of the building was painted in 2017 and the kitchenette was refurbished in 2018.

Town Office

Municipal Sign

3. The 2003 Town Office 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. In 2020, the security gate at the customer service area was replaced with a plexiglass barrier due to the COVID 19 pandemic.

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 and the Recreation Department.

Old Town Office / ASO

Recreation

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 as a small group meeting space. The Poland Historical Society also uses the Old School House.

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 by the Recreation Department.

Old Fire Station/Recreation

7. A.B. Ricker Library. Located at 1211 Maine Street, the Library was built in 1963. The Library includes adult and children's book sections, computer access, a community room, and serves as the Town warming shelter. The Library offers multiple programs for residents to including, story time for pre school age children, summer reading program, Lego building, and sponsors sewing and quilting groups, woodcarvers, and other community based group meetings.

Library Front

Library Rear

8. 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 RSU 16's school bus fleet. The scope of work on the transportation building was subsequently expanded substantially to include space for the School Union 29 Office.

9. 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. In 2013 we renovated our station to accompany a growing service and its needs. We renovated the existing structure and added a bay for emergency apparatus. The 7,000 square foot living and office addition included, bunk rooms for overnight coverage, office space, a nearly 100 person training room, dayroom with a new kitchen, dedicated janitorial and decontamination rooms, and a fitness room.

10. Municipal Park. In response to comments from the public made during public input sessions for a gathering place at the municipal complex, work as started to construct a park. In 2021 land was cleared behind the A.B. Ricker Library to make way for the municipal park. A working group developed a plan for the park and included items specifically mentioned by the public. This plan was presented to the Select Board.

Site and Proposed Design of Future Municipal Park

POLAND PARKS & 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 Parks & 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 3 town operated ball fields (Nadeau, Dennis P. Sampson Memorial & Pine Grove), 2 town beaches (Tripp Lake & Lower Range Pond) and Camp Connor (Acquired in November 2017)
- Program promotion: face book, email distribution, town website, access channel, school flier distribution, bulletin boards and signage.
- Scheduling facilities; Town Hall Rental
- Providing administrative support to Sports Directors, Instructors and volunteers;
- Attending Department head meetings; Communicating needs/plans and progressively working towards common goals.

PROGRAMS

Youth Programs

Art Class:	(Grades 1-6, tri-town) 2 or 3 sessions during school year
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
Basketball Instructional	(Grades K-2 In house Program) December-February
Competition Cheering:	(Grades prek-8, tri-town) December-March
Cheer Camp:	Send youth to St. Dom's and NCA Cheer Camp; Week camp in July
Cross Country Running Club:	(Grades K-6 Tri-Town) September-November
Drama Class:	(Grades 3-6, tri-town) 2 sessions during school year
Field Hockey	(Grades K-6, tri-town) August-October
Flag Football:	(Grades K-2, tri-town) August-October
Football:	(Grades 5-8, tri-town) August-October
Indoor Soccer:	(Grades 3-6, tri-town) March
Intro to Tee Ball:	(Age 4) May& June
Lego Robotics & Coding:	(Ages 9-14 and 6-10, tri-town) During school year
Lost Valley Ski/snow boarding	(Tuesday night 6-week lessons)
Karate:	Partnership with BKD Fitness-Self-defense class for children.
Odyssey of the Mind:	(Pre-K – 12th grade, tri-town) During school year
Soccer:	(ages 3 & 4 instructional, Grades K-6 games, tri-town league) August-October
Soccer Camp:	(Summer time-Partnership with PRHS Coaches)
Tee Ball:	(Grades K-2, tri-town) April-June
Tumbling:	(Grades K-6, Poland residents & Cheer participants only because of class size limitations) October-November
Softball:	(Ages 7-15) Andy Valley League; May-July
Summer Recreation:	9-week, 10.5 hours/day summer camp @ Camp Connor- June-August
Swim lessons:	(Ages 3-12, Poland residents); July-August @ Trip Lake

Adult Programs

Basketball:	Open gym, coed. December-March
Pickle Ball:	Year round, open to anyone
Poland Seniors:	(Older adults, tri-town) Monthly meetings, weekly activities and special trips.
Yoga:	(Adults, open to anyone) Partnership with Martha Stone
Zumba:	(Adults, open to anyone) Partnership with Becki Leighton

SCHOLARSHIPS

Bobby Brown:

The Poland Recreation will offer a $200.00 scholarship, in Bobby Brown's name, annually, to a PRHS graduating senior student athlete who has participated in at least one sport throughout their 4 year high school career and has dedicated time to helping the his/ her community through coaching or other means of Community Service.

Campership:
Thanks to the generous support of local families and business, in 2018 we began providing scholarships for residents to attend Camp Connor. There is an application and criteria must be met.

Camp North Star:
Thanks to the continued generosity of Camp Northstar owners Brooke and Steven Bernstein, heavily discounted scholarship for Poland residents to attend camp have been provided. In 2020, we open this opportunity up to Minot and Mechanic Falls residents. An application is required.

Jessica Pelletier:
The Tri-Town Knights Cheering Program will offer a $200.00 Scholarship annually to a PRHS graduating senior who has participated in cheerleading throughout high school and has dedicated time to helping the Tri-Town Knights Cheerleading Program through coaching or other means of Community Service.

COMMUNITY PROGRAMS

Heritage Day:
Heritage Day is an annual event located on the Poland Spring Resort property to support Poland Spring Preservation Society and local non-profits. We typically participate on the committee preparing for this event.

Heritage Day 2019 – Petting Zoo and Dennis Sampson Community 5K

Halloween:

Spookwalk: Location: Gathering Winds Farm

Halloween Dance/Haunted Hallway: For many years we have hosted a Halloween event at Poland Community School. In 2019, we allowed the Poland Football boosters to take it over.

Halloween Display at the Maine State Building

Tree Lighting:
We magically light the tree, sing carols, and enjoy some refreshments while some holiday characters come to visit.

Santa's Sled and Christmas Tree at the Town Hall

Winter Ball:
The Father/Daughter Ball event has been happening annually for over 20 years.

Community Service Opportunity:
The Poland Parks & Recreation Department is always searching for Adults and high school students to help with our programs. We offer an opportunity for high school students to complete community service hours as junior coaches, referee's or helping recreation staff with projects.

Discount Ticket Program:
During the summer, we sell tickets on consignment from various theme parks.

COMMUNITY RESOURCES

Sports Recycling:
We accept sports equipment in good condition and offer this equipment out to Poland Recreation participants at no cost. Cleats, ice skates, shin guards, cheering sneakers, gloves, and other items.

Winter activity rental program:
In 2020, we established a rental program for ice skates and snow shoes. We were able to start this

program due to grant monies from Covid-19 relief. Any monies raised will support additional equipment to share with the community.

Table & Chair Rentals:
For Poland residents and town employees, we offer table & chair rentals at a discounted rate.

Town Hall Rentals:
Are you looking for a space to hold a party, anniversary, wedding reception…give us a call to find out availability and more information!

Trail Committee: The Poland Trail Committee was established in 2006. The committee meets monthly and plans out various trail activities. Currently, the trail committee in collaboration with the Conservation Commission, has created the Bragdon Hill Conservation Area, the Heart of Poland Conservation Area, and the Waterhouse Brook Trail. The trail systems are mapped out and available on the town's website as well as hard copies located at trail head kiosks. The committee will continue to improve, maintain, and, when possible, extend these trail systems, as well as look for opportunities to build additional trail systems. The committee has worked tirelessly to develop trails with little to no tax payer monies. The trails are mainly used for hiking, running, snow shoeing, and cross country skiing. At the time of this update, the Trail Committee was considering merging with the Poland Conservation Commission.

RECREATION FACILITES

SKATE PARK

Poland Parks & Recreation Department and Town of Mechanic Falls teamed up to bring a skate park to our local communities. The location of the park is behind the tennis courts in Mechanic Falls, next to the existing basketball court. We receive a Maine Community Block grant in 2009 to support the purchase of the skate park. Without an identified location in Poland, Mechanic Falls stepped in to offer a location. With the help of some local residents and business, we were able to set up the skate park in the summer of 2009. The skate park is still usable today.

Skate Park

ICE RINK

In 2020, we have an ice rink that will be utilized during the winter months. The rink was purchased through donations from local companies and families. The ice rink also includes LED lights for night skating and events.

Ice Rink Day and Night

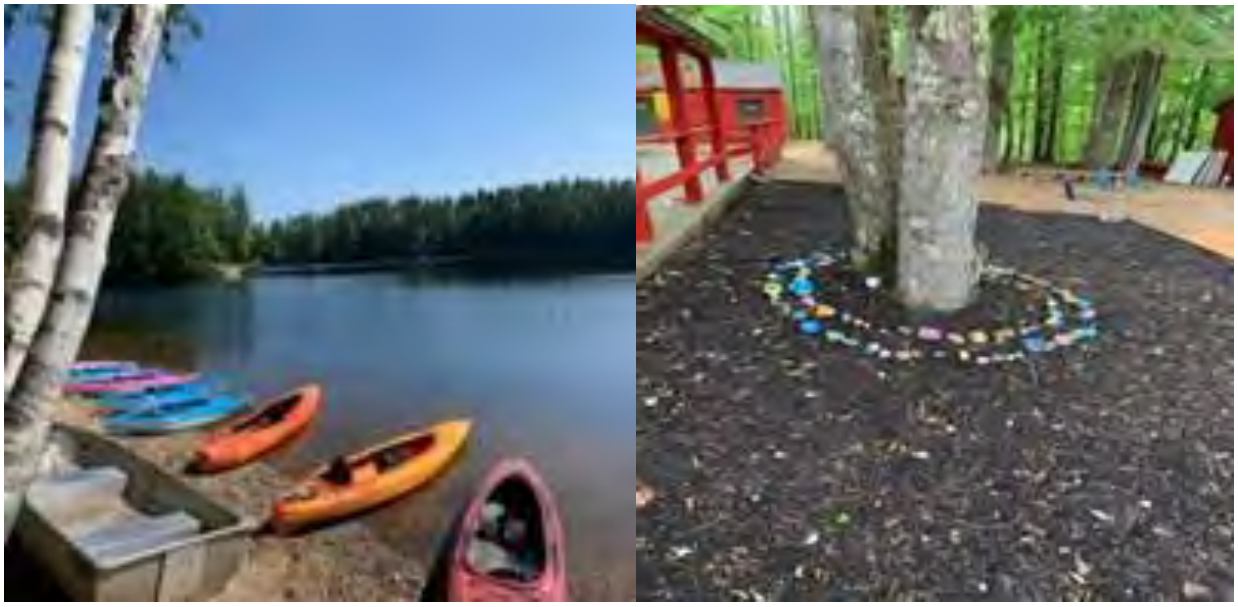
CAMP CONNOR

In 2017, the Town of Poland purchased Camp Connor from the Auburn YMCA. This parcel abuts the town owned Lower Range Pond beach property. The 2.75 acre camp combined with the town beach area, has made a wonderful summer camp for grades 1st thru 8th. The camp operates from June thru August. Our department has made two commitments to the town residents (1) Pay back the town over time for the cost of the purchase by using funds from camp registrations. (2) At least for the first five years, any renovations will be funded by money fundraised in order to make improvements to the camp without burdening tax payers.

Camp provides activities such as swimming, canoeing, kayaking, outdoor learning and leadership experiences with activities such as archery, obstacle course, team building space, etc. The camp was renamed Poland Summer Camp "**Camp Connor**" to keep honoring Charlie Connor and his family who so generously donated the camp property to the YMCA in the mid-1960's.

- In addition, we are sharing the space with our local scout groups or other community groups in exchange for community projects.
- It is also available for employee and committee outings, sports, and other end of season gatherings.

Camp Connor Main Building Front and Rear View (the berm has just been removed)



Camp Connor Kayaks and Garden Area

POLAND SENIOR CENTER & CLUB

Our Senior Club was established in 2009. The Senior Center is located in the basement of the Town Hall. The club meets monthly and arranges local trips and offers fun activities. The club has a four board committee that is voted in annually and members are encouraged to pay an annual nominal due to support activities.

Senior Center

BALL FIELDS

Dennis P. Sampson Memorial-Formally known as “lower field”, located behind Poland Community School. The town acquired this field when the school union transitioned to RSU 16.

Nadeau Field: Located on Hardscrabble Rd. was donated to the town in the 1990’s.

Pine Grove Field: Continues to be leased through the Pine Grove Cemetery Association.

BEACHES

In 2010, we updated the beach ordinance to allow non-residents for a nominal fee.
In 2011, we established a beach attendant position to manage the cleaning of the beaches and to collect non-resident fees. In order to distinguish residents vs non-residents, residents can show their transfer station pass, license showing residency, or can request a beach permit at no charge.

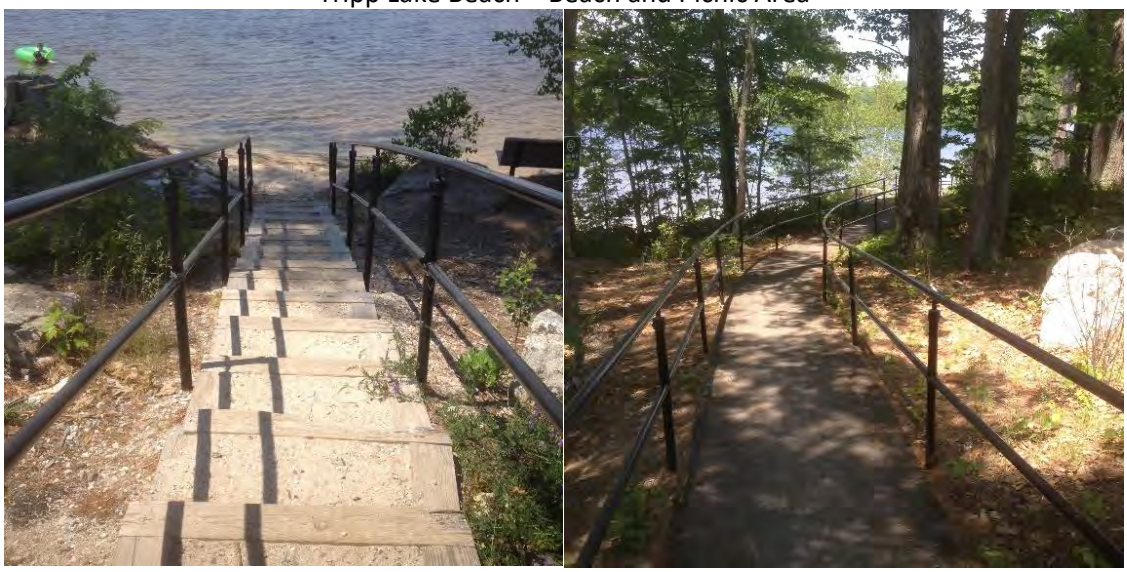
LOWER RANGE POND
Located off of Route 26 and Connor Lane, Lower Range Pond beach is a small sandy beach with an adjacent field and peninsula that has great views of the pond. There is a small parking lot on Connor Lane that connects to a walking trail leading to the beach area. There are signs indicating town rules for use.

Lower Range Pond Beach

TRIPP LAKE BEACH
(Also known as Notis Beach)

Located on Route 11, Tripp Lake Beach, a 1-acre site was purchased by the town in 1975. It has small sandy beach area with picnic tables along a trail. In 2016, the Recreation Department developed and implemented an erosion control plan that involved a collaboration with DOT, DEP, AVCOG, and Tripp Lake Association. A curb was built along the road to help with drainage and public works built a drainage swale. We added a significant layer of erosion control mulch, installed fencing, railings, shifted sand back to the beach area, installed an ADA ramp and stones to support the heavily eroded banks. Four years later this work has remained intact and has significantly improved the quality of this beach.

Tripp Lake Beach – Beach and Picnic Area



Tripp Lake Beach – Stair and Ramp Access

TRAILS

BRAGDON HILL CONSERVATION AREA

The Bragdon Hill Conservation Area was developed according to the vision of Fred Huntress, the Poland Town Forester. The conservation area consists of 455 acres of which 229 acres are owned by the Town of Poland and 226 acres by the New England Forestry Foundation. The Town Farm West lot and most of The Town Farm East lot were purchased by the town on November 4, 1857 The current trail system consisting of 3.4 miles of trail through mixed forest leads from the North Raymond Road trailhead to Bragdon Hill Road and is largely on the Town Farm West lot. Additional trails are being developed east of the Bragdon Hill Road on land owned by the Town of Poland including the Town Farm East lot as well as land owned by the New England Forestry Foundation. The Town Farm West land has been managed

since 1966 with several timber sales being supervised by the Town Forester. Forest Management Plans for all Town Forest Lands were completed in 2009 and 2010. A series of trail bridges was added to the Bragdon Hill trail network in 2019.

Bragdon Hill Trail Head and Trail Bridge Section

HEART OF POLAND CONSERVATION AREA

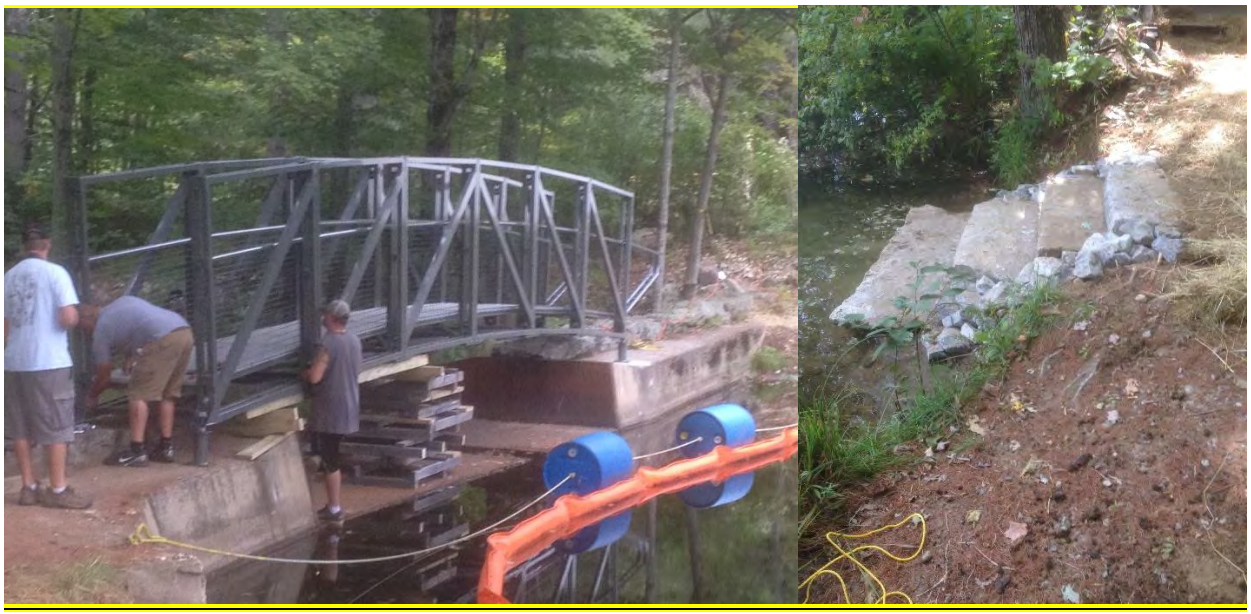
The trail committee's goal was to construct a hiking trail from the Walker property to Tripp Lake Road, which is now known as the Huntress Trail and is marked by red blazes. Work on this was completed when the town purchased the 32 acre Furman lot in 2014. The town had recently acquired the four Hilt Hollow lots . These lots enabled us to complete the trail system with the White Oak Trail and Cave Trail converging on the Hilt Hollow lots.

Heart of Poland Trail Head

WATERHOUSE BROOK TRAIL

The land in Waterhouse Park is jointly owned by the Town of Poland and Pine Grove Cemetery Corporation and although the process of developing trails has been ongoing for several years, it has only become a priority in the last 2 years. The entire trail, including two short side trails, is approximately 9200 feet long (1.7 miles). The trail winds through various types of forested habitats and includes views of the brook as it flows through a large meadow area. This meadow provides vital open areas for many different species of wildlife. The park is bisected by Waterhouse Brook which drains Upper, Middle and Lower Range Ponds

and flows northerly into the Little Androscoggin River at Mechanic Falls. This brook was formerly the water source for the Town of Mechanic Falls before the aquifer on Winter Brook was developed. Beginning at the trail head kiosk at Poland Corner Road near the dam the trail runs northerly over the road to the soccer field behind the Poland Community School, through a pine forest owned by the Town of Poland and Pine Grove Cemetery Corporation to the abandoned Maine Central Railroad, now owned by Town of Poland, and southerly along the railroad bed to Poland Corner Road near the dam. A walking bridge was completed in 2019 to have a crossing over the brook that would be safe as well as a canoe/kayak landing



Waterhouse Brook Bridge Installation and Canoe/Kayak Landing

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, 1 outdoor basketball court, 1 open space area, and an indoor gymnasium.

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.

Poland Spring 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. The property includes the Water Museum and the Source Building.

Poland Historic Preservation Society: This organization hosts a variety of recreational opportunities year round for the community. Poland Historic Preservation Society maintains the Maine State Building (1893) and All Souls Chapel (1912).

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

Tripp Lake Boat Launch. This Town owned boat launch serves Tripp Lake. Launch and recovery of boats is permitted. There is no parking. The Town made significant repairs to the boat launch in 2021.

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 non-groomed 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, Poland Spring, and Range Pond campgrounds.

Public Golf Courses: Private golf courses include Fairlawn (18 holes), Summit Spring (9 holes) and Poland Spring (18 holes) and country club.
Gun Club

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 Poland Parks & 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.

PUBLIC FACILITIES PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

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	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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.	Selectpersons Town Manager Budget Committee	Short/Ongoing
2. That new development does not over-tax community services and facilities, and that it pays its	Strictly enforce the provisions in the CLUC that requires an impact statement analyzing the impact of the proposed	Planning Board	Ongoing

share of the cost of capital improvements needed to serve that development.	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.	CEDC	Short/Ongoing
<u>Water Supply</u> 1. Expand public water systems where appropriate.	Assess the feasibility, costs and institutional arrangements with further connections to the Mechanic Falls and/or Auburns public water systems or private systems.	Select Board and CEDC	Ongoing
<u>Sewage Disposal</u> 1. Ensure private subsurface waste water systems meet State and local requirements.	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. Expand public sewage disposal where appropriate.	Assess the feasibility, costs and institutional arrangements with further connections/extensions to Auburn and Mechanic	Select Board and CEDC	Ongoing

	Falls public sewer system.		
Solid Waste 1. Provide a public facility for residents to dispose of household trash and waste, pressure treated and regular wood waste, construction debris, and brush.	Continue to work with the Maine Waste To Energy Corporation (MWTE).	Selectpersons	Ongoing
2. Maintain a recycling program that includes waste oil, electronic waste, household recycling, composting and metal.	Continue recycling efforts.	Selectpersons	Ongoing
Emergency Services 1. That police, fire, and rescue services and facilities 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.	Town Manager, Fire Rescue Chief, Sherriff	Ongoing
2. That adequate supplies of water are available 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.	Fire Rescue Department	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
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 on Thompson Lake.	Select Board	Ongoing
	Provide a better public access point on Tripp Lake.	Conservation Commission Town Meeting	Long
	Continue to maintain and improve the system of snowmobile trails throughout Town.	Snowmobile Club	Short
	Create/expand non motorized trail system.	Recreation Department	Long

COMPLETED PRIOR PLAN STRATEGIES			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
Water Supply 1.That the provision of clean drinking water to all homes, businesses and developments from private wells is protected from contamination.	Maintain a minimum lot size requirement of sufficient size so as to minimize the contamination of wells by subsurface sewage disposal systems.	Planning Board	Complete
Emergency Services 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.	Planning Board Town Meeting	Complete
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	OBE
Recreation Maintain and, where necessary, improve existing recreation facilities.	Resolve Worthley Pond access issues Establish an ATV club	Conservation Commission Interested Parties	Complete Complete

SECTION 8. MUNICIPAL FINANCES & CAPITAL INVESTMENT PLAN

MUNICIPAL FINANCES PART 1: BACKGROUND, TRENDS, AND ANALYSIS

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 2019 taxable valuation for the Town of Poland was $735,054,240. This valuation represents a modest increase of $14,693,100 or 2.04% from the 2010 taxable valuation of $720,361,140. The valuation of Poland in 2019 consisted of $343,518,600 in taxable buildings, $309,079,700 in taxable land and $82,455,940 in taxable personal property. In 2019, the certified municipal tax ratio was 100%. The last property revaluation was conducted in 2009.

The following table represents the annual, net property value growth from 2010 to 2019.

Assessed Value and Tax Rate

	Local Assessed Value	State Assessed Value	% Change (State)	Tax Rate *
2019	$ 735,054,240	$ 701,700,000	3.33%	$ 14.98
2018	731,998,640	679,100,000	0.65%	14.98
2017	725,813,080	674,700,000	2.49%	14.74
2016	732,089,635	658,300,000	0.21%	14.39
2015	735,506,803	656,900,000	0.83%	14.20
2014	733,340,137	651,500,000	-0.08%	14.00
2013	732,417,160	652,000,000	-1.42%	13.65
2012	727,935,428	661,400,000	-0.80%	13.65
2011	724,163,483	666,750,000	-7.24%	13.40
2010	720,361,140	718,800,000	--	13.40

*** Tax rate per $1,000 in valuation.**

The State's valuation of Poland for 2019 was $701,700,000 and in 2010, $718,800,000, recognizing relative market decline over the first half of the ten-year period, with values approaching 2010 levels by the end of the period. When comparing the 2019 State valuation to Poland's local valuation, the State's valuation lags Poland's by $33,354,240, largely due to inclusion of exempt value of homestead exemptions and Business Equipment Tax Exemption (BETE) property, less the captured property value in tax increment financing districts (TIFs). The State's valuation is also "equalized" annually to reflect fair market values, which may be a better indicator of growth over time. The State then uses Poland's "equalized" valuation to calculate county taxes, to determine state funding for education and revenue sharing, to establish bond debt limits, and to determine contributions to public school systems.

TAX RATES

The tax rate in Poland increased from $13.40 per $1,000 in valuation in 2010 to $14.98 per $1,000 in valuation in 2019. After property revaluation was completed in 2009, the tax rate remained relatively consistent for the four-year period from 2010 to 2013. Annual incremental increases were incurred between 2014 and 2018 of not more than $0.35 mills per year before leveling off at $14.98 in 2019. The annual increases in the tax rate can primarily be attributed to increased assessments over the period, i.e. rising education and municipal appropriations, along with county tax and to a lesser degree the TIF financing plan amount. These far out-paced growth in municipal revenues and state municipal revenue sharing overall, despite an approximate $27 million increase in real estate valuation over the ten-year period.

REVENUES AND EXPENDITURES

The primary revenue sources for fiscal years 2010 - 2019 were property taxes and excise taxes. Other significant revenue sources included intergovernmental and charges for services. The total revenues in fiscal year 2019 were $14,004,875. This compares to $12,133,490 in 2010, a 15.42% increase.

Expenditures increased from $11,694,732 in 2010 to $13,673,692 in 2019, or by 16.92%. This overall increase in expenditures out-paced the rate of inflation (Northeast CPI-U), 15.19%, over the same period. Between 2010 and 2019, the increased valuation of real property allowed, in part, for a mil rate increase that lagged the rate of increase in expenditures by 5.13%.

The largest annual expenditure for the Town was education, which in 2019, comprised 52.14% of total expenditures. Education costs increased by 23.48% over the ten-year period. Other significant expenditures were general government (which includes employee benefits), public safety, county tax, and funding of future capital improvement projects.

REVENUES AND EXPENDITURES

Fiscal Years Ended June 30,	2010	2016	2017	2018	2019	% Change 2019 - 2010
REVENUES						
Property taxes	$ 9,648,123	$ 10,562,294	$ 10,505,783	$ 10,679,251	$ 10,943,431	13.43%
Excise taxes	901,186	1,168,483	1,234,627	1,273,676	1,368,889	51.90%
Intergovernmental revenue	828,543	779,431	844,948	975,228	1,039,464	25.46%
Charges for services	259,350	354,893	325,148	336,459	448,894	73.08%
Other revenue	457,311	140,686	258,638	171,043	126,823	-72.27%
Transfers from other funds	38,977	54,178	381,820	291,445	77,374	98.51%
Total Revenues	12,133,490	13,059,965	13,550,964	13,727,102	14,004,875	15.42%
EXPENDITURES						
General government	1,026,882	1,033,619	1,055,060	1,093,675	1,180,025	14.91%
Public safety	879,282	998,869	1,039,893	1,070,750	1,113,937	26.69%
Public works	477,806	506,424	558,337	563,547	561,201	17.45%
Recreation and culture	137,769	197,032	183,195	184,457	196,387	42.55%
Health and sanitation	184,561	187,271	179,104	225,857	227,182	23.09%
Library	109,437	146,241	146,518	153,643	155,767	42.33%
Education	5,773,612	6,525,104	6,673,248	6,941,359	7,129,458	23.48%
County tax	637,143	716,690	728,065	780,898	825,107	29.50%
Overlay	49,646	18,501	10,040	13,203	12,753	-74.31%
Miscellaneous	-	-	36,612	4,407	-	n/a
Debt service	438,166	275,517	252,934	215,630	214,492	-51.05%
Capital outlay	-	-	-	242,130	4,251	n/a
Transfers to other funds:						
Special Revenues (TIFs, etc.)	1,192,928	1,795,728	1,470,650	1,500,422	1,295,604	8.61%
Capital Projects Funds	787,500	883,710	871,300	809,584	757,500	-3.81%
Trust Funds	-	-	-	540,990	28	n/a
Total Expenditures	11,694,732	13,284,706	13,204,956	14,340,552	13,673,692	16.92%
Mill Rate	$ 13.40	$ 13.40	$ 14.39	$ 14.74	$ 14.98	11.79%
Certified Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%

LONG TERM DEBT

As of June 30, 2019, Poland, had a total of $6,914,306 in long-term debt outstanding, which totaled approximately 0.99% of the State's valuation of $701,700,000.

The State limits the amount of total debt outstanding the Town may incur at any one time, not to exceed 15.00% of its last full state valuation or any lower percentage or amount that the Town may set. The Town of Poland follows state guidelines, which means that Poland could legally incur significantly more 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 2019, Poland's annual debt service payment was $871,126. School debt service of $1,006,878 for which the Town is fiscally responsible, was paid by Regional School Unit #16 and/or in State aid over the same fiscal period.

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 1.0% of its State valuation in long-term debt. The Town is able 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 which has been the Town's philosophy as evidenced by tax rate changes over the past decade.

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 in order to provide the same services that are being offered today or accommodate added services resulting from projected growth in this Comprehensive Plan.

CAPITAL INVESTMENT STRATEGY

INTRODUCTION

Over the ten-year planning period, public facilities and equipment will require replacement and upgrading. Capital investments, as contained in the Capital Investment Strategy are expenditures that do not recur annually, have a useful life of greater than three years, and result in capital 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 may make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period, therefore necessitating a mixture of public funds with types of debt financing and other financial resources to achieve these goals.

The Town's 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 that lists capital improvements, in order of priority, together with cost estimates and the proposed method of financing. The Capital Improvement Program, adopted by the Board of Selectpersons on November 19, 2019, is reviewed and updated each year 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 (4 years).

The Town's annual capital budget process, where the multi-year, capital improvement budget is prepared and submitted to the Budget Committee, and ultimately to the Board of Selectpersons, serves as the implementation vehicle for this Capital Investment Strategy. Included are a list of projects and their means of financing and cover a five-year period. Projects included in the capital improvement budget are a part of the Town's capital improvement program and incorporate many of the investments needed to accomplish the capital goals as outlined in this Comprehensive Plan. In consideration of the multi-year capital budget, the Town's funding philosophy is to level-fund annual contributions to the capital budget and thereby eliminate the need for an immediate and/or drastic tax increase, limit debt service levels, as well as assure that full funding is available for the project. All projects which are required to go to voter referendum are also included in the multi-year, capital improvement budget.

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.

	Replace / Remount Year	Probable Funding Sources *	Priority	Estimated Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Municipal Facilities														
Municipal Facilities Maintenance & Repair	On-going	RF	H	$ -	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000
Town Hall Elevator	On-going	RF	M	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Furnace Replacement	On-going	RF	M	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Municipal Facilities Capital Improvement	TBD	RF/B/TH	L	-	-	-	-	-	-	-	-	-	-	-
Municipal Complex	TBD	RF/B/TH	L	1,000,000	-	-	-	-	-	-	-	-	-	-
Municipal Technology														
Maintenance and/or Replacement	On-going	RF	H	$ -	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Cable Access Equipment	On-going	RF	L	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Public Works Infrastructure														
Road Maintenance - Crack Sealing	On-going	RF	M	$ -	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Traffic Lights - Maintenance	On-going	RF	H	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Roads - Rebuild/Paving	On-going	CR/TIF	H	-	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Dam - Maintenance	On-going	RF	L	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Water/Sewer Line Extension	TBD	B	M	TBD	-	-	-	-	-	-	-	-	-	-
Public Works Vehicles														
2005 Dump Truck Sterling	2021	RF	H	$ 226,383	226,383	-	-	-	-	-	-	-	-	-
2008 - GMC 5500 4x4	2022	RF	H	171,700	-	171,700	-	-	-	-	-	-	-	-
2008 Loader CAT	2023	RF	M	209,400	-	-	209,400	-	-	-	-	-	-	-
2008 10W Dump Truck Int'l	2023	RF	H	242,061	-	-	242,061	-	-	-	-	-	-	-
2009 One-ton Truck Chev	2024	RF	H	66,460	-	-	-	66,460	-	-	-	-	-	-
2007 Backhoe CAT	2025	RF	M	135,868	-	-	-	-	135,868	-	-	-	-	-
2010 10W Dump Truck Int'l	2025	RF	H	276,609	-	-	-	-	276,609	-	-	-	-	-
2014 Pick-up Truck w/plow	2029	RF	H	54,114	-	-	-	-	-	-	-	-	54,114	-
Solid Waste Equipment														
Compactor - 4 Yd. Stationary	2021	RF	M	$ 20,315	20,315	-	-	-	-	-	-	-	-	-
Compactor - 4 Yd. Stationary	2029	RF	H	25,728	-	-	-	-	-	-	-	-	25,728	-
Roll-off Containers - 40-45 Yd.	On-going	RF	H	8,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Fire/Rescue Vehicles														
UTILITY 1 (2005)	2021	RF	L	$ 65,580	65,580	-	-	-	-	-	-	-	-	-
CHIEF'S VEHICLE (2013)	2023	RF	M	59,980	-	-	59,980	-	-	-	-	-	-	-
SQUAD 1 (2017) **	2024	RF	H	296,314	-	-	-	296,314	-	-	-	-	-	-
SQUAD 2 (2018) **	2025	RF	H	349,355	-	-	-	-	349,355	-	-	-	-	-
TANK 6 (2009)	2029	RF	M	540,000	-	-	-	-	-	-	-	-	540,000	-
Fire/Rescue Equipment														
LIFE PAK 15 MONITORS (2) (2015)	2025	RF/G	H	73,403	-	-	-	-	73,403	-	-	-	-	-
TURN OUT GEAR (2016) *	2026	RF	H	46,257	-	-	-	-	-	46,257	-	-	-	-
BOTTLES/ CASCADE SYSTEM COMPRESSOR	2028	RF/G	H	77,486	-	-	-	-	-	-	-	77,486	-	-
COMBINED EQUIPMENT	On-going	RF	H	-	5,000	10,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
Dry Hydrants	On-going	RF	H	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
ASO Vehicles														
Patrol Vehicle 1	2021	RF	H	32,245	32,245	-	-	-	-	37,382	-	-	-	-
Patrol Vehicle 2	2025	RF	H	36,295	-	-	-	-	36,295	-	-	-	-	42,085
Planning & Development														
Property revaluation	2022	RF/CR	L	150,000	-	150,000	-	-	-	-	-	-	-	-
Comprehensive Plan	2021	RF	H	15,000	15,000	-	-	-	-	-	-	-	-	-
Conservation & Recreation														
Land purchase	2021	RF/CR	H	32,500	32,500	-	-	-	-	-	-	-	-	-
Totals:					$ 891,523	$ 826,200	$ 1,006,941	$ 858,274	$ 1,367,030	$ 579,139	$ 495,500	$ 572,986	$ 1,115,342	$ 541,585

**** PROBABLE FUNDING SOURCES:**

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

MUNICIPAL FINANCES PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES & STATUS

Goal:
To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. Promote a sound municipal fiscal posture that addresses the needs of the Town.

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
1. To finance existing and future facilities and services in a cost effective manner.	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Select Board / Town Manager	Long
	Establish reserve funds to pay for future facilities maintenance and repairs.	Select Board / Budget Committee / Town Manager	Short / Ongoing
	Establish and maintain a Capital Improvement Plan.	Select Board / Budget Committee / Town Manager	Short / Ongoing
2. To explore grants available to assist in the funding of capital investments and other projects within the community.	Apply for grants to fund various projects, facility improvements, and to purchase equipment.	Town Manager / Department Heads	Short / Ongoing
	Maintain a close working relationship with the County Emergency Management Agency to leverage grant opportunities.	Fire Rescue Chief	Short / Ongoing
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.	Recommend budgets that are within the LD1 limit.	Select Board / Budget Committee / Town Manager	Long
	LD 1 is a Property Tax Levy Limit calculation that municipalities do each tax year. It takes the municipalities Property Growth Factor and the States Income Growth Factor to come up with the Growth Limitation Factor for your municipality. This Growth Limitation Factor is the percentage of growth allowed over the prior year's levy limit that you can tax without getting approval from the Townspeople. (e.g., a 4% growth limitation factor means your tax levy limit is 104% of the prior year's levy limit)	Select Board / Town Clerk	Long

POLICIES	STRATEGIES	RESPONSIBILITY	TIME FRAME
	Conduct a secret ballot vote at Town Meeting to authorize exceeding the LD1 limit if that is required.		
4. Ensure the Town is able to attract and retain staff.	Conduct a review of wages and benefits at least every two years to ensure that Poland offers a competitive compensation package.	Select Board / Town Manager	Long / Ongoing

SECTION 9. EXISTING LAND USE

EXISTING LAND USE PART 1: BACKGROUND, TRENDS, AND ANALYSIS

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.

The Code Enforcement Office is currently staffed with a Code Enforcement Officer and an Administrative Assistant. There is funding in that budget for planning assistance. However, as the town grows, some consideration should be given to adding a full time planner. As development continues in Poland, it is important to ensure that it remains consistent with the community vision and the CLUC. The town has established several TIF districts and other land use zoning requirements to encourage commercial development, as well control development in farm and forest and residential areas.

Dimensional standards in town can be broadly separated into three groups: those with 80,000 square foot minimum size which are primarily in the Village, Historic, Rural Residential and General zoning districts; those with 20,000 square foot minimum size which are in the Village 4 and Downtown Districts where public water is available; and those with 5 acre minimum size in the Farm and Forest District. Road and water frontage and setback minimums are greatest in the Farm and Forest District, less restrictive in the Rural Residential, Historic, and Village 1-3 zones, and the least restrictive in the Village 4 and Downtown zones where the lot sizes are the smallest.

The CLUC is the primary tool used to manage land use including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.

Looking ahead to the next ten (10) years the town has broad areas designated for residential, farm and forest, as well as commercial development that are contained in the CLUC. We cannot with any certainty predict the future, the general and specific guidance found here will shape the future growth of the town consistent with our community vision.

RESIDENTIAL DEVELOPMENT

As of January 2020, there were 2,791 residential dwelling units in Poland. Source: TRIO Assessment Summary by Code, Billing Amounts by Land Code. This is an increase of 486 units. Earlier, according to Census data, as of 2000 there were 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.

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.

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, most new residential structures have been located in the Village or Rural Residential Districts and a smaller amount 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. Below is a snapshot of housing values In 2021 (Source TRIO).

52% of the Poland tax accounts are under $149,999 in valuation.

29% of the Poland tax accounts are between $150 K - $249,999 in valuation.

19% of the Poland tax accounts are above $250 K in valuation (reminder that this includes the big companies in Town).

COMMERCIAL/INDUSTRIAL DEVELOPMENT

According to the CEDC Business Database, there are 178 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 to or near Route 122 including the Poland Spring Bottling Plant, Pike Industries and Old Castle Products. MB Bark is located on the Hardscrabble Road. Route 26 has attracted most of the commercial/service type businesses.

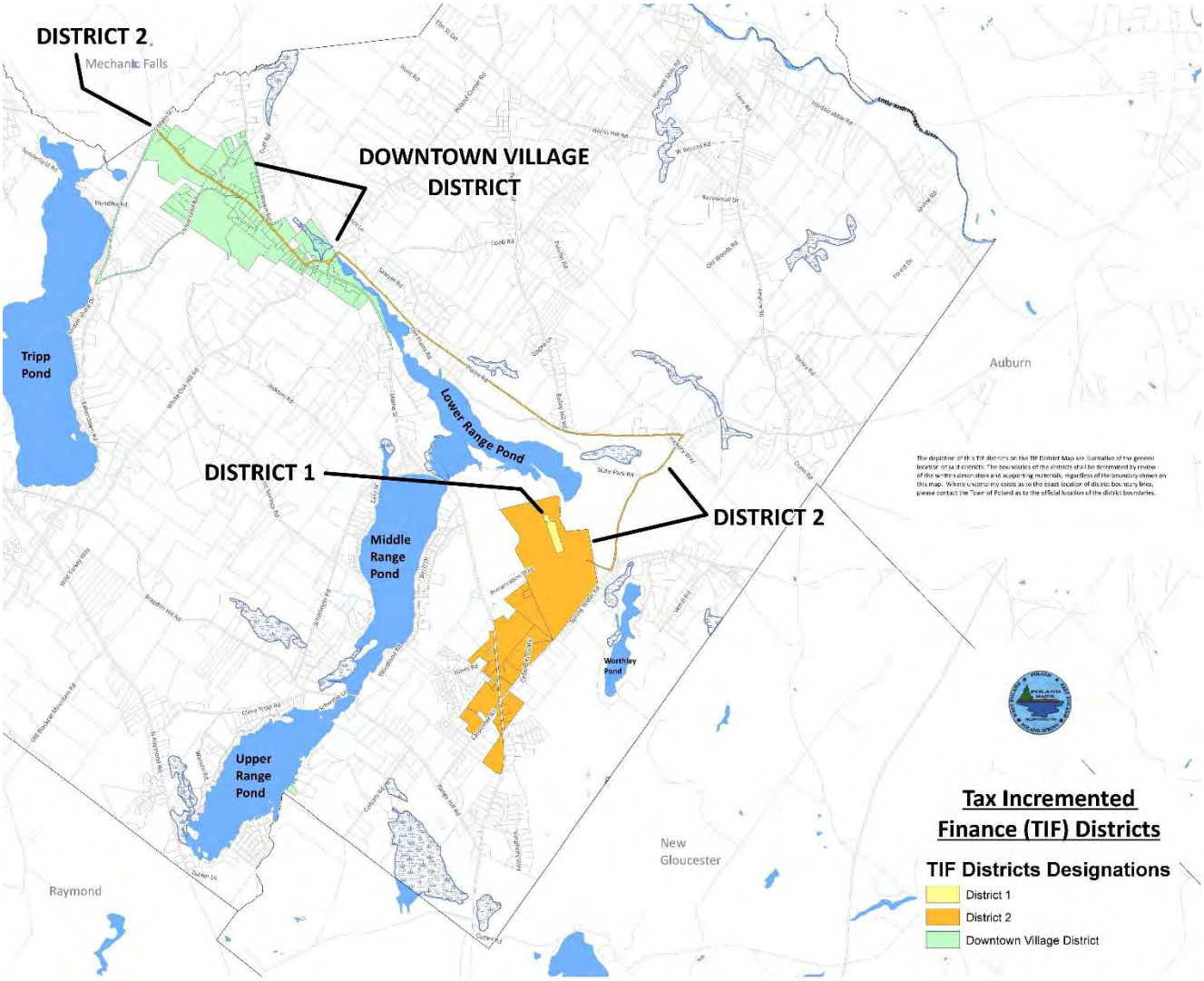
The Town has three Tax Increment Financing districts. TIF 1 is associated with the Poland Spring Bottling Plant. TIF 2, known as the Village TIF, is adjacent to TIF 1 and encompasses land along RT 26 and RT 122. The third TIF, the Downtown TIF, creates a district for development along the Route 11 and Route 26 corridors in town.

Funding from the TIF districts has been used to construct an extension of the sewer line north along RT 26 from its current terminus near the intersection of Routes 26 and 122 to the south end of the causeway at Middle Range Pond. Part of this project included bringing three phase power north on RT 26 to the south end of the causeway.

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 a Community and 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 recommending infrastructure projects to be funded with TIF funds, specifically, the extension of the sewer line north on RT 26.



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 Heart of Poland conservation area.

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 44 parcels of land, which collectively amount to 566.87 acres. Municipal government buildings are on seven parcels totaling approximately 48 acres, the remaining parcels are land only totaling roughly 518.87 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-B1	West Crestwood Dr.	13.5	Land only
4-14A	Hardscrabble Rd	2.0	Land only
5-33A	Off Schellinger Road	0.00	Building only/Estes Bog
6-18A	Conner Lane	8.5	Town Beach/ Lower Range
6-18B	70 Connor Lane	2.75	Camp Connor
7-14D	Bailey Hill Road	13.0	Land only
9-6A	Off Black Cat Mountain	3.40	Land only
9-10A	Off Black Cat Mountain	18.47	Land only
9-31	North Raymond Road	116	Land only
9-40	Bragdon Hill	43.8	Land only
9-41	Bragdon Hill	12.0	Land only
9-42	Bragdon Hill	45.0	Land only
10-26	Off Maine St	10.0	Land behind Town Office
10-28	33 Poland Corner Road	22.5	Fire Rescue Building
10-28-1	Poland Corner Road	0	Building only/Waterhouse Brook Dam
10-54	Maine St	19.0	Supt/Bus Dispatch
10-94	Off Estes Way	9.5	Land only
11-2	Poland Corner Road	21.75	Land only/ Abuts Pine Grove Cemetery
11-4-1	Poland Corner Road	6.0	Railroad
11-4A	Poland Corner Road	2.5	Land only/ Abuts Railroad
11-67	Everett Road	0.2	Land only
15-1-2	Hilt Hollow Road	1.85	Heart of Poland Conservation
15-1-3	Hilt Hollow Road	2.03	Heart of Poland Conservation
15-1-4	Hilt Hollow Road	2.76	Heart of Poland Conservation

TOWN OWNED PROPERTY			
15-1-5	Hilt Hollow Road	3.95	Heart of Poland Conservation
15-1-6	Hilt Hollow Road	2.25	Heart of Poland Conservation
15-1B	12 Tripp Lake Road	15.0	Transfer Station
15-1J	Tripp Lake Camp Road	33.15	Land only
15-6A	Maine St	60.3	Land only after School Split
15-26-D1	Felker Road	10.0	Land only
15-35E	Off Brown Road	8.5	Land only
17-41	Herrick Valley Road	15.0	Gravel Pit
17-47	Off Old Tiger Hill Rd	48.1	Land only
17-47A	Off Tiger Hill Road	18.5	Land only
28-6	Bakerstown Rd	1.0	Town Beach/ Tripp Lake
39-6	30 Poland Corner Road	2.65	Public Works
40-2	1211 Maine St	1.47	Library
40-3	1217 Maine St	1.38	Land only between Library & Town Office
40-3A	1219 Maine St	2.33	Police Substation and Recreation
40-4	1231 Maine St	1.18	Town Office/ Old Schoolhouse
40-13A	Maine Street	3.73	Land only after School Split
45-116	Birch Drive	0.22	Common Beach off Birch Dr

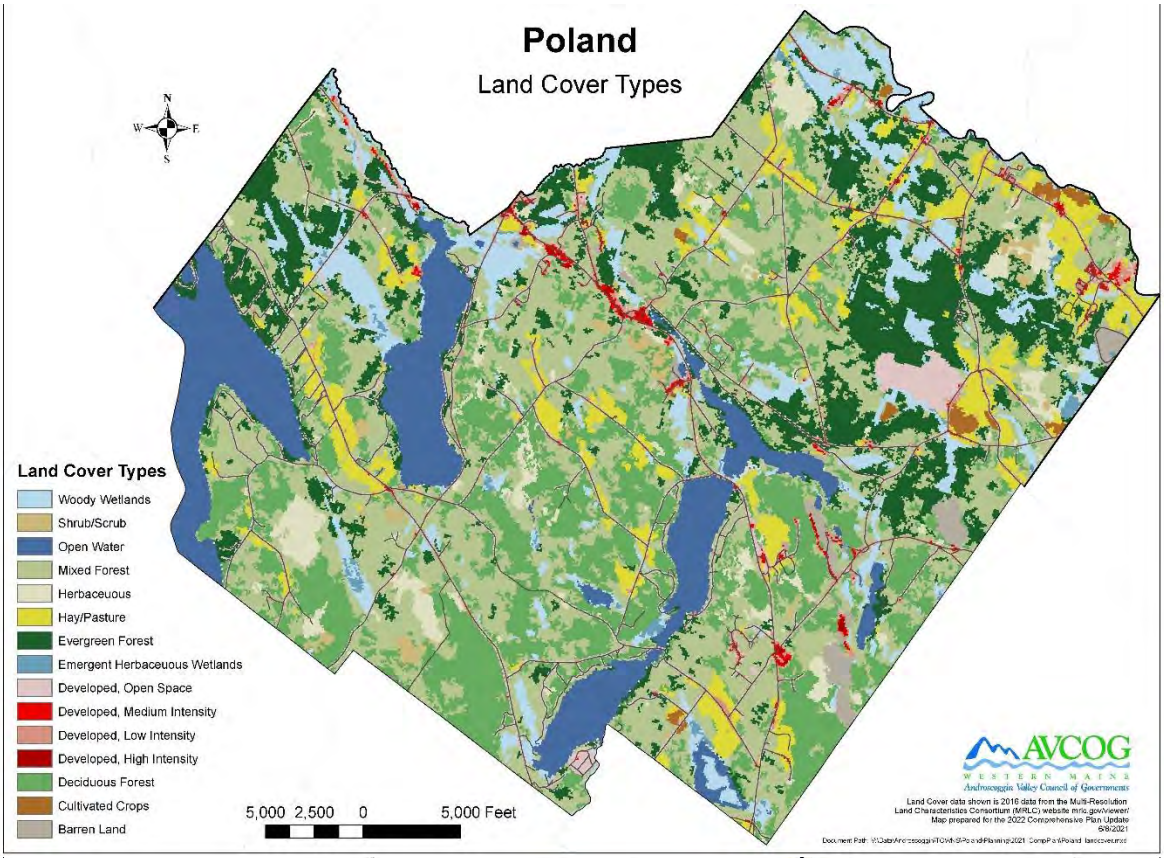
Source: TRIO 2021

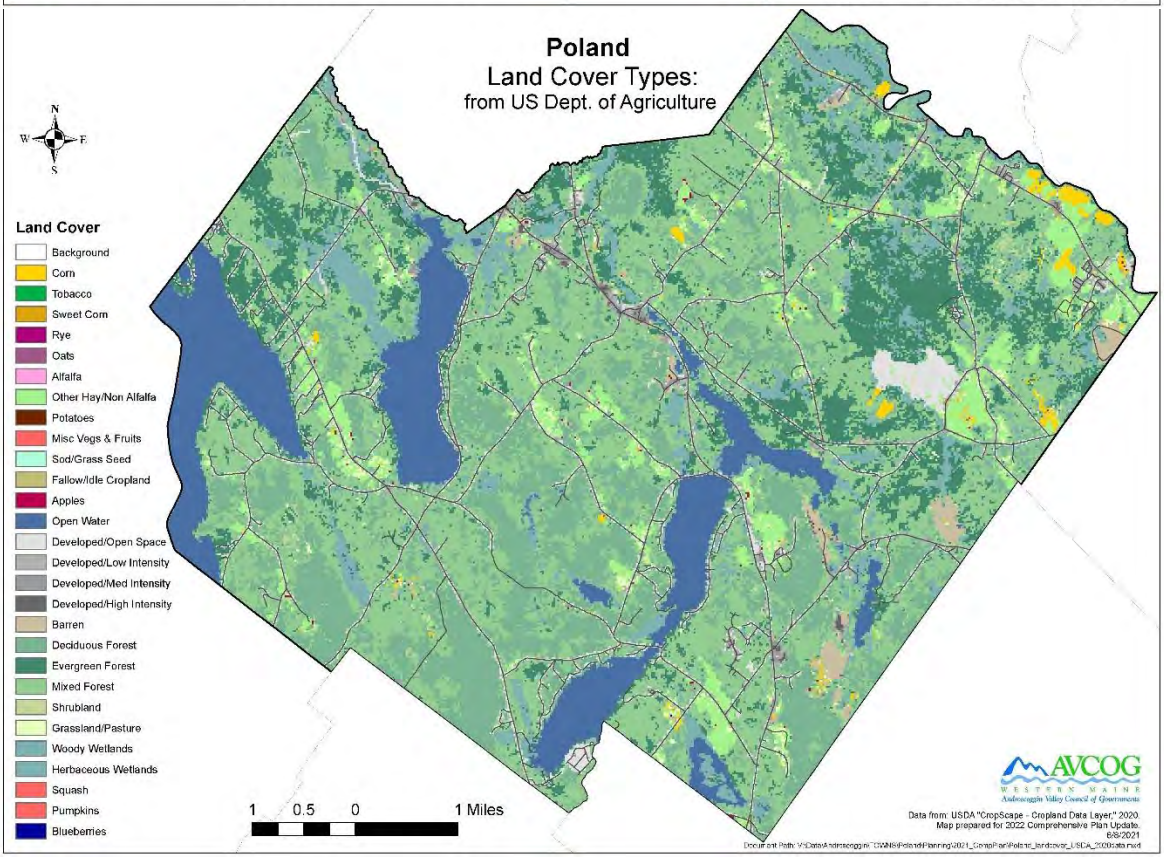
EXISTING LAND COVER

One way to visualize the extent of undeveloped and developed land town-wide is to look at mapping showing the existing land cover for the town. Using data from two different sources, the two maps below were created which show the extent of forests, meadow, crops, residential or commercial landscaping and lawns, as well as areas of pavement and open soils/mining activities.

LAND USE ORDINANCES

The Town of Poland Comprehensive Land Use Code, Chapter 5 Land Zoning Standards, contains a description of land uses and locations for that use approved within the Town of Poland. Additionally, an interactive map showing details of Land Zoning Standards can be found on the GIS portion of the town web site at https://www.polandtownoffice.org.


Poland
Land Cover Types
N
W
E
S
Land Cover Types
Woody Wetlands
Shrub/Scrub
Open Water
Mixed Forest
Herbaceuous
Hay/Pasture
Evergreen Forest
Emergent Herbaceuous Wetlands
Developed, Open Space
Developed, Medium Intensity
Developed, Low Intensity
Developed, High Intensity
Deciduous Forest
Cultivated Crops
Barren Land
5,000 2,500 0 5,000 Feet
AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments
Land Cover data shown is 2016 data from the Multi-Resolution Land Characteristics Consortium (MRLC) website mrlc.gov/viewer/
Map prepared for the 2022 Comprehensive Plan Update
5/8/2021


Poland
Land Cover Types:
from US Dept. of Agriculture
N
W
E
S
Land Cover
Background
Corn
Tobacco
Sweet Corn
Rye
Oats
Alfalfa
Other Hay/Non Alfalfa
Potatoes
Misc Vegs & Fruits
Sod/Grass Seed
Fallow/Idle Cropland
Apples
Open Water
Developed/Open Space
Developed/Low Intensity
Developed/Med Intensity
Developed/High Intensity
Barren
Deciduous Forest
Evergreen Forest
Mixed Forest
Shrubland
Grassland/Pasture
Woody Wetlands
Herbaceous Wetlands
Squash
Pumpkins
Blueberries
1 0.5 0 1 Miles
AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments
Data from: USDA "CropScape - Cropland Data Layer," 2020.
Map prepared for 2022 Comprehensive Plan Update.
6/8/2021

FUTURE LAND USE PLAN

FUTURE LAND USE PART 1: BACKGROUND, TRENDS, AND ANALYSIS

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 set 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.

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 the northeast. 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 systems, 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 of 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 include, 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.

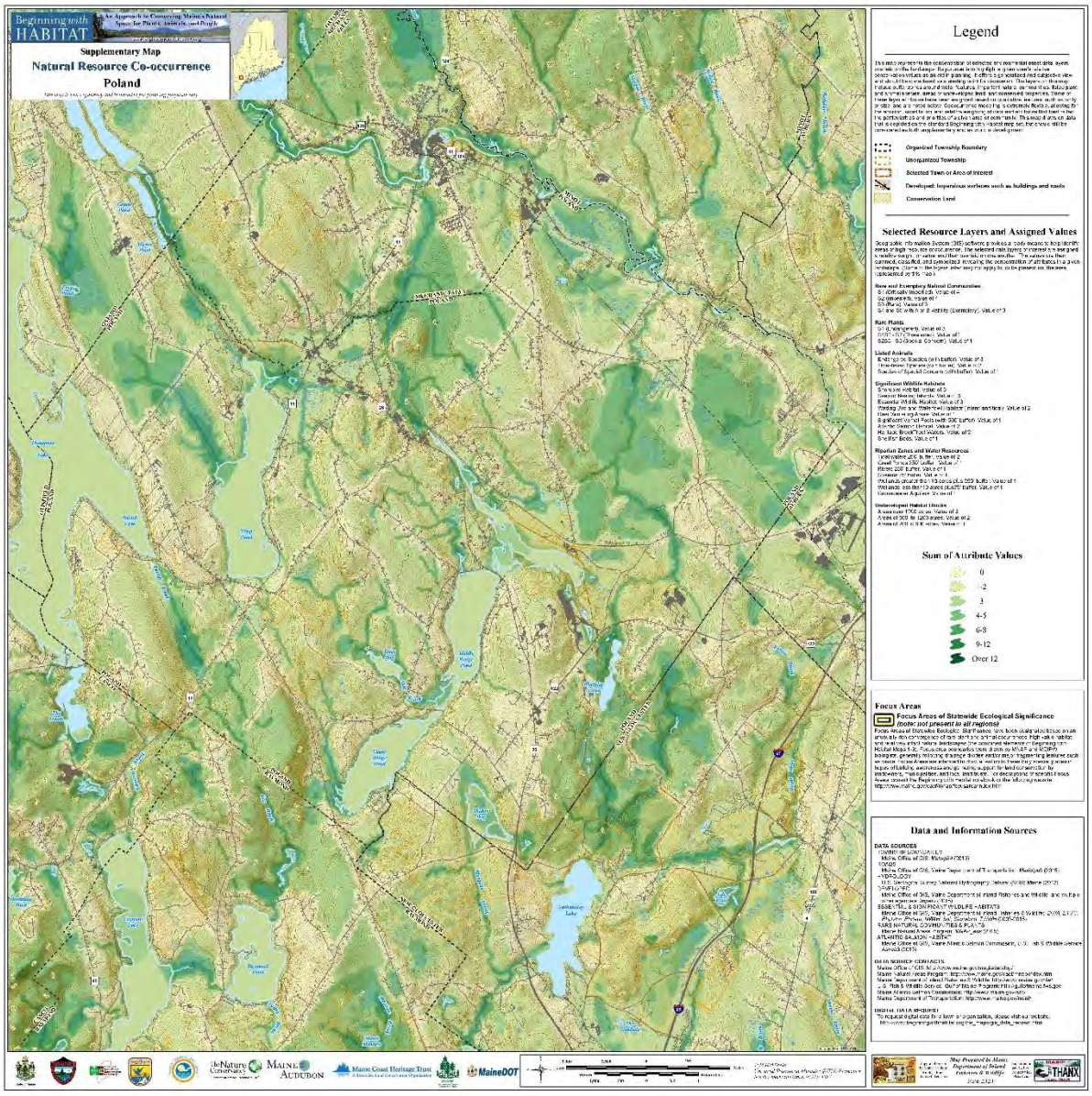
Farm and Forest District

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.

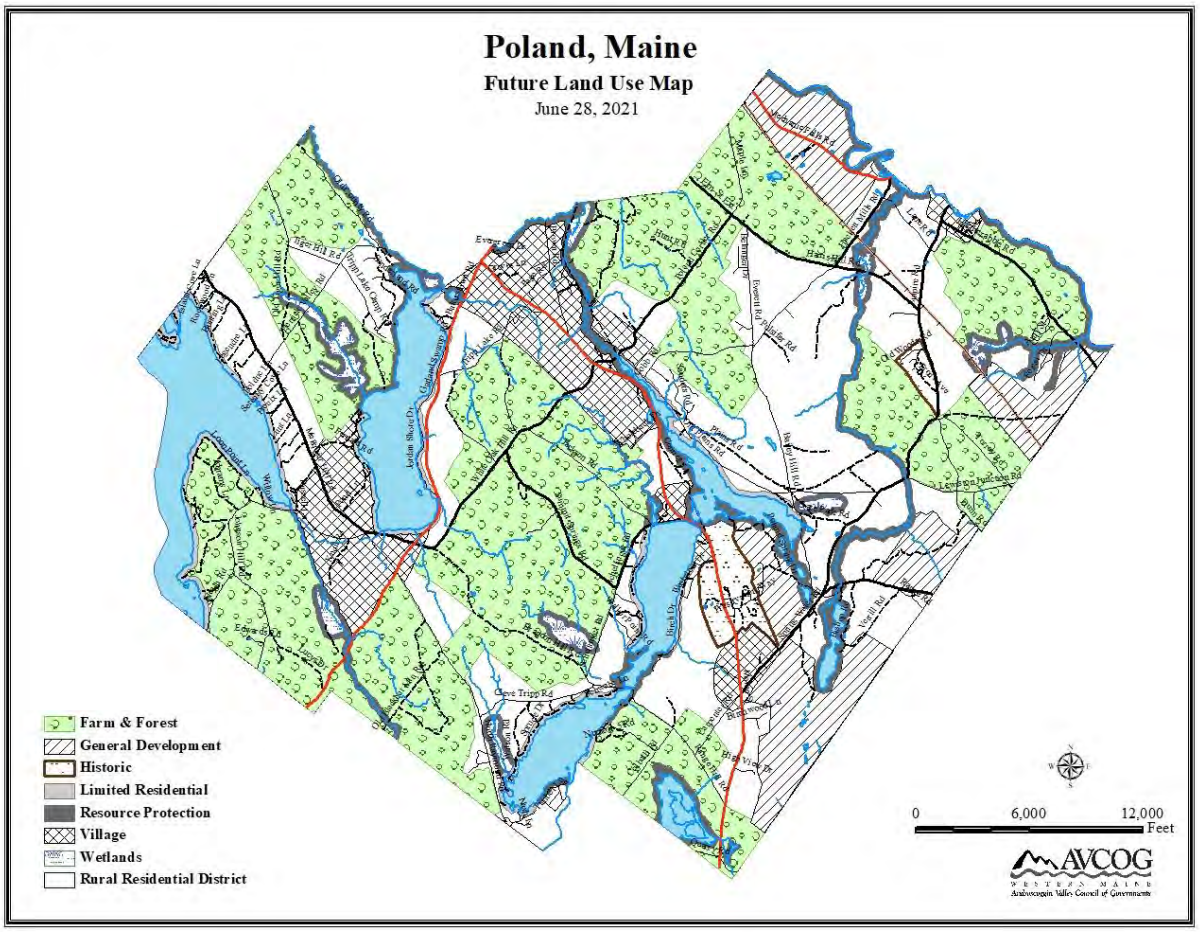
For the purposes of the Growth Management Law Farm and Forest Districts are Rural Areas.



Critical Natural Resources

In the above Co-Occurrence Map the darker green colored areas have a higher value for wildlife and should be of lower priority for development. This map is in some ways a summary of the all the natural resources information such as soils, wetlands, and habitat value. The Special Protection Areas section of this chapter discusses the main types of areas in Poland that are unique and may require attention for

protection or careful development. To the extent possible, the Future Land Use Plan has taken into account these areas and those in the Co-Occurrence Map and has located them in rural area designations to provide for their protection. The town's enforcement of the State Shoreland Zoning Act and Floodplain Management standards in the CLUC will continue to protect lakes, streams, wetlands, and floodplains from development. As a result of past planning efforts, the town expanded Shoreland zoning to cover additional wetland areas, and to require vegetation retention on areas where steeper slopes are to be developed. The town has considered in this plan, ways to protect these areas further and is planning to adopt steam crossing practices which do not impede fish passage, and ways to additionally protect unique natural areas.



FUTURE LAND USE PART 2: GOALS, POLICIES, ACTION STRATEGIES, IMPLEMENTATION RESPONSIBILITIES, & STATUS

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	ACTION STRATEGIES	RESPONSIBILITY	STATUS
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 Seek conservation easements. Place conservation easements town owned land under active forest management.	Conservation Commission/ Planning Board/Town Meeting Conservation Commission Selectpersons	Short/Ongoing Ongoing Short
2. Maintain large tracts of undeveloped land.	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

	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. 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.	Department Heads CEDC	Ongoing Ongoing
4. 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.	CEDC	Short

5. Maintain, improve and expand pedestrian facilities in village locations.	Develop a pedestrian facilities plan.	CEDC	Short
6. 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	Short

COMPLETED PRIOR PLAN STRATEGIES			
POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
A. Maintain large tracts of undeveloped land.	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. 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 Planning Board	Complete Complete
B. 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 Selectpersons	Complete

C. 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	Complete Complete Complete
D. 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	Complete

Oxford
Mechanic Falls
Minot
Auburn
Poland
Casco
Raymond
New Gloucester
95
202
500

Androscoggin County, Town of Poland

Poland
Agricultural Resources

Source Data: USDA, MEGIS, Maine DACF
Projection: UTM, NAD83, Zone 19, Meters
Produced by: Municipal Planning Assistance Program, DACF
April 2020

Maine Department of Agriculture Conservation & Forestry

0 1 2 Miles

Legend

- Municipal border
- Farmland of statewide importance
- Prime farmland
- Waterbody
- Rivers/Streams
- Wetlands

Beginning with HABITAT

An Approach to Conserving Maine's Natural Space for Plants, Animals, and People

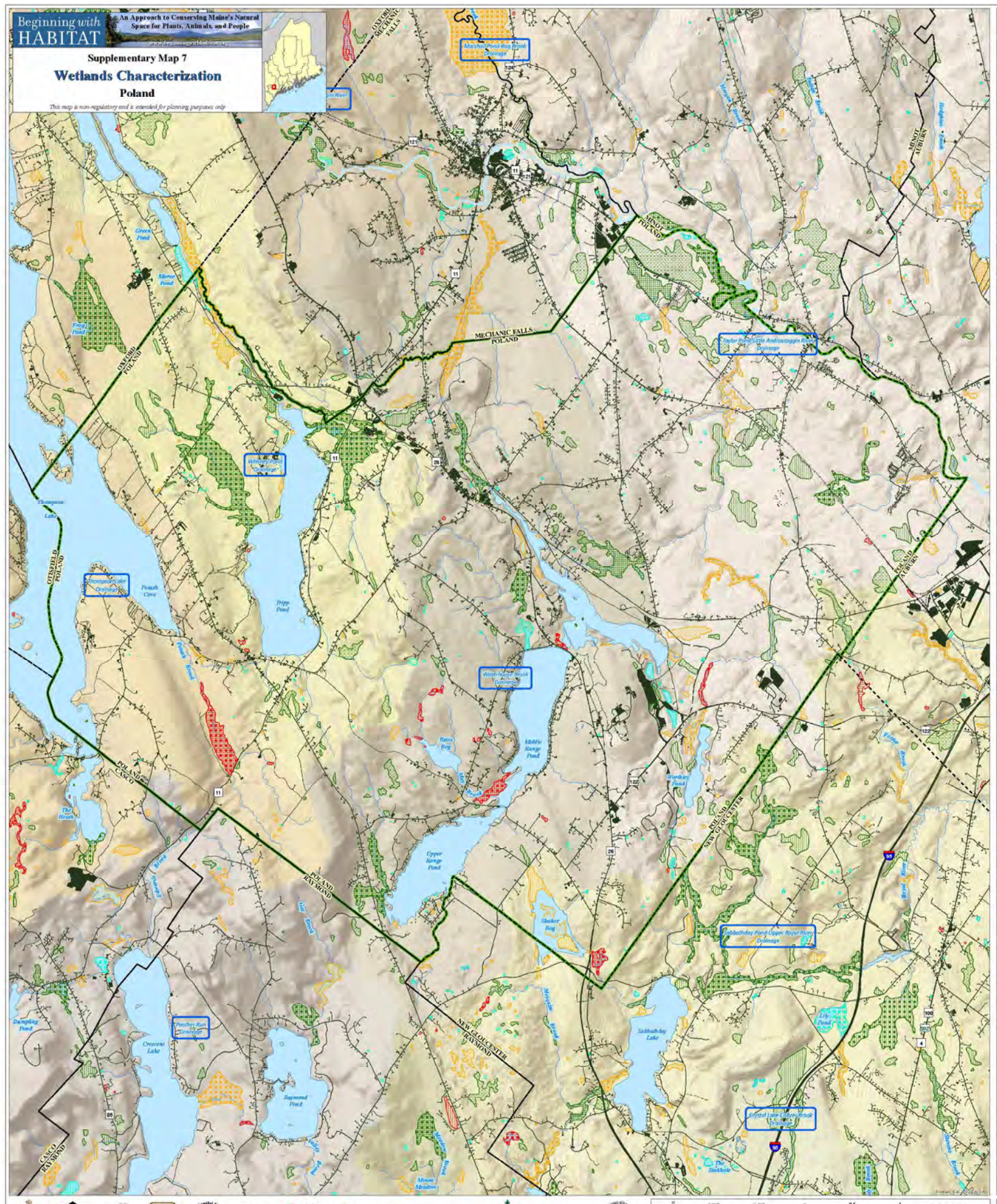
www.beginningwithhabitat.org

Supplementary Map 7

Wetlands Characterization

Poland

This map is non-regulatory and is intended for planning purposes only



LEGEND

This map depicts all wetlands shown on National Wetland Inventory (NWI) maps, but categorized them based on a subset of wetland functions. This map and its depiction of wetland features neither substitute for nor eliminate the need to perform on-the-ground wetland delineation and functional assessment. In no way shall use of this map diminish or alter the regulatory protection that all wetlands are accorded under applicable State and Federal laws. For more information about wetlands characterization contact Elizabeth Hertz at the Maine Department of Conservation (207-287-8061, elizabeth.hertz@maine.gov).

The Wetlands Characterization model is a planning tool intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands. Using GIS analysis, this map provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: floodflow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map. Refer to www.maine.gov/dep/water/wetlands/bcwethr2.html for additional information regarding wetland functions and values. Forested wetlands and small wetlands such as vernal pools are known to be underrepresented in the National Wetlands Inventory (NWI) data used to create this map. The model developed to estimate the functions provided by each wetland could not capture every wetland function or value. Therefore, it is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

- **Organized Township Boundary**
- **Unorganized Township**
- **Selected Town or Area of Interest**
- **Developed:** Impervious surfaces including buildings and roads
- **Subwatersheds**- The shaded, background polygons are subwatersheds (areas that drain to a particular lake, wetland, pond, river, stream, or the ocean). The subwatersheds are shaded to show topographic relief. This "hillshading" assumes the sun is shining from the northwest, so ridgetops and northwest-facing slopes appear light, whereas valleys and southeast-facing slopes appear dark. Because many areas of Maine are relatively flat, the topographic relief shown here has been exaggerated to make the details easier to see.

Wetland Functions: Fill Pattern

Some wetlands may have more than one function (fill pattern)

RUNOFF / FLOODFLOW ALTERATION
Wetlands provide natural stormwater control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release stormwater runoff. Wetland shelves along stream banks naturally regulate flood waters by providing an area for swollen stream flows to expand and slow, thereby protecting downstream properties. This map assigns Runoff/Floodflow Alteration Functions to wetlands that are (a) contained in a known flood zone, (b) associated with a surface water course or waterbody, and (c) with slope < 3%.

AND/OR

EROSION CONTROL / SEDIMENT RETENTION
Wetlands act as natural sponges that can hold water, allowing suspended particles such as sediment to settle out. The dense vegetation in most wetlands helps to stabilize soil and slow water flows, thereby reducing scouring and bank erosion. This map assigns Erosion Control / Sediment Retention functions to wetlands with (a) slope < 3%, (b) emergent vegetation, and (c) close proximity to a river, stream, or lake.

FINFISH HABITAT
Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.

AND/OR

SHELLFISH HABITAT
Inland wetlands and streams can directly affect the status of coastal shellfish harvest areas. Fecal coliform bacteria and waterborne nutrients resulting from land use changes away from the coast can travel via surface water to harvestable flats. One failed septic system near a stream could close a mudflat several miles away. Excessive nutrients can reduce water clarity and stimulate epiphytic growth that degrades eelgrass meadows. Conservation of freshwater wetlands and stream buffers in coastal watersheds is a key component in marine resource conservation. This map assigns a Shellfish Habitat function to wetlands within 0.5 miles of (a) identified shellfish habitat; (b) identified shellfish closure areas, or (c) mapped eelgrass beds OR palustrine wetlands directly connected by a stream of < 0.5 mile in length to (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds.

PLANT/ANIMAL HABITAT
Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. For the purposes of this map, wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes (see below), and within ¼ mile of a known rare, threatened, or endangered plant or animal occurrence, within ¼ mile of a mapped significant or essential habitat, or within ¼ mile of a rare or exemplary natural community have been assigned this function. Rare element occurrences and mapped habitats can be found on Map 2 High Value Plant & Animal Habitats.

OTHER FUNCTIONS
CULTURAL/EDUCATIONAL. Wetlands within ¼ mile of a boat ramp or school have been assigned this value as these wetlands are likely candidates for use as outdoor classrooms, or similar social benefit. Wetlands rated for other functions listed above may also demonstrate cultural/educational values, although not expressly shown.

OR

NO DOCUMENTED FUNCTION. The basis of this characterization is high altitude aerial photos. Photo quality often limits the information that can be interpreted from small wetland features, or those with dense canopy cover. Although not assigned a function under this study, ground surveys may reveal that these wetlands have multiple functions and values.

Wetland Class: Fill Color

- Aquatic Bed (floating or submerged aquatic vegetation), Open Water
- Emergent (herbaceous vegetation), Emergent/Forested Mix (woody vegetation >20 ft tall), Emergent/Shrub-Scrub Mix (woody vegetation <20 ft tall)
- Forested, Forested/Shrub-scrub
- Shrub-scrub
- Other (rocky shore, streambed, unconsolidated shore, reef, rocky bottom)

National Wetlands Inventory (NWI) maps (the basis of wetlands shown on this map) are interpreted from high altitude photographs. NWI Wetlands are identified by vegetation, hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats" (FWS/OBS-79/31, Dec 1979). The aerial photographs document conditions for the year they were taken. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State, or local government. NWI maps depict general wetland locations, boundaries, and characteristics. They are not a substitute for on-ground, site-specific wetland delineation.

Data Sources

DATA SOURCE INFORMATION
(note: italicized file names can be downloaded from Maine Office of GIS)
TOWNSHIP BOUNDARIES
Maine Office of GIS (2015); *metwp24*
ROADS
Maine Office of GIS, Maine Department of Transportation (2015); *medotpub*
HYDROLOGY
Maine Office of GIS, U.S. Geological Survey (2010); *NHD*
DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015)
NATIONAL WETLANDS INVENTORY (NWI)
Maine Office of GIS (2015); *NWI*
DRAINAGE DIVIDES
Maine Office of GIS (2015); *medrdvd*

DATA SOURCE CONTACT INFORMATION
Maine Office of GIS: http://www.maine.gov/megis/
Maine Department of Transportation: http://www.maine.gov/mdot/
Maine Department of Agriculture, Conservation and Forestry:
http://www.maine.gov/dacf/planning/index.html
Maine Geological Survey: http://www.maine.gov/doc/nrimc/mgs/mgs.htm

DIGITAL DATA REQUEST
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http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

5,000 2,500 0 0.5 1 Miles
1,000 500 0 0.5 1 Kilometers

Scale: 1:24,000
Projection: UTM 19N
Datum: NAD 1983

Map Prepared by Maine Department of Inland Fisheries & Wildlife
June 2020

Supported in part by Maine Outdoor Heritage Fund, lottery ticket sales

Supported in part by Land Conservation Plate Funds

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Primary Map 2

High Value Plant & Animal Habitats

Poland

This map is non-regulatory and is intended for planning purposes only

LEGEND

Beginning with Habitat (BwH) is a voluntary tool intended to assist landowners, resource managers, planners, and municipalities in identifying and making informed decisions about areas of potential natural resource concern. This data includes the best available information provided through BwH's coalition partners as of the map date, and is intended for information purposes only. It should not be interpreted as a comprehensive analysis of plant and animal occurrences or other local resources, but rather as an initial screen to flag areas where agency consultation may be appropriate. Habitat data sets are updated continuously as more accurate and current data becomes available. However, as many areas have not been completely surveyed, features may be present that are not yet mapped, and the boundaries of some depicted features may need to be revised. Local knowledge is critical in providing accurate data. If errors are noted in the current depiction of resources, please contact our office. Some habitat features depicted on this map are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and threatened and endangered species occurrences) and Natural Resources Protection Act (Significant Wildlife Habitat). We recommend consultation with MDIFW Regional Biologists or MNAP Ecologists if activities are proposed within resource areas depicted on this map. Consultation early in the planning process usually helps to resolve regulatory concerns and minimize agency review time. For MDIFW and MNAP contact information, visit http://www.beginningwithhabitat.org/contacts/index.html

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads

Rare, Threatened, or Endangered Wildlife

Known rare, threatened, or endangered species occurrence and/or the associated habitats based on species sightings.

Consult with an MDIFW regional biologist to determine the relative importance and conservation needs of the specific location and supporting habitat. The names of some species have been masked with a "Rare Animal" designation on the map for further protection. For more information regarding individual species visit our website, http://www.maine.gov/ifw/wildlife/endangered/listed_species_me.htm, for species specific fact sheets.

The Federal Endangered Species Act requires actions authorized, funded, or carried out by federal agencies be reviewed by the U. S. Fish and Wildlife Service. If your project occurs near an occurrence of the Atlantic Salmon, Roseate Tern, Piping Plover, Canada Lynx, New England Cottontail, Furbish's Lousewort, or Small-whorled Pogonia contact the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

Rare or Exemplary Plants and Natural Communities

Rare Plant Locations

Known rare, threatened, or endangered plant occurrences are based on field observations. The names of some species have been masked with a "Rare Plant" designation on the map for further protection. Consult with a Maine Natural Areas Program (MNAP) Ecologist to determine conservation needs of particular species. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: http://www.maine.gov/doc/nrimc/mnap/features/plantlist.htm

Rare or Exemplary Natural Community Locations

The MNAP has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNAP Ecologist to determine conservation needs of particular communities or ecosystems.

Essential Wildlife Habitats

Roseate Tern Nesting Area or
Piping Plover-Least Tern Nesting, Feeding, & Brood-Rearing Area

Maine's Department of Inland Fisheries & Wildlife (MDIFW, www.state.me.us/ifw) maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species as directed by the Maine Endangered Species Act. Identification of Essential Habitat areas is based on species observations and confirmed habitat use. If a project occurs partly or wholly within an Essential Habitat, it must be evaluated by MDIFW before state and/or municipal permits can be approved or project activities can take place.

Significant Wildlife Habitats

Candidate Deer Wintering Area

Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on-site investigation and verification by IF&W staff. Locations depicted should be considered as approximate only.

Inland Waterfowl and Wading Bird Habitat (IWWH) with 250' Buffer

Freshwater breeding, migration, feeding, and wintering waterfowl or wading bird habitats that qualify as Significant Wildlife Habitat under Maine's Natural Resources Protection Act.

Wildlife Wetlands

Other wetlands valuable for wildlife that are not regulated as IWWH.

Seabird Nesting Island

An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.

Shorebird Areas

Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds

Tidal Waterfowl and Wading Bird Habitats (TWWH)

Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, seaweed communities, and reefs.

Significant Vernal Pools

A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark. A vernal pool must have the following characteristics: natural origin, nonpermanent hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish.

Maine's Natural Resources Protection Act

Maine's Natural Resources Protection Act (NRPA, 1988) is administered by the Maine Department of Environmental Protection (MDEP; http://www.maine.gov/dep/blwq/docstand/nrpapage.htm) and is intended to prevent further degradation and loss of natural resources in the state, including the above Significant Wildlife Habitats that have been mapped by MDIFW. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office should be consulted when considering a project in these areas.

Atlantic Salmon Spawning/Rearing Habitat

- Atlantic Salmon Rearing Habitat
- Atlantic Salmon Spawning Habitat
- Atlantic Salmon Limited Spawning Habitat

Mapped by Atlantic Salmon Commission (ASC) and US Fish & Wildlife Service (USFWS) from field surveys on selected Penobscot and Kennebec River tributaries and the Dennys, Ducktrap, East Machias, Machias, Pleasant, Narraguagus, and Sheepscot Rivers.

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES
Maine Office of GIS, *Mctwp24* (2015)
ROADS
Maine Office of GIS, Maine Department of Transportation *Medotpub* (2019)
HYDROLOGY
U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)
DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)
ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS
Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife; *DWA, ETSC, EhpVrtn, EhrVern, IWWH, Snl, Shorebird, TWWH* (2018-2020)
RARE NATURAL COMMUNITIES & PLANTS
Maine Natural Areas Program: *MNAP_eoi* (2020)
ATLANTIC SALMON HABITAT
Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Asnwb3* (2013)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: http://www.maine.gov/megis/catalog/
Maine Natural Areas Program: http://www.maine.gov/doc/nrimc/mnap/index.html
Maine Department of Inland Fisheries & Wildlife: http://www.maine.gov/ifw/
U.S. Fish & Wildlife Service, Gulf of Maine Program: http://gulfofmaine.fws.gov
Maine Atlantic Salmon Commission: http://www.maine.gov/asc/
Maine Department of Transportation: http://www.maine.gov/mdot/

DIGITAL DATA REQUEST

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5,000 2,500 0 0.5 1 Miles
Feet
Meters 1,000 500 0 0.5 1 Kilometers

1:24,000 Scale
Projection: UTM 19N
Datum: NAD 1983

Supported in part by Maine Outdoor Heritage Fund lottery ticket sales.

Map Prepared by Maine Department of Inland Fisheries & Wildlife
May 2020

Supported in part by Lyric Conservation Trust Funds

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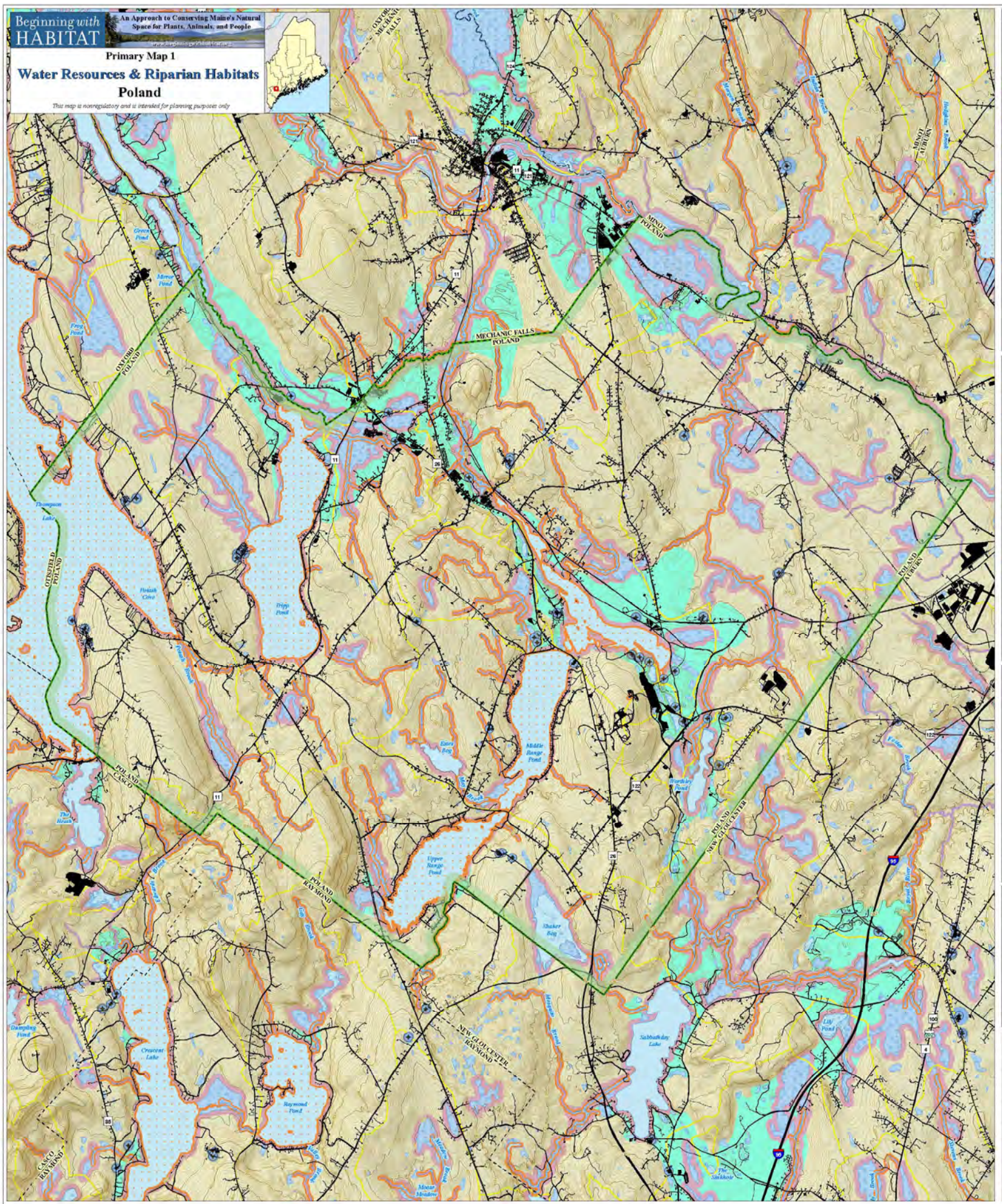
Primary Map 1

Water Resources & Riparian Habitats

Poland

This map is nonregulatory and is intended for planning purposes only



LEGEND

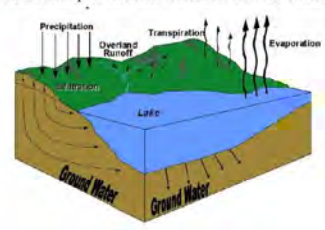
This map depicts riparian areas associated with major surface water features and important public water resources. This map does not depict all streams or wetlands known to occur on the landscape and should not be used as a substitute for on the ground surveys. This map should be used as a planning reference only and is intended to illustrate the natural hydrologic connections between surface water features. Protecting riparian habitats protects water quality, maintains habitat connections, and safegards important economic resources including recreational and commercial fisheries.

- **Selected Town or Area**
- **Organized Township Boundary**
- **Unorganized Township**
- **Developed**- Impervious surfaces including buildings and roads
- **Drainage divides** - These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
- **NWI Wetlands** - National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
- **Riparian Habitat** - depicted using common regulatory zones including a 250-foot-wide strip around Great Ponds (ponds ≥10 acres), rivers, coastline, and wetlands ≥10 acres and a 75-foot-wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses.
- **Shellfish Growing Areas** - The Maine Department of Marine Resources maps growing areas for economically important shellfish resources. This map depicts softshell and hard clam resources in order to illustrate the relation of these resources to streams and shoreline areas vital to their conservation.
- **Brook Trout Habitat** - Streams and ponds, buffered to 100 feet, where wild Brook Trout populations have been documented, or managed to enhance local fisheries.
- **Public Water Supply Wells**
- **Source protection area** - Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.
- **Aquifers** - flow of at least 10 gallons per minute

Regional View of Watersheds

A watershed includes all of the land that drains to a common waterbody. The areas within the watershed are linked ecologically by the water, sediment, nutrients, and pollutants that flow through them. For the purpose of mapping "hydrological units," watersheds are often grouped into larger drainages or divided into smaller ones depending on the map's scale. Drainage divides (shown on main map as yellow lines), are the smallest hydrological units and generally drain into small ponds, wetlands, or streams. These units are grouped into subwatersheds (HU12) and are represented on the inset map above by the yellow-brown outlines.

Relationship of Ground Water and Surface Water



Precipitation is the source of all water. Surface water and ground water are related. Drinking water can come from either source. Ground contaminants can affect both. The relationship between ground water and surface water is part of the ***hydrologic cycle***. ***Precipitation*** that falls from the atmosphere as rain or snow reaches the land surface and recharges rivers, lakes, wetlands, and other surface bodies of water directly through ***overland runoff***. Surface water also seeps into the ground through ***infiltration*** and eventually reaches the ground water, or through ***evaporation***, returns to the atmosphere. Water evaporates from leaves and stems of plants through ***transpiration***.

Shoreland Zoning

Maine's Mandatory Shoreland Zoning Act is intended to protect water quality; conserve wildlife habitat, and preserve the natural beauty of Maine's shoreline areas. Successful implementation requires local awareness of and appreciation for surface water resources and effective enforcement of setback and buffer requirements.

At a minimum, Maine's shoreland zones include all land within:

- 250 feet of the high-water line of any pond over 10 acres, any river that drains at least 25 square miles, and all tidal waters and saltwater marshes;
- 250 feet of a freshwater wetland over 10 acres (except "forested" wetlands); and
- 75 feet of a stream that is either an outlet stream of a great pond, or located below the confluence of two perennial streams as depicted on a USGS topographic map.

Shoreland zoning encourages towns to provide greater protection to their local water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, and rare terrestrial features. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection Shoreland Zoning Unit: 207-287-3901 (Augusta), 207-822-6300 (Portland), 207-941-4116 (Bangor) www.maine.gov/dep/blwq/docstand/szpage.htm

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES
Maine Office of GIS (2013), metwp24
ROADS
Maine Office of GIS, Maine Department of Transportation (2015), medotroad
HYDROLOGY
USGS National Hydrography Dataset (NHD) Maine (2012)
DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015); impervious_change_2015
NATIONAL WETLANDS INVENTORY
U.S. Fish & Wildlife Service (2015), NWI
SHELLFISH
Maine Department of Marine Resources; softshell_clams, hard_clams
RIPARIAN BUFFERS
Maine Office of GIS, Maine Natural Areas Program (2011)
WELLS, WELL BUFFERS
Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2011), wells, wellsbuf
AQUIFERS
Maine Office of GIS, Maine Geological Survey (2011), aquifer_polygons
DRAINAGE DIVIDES
Maine Office of GIS (1994), medrdvd
BROOK TROUT HABITAT
Maine Department of Inland Fisheries & Wildlife (2015)

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS: http://www.maine.gov/megis/
Maine Natural Areas Program: http://www.maine.gov/doc/mnap/index.html
Maine Department of Marine Resources: http://www.maine.gov/dmr/
Maine Department of Transportation: http://www.maine.gov/mdot/
Maine Geological Survey: http://www.maine.gov/doc/nrimc/mgs/mgs.htm
Maine Department of Inland Fisheries & Wildlife: http://www.maine.gov/ifw/wildlife/index.html

DIGITAL DATA REQUEST

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Scale: 1:24,000
Projection: UTM 19N
Datum: NAD 1983

Map Prepared by Maine Department of Inland Fisheries & Wildlife
June 2020

Poland

- Political Boundaries
- Lakes & Ponds
- Watershed Boundaries
- Wastewater Outfalls
- Overboard Discharges

N

Significant Aquifers

- 10-50 gallons/min.
- > 50 gallons/min.

Transportation Routes

- Private & Parkways
- State & Local Roads
- Toll Highway

Land Use Risk on High Yield Sand & Gravel Aquifers

- Moderate Risk
- High Risk

Classifications

Rivers & Streams

- AA
- A
- B
- C

Estuarine & Marine

- SA
- SB
- SC

Does Not Meet Classification

- Impaired Stream
- Impaired Lake or Pond

Note: The official list of impaired waters is available in the Integrated Report, available on the DEP website: www.maine.gov/dep/water/monitoring/305b/ To confirm whether any waterbody is meeting its classification, check on the official list.

0 0.5 1 2 Miles

Map compiled by Maine Department of Environmental Protection, Division of Environmental Assessment, 2020

Green Pond
Mud Pond
Oxford
Frog Pond
Mechanic Falls
Little Androscoggin River
Morgan Brook
Indian Brook
Minot
Auburn
Cousins Brook
Waterhouse Brook
Lake
Meadow Brook
Mud Pond
Davis Brook
Worthley Brook
Tripp Pond
Lower Range Pond
Poland
Moose Brook
Porash Brook
Upper Range Pond
May Brook
Foster Brook
Worthley Pond
Upper Range Pond
New Gloucester
Owl Pond
Hog Meadow Pond
Edwards Brook
Parker Pond
Tenny River
Raymond
Gay Brook
Wilson Brook
Mosquito Brook
Royal River
Royal River Reservoir
Robinson Brook
Decker Brook

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Primary Map 3

Undeveloped Habitat Blocks & Connectors and Conserved Lands

Poland

This map is non-regulatory and is intended for planning purposes only

LEGEND

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife. By maintaining a network of interconnected blocks towns and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest

Habitat Blocks

Development Buffer (*pale transparency*)
250-500 foot buffer around improved roads and developed areas based on development intensity.

Undeveloped Habitat Block
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Approximate Road Crossing Habitat Connections

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Undeveloped Block Connectors
Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.

Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day.

Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

Riparian Connectors
Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads

Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day.

Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

Highway Bridge Connectors
Highway bridges along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

Conserved Lands

The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

Ownership Type (*transparent layers*)

Federal
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)

State
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.

Municipal
Town parks, water district properties, community forests, etc.

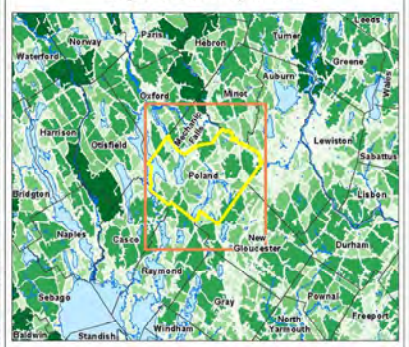
Private Conservation
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust, Trust for Public Land, and local land trusts.

Easement
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

Aerial Imagery

Aerial imagery is often the best tool available to visualize existing patterns of development and resulting changes in the natural landscape. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.

Regional Undeveloped Blocks



Developed Areas	500-1,000 acres
0 - 250 acres	1,000-5,000 acres
250-500 acres	> 5,000 acres

1 : 325,000 — 1 inch equals 5 miles

Data Sources

DATA SOURCE INFORMATION

TOWNSHIP BOUNDARIES
Maine Office of GIS: *mekwp24* (2013)
ROADS
Maine Office of GIS, Maine Department of Transportation): *medotpub* (2015)
HYDROLOGY
U.S. Geological Survey: *NHD_Maine* (2012)
UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS
Maine Department of Inland Fisheries and Wildlife (2015)
CONSERVATION LANDS
Maine Department of Agriculture, Conservation, and Forestry, Land Use Planning Commission, Maine Department of Inland Fisheries and Wildlife: *Conserved Lands* (2015)
AERIAL IMAGERY
U.S. Department of Agriculture: *NAIP 2013* - state-wide 1-meter color orthoimagery

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS - http://www.maine.gov/megis/catalog/
Maine Dept. of Agriculture, Conservation and Forestry - http://www.maine.gov/dacf/
Maine Dept. of Inland Fisheries & Wildlife - http://www.maine.gov/ifw/
Maine Department of Transportation - http://www.maine.gov/mdot/
Maine Department of Environmental Protection - http://www.maine.gov/dep/

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http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

The Nature Conservancy | Maine Audubon | Maine Coast Heritage Trust | MaineDOT

5,000 2,500 0 0.5 1 Miles
1,000 500 0 0.5 1 Kilometers

Scale: 1:24,000
Projection: UTM 19N
Datum: NAD 1983

Supported in part by Maine Outdoor Heritage Fund, lottery ticket sales

Map Prepared by Maine Department of Inland Fisheries & Wildlife
June 2020

Supported in part by Land Conservation Plate Funds

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Supplementary Map

Natural Resource Co-occurrence

Poland

This map is non-regulatory and is intended for planning purposes only

Legend

This map represents the concentration of selected environmental asset data layers overlaid on the landscape. Its purpose is to highlight a given area's relative conservation values as an aid in planning. It offers a generalized and subjective view and should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undeveloped land, and conserved properties. Some of these layer attributes have been weighted based on qualitative features, such as rarity or size, and are noted below. Cooccurrence modeling is extremely flexible, allowing for the addition, substitution, and relative weighting of data and attributes that best reflect the particularities and priorities of a given area or community. This map draws on data that is depicted on the standard Beginning with Habitat map set, but should still be considered as both supplementary and as work in development.

- **Organized Township Boundary**
- **Unorganized Township**
- **Selected Town or Area of Interest**
- **Developed: Impervious surfaces such as buildings and roads**
- **Conservation Land**

Selected Resource Layers and Assigned Values

Geographic Information System (GIS) software provides a ready means to help identify areas of high resource cooccurrence. The selected data layers of interest are assigned a relative weight, or value, and then overlaid on one another. The values are then summed, classified, and symbolized, revealing the concentration of attributes in a given landscape. (Some of the layers listed may not apply to, or be present on, the area represented by this map.)

Rare and Exemplary Natural Communities
- S1 (Critically Imperiled). Value of 4
- S2 (Imperiled). Value of 4
- S3 (Rare). Value of 3
- S4 and S5 with A or B viability (Exemplary). Value of 3

Rare Plants
- S1 (Endangered). Value of 3
- S1S2 - S2 (Threatened). Value of 2
- S2S3 - S3 (Special Concern). Value of 1

Listed Animals
- Endangered Species (with buffer). Value of 3
- Threatened Species (with buffer). Value of 2
- Species of Special Concern (with buffer). Value of 1

Significant Wildlife Habitats
- Shorebird Habitat. Value of 3
- Seabird Nesting Islands. Value of 3
- Essential Wildlife Habitat. Value of 3
- Wading Bird and Waterfowl Habitats (inland and tidal). Value of 2
- Deer Wintering Areas. Value of 1
- Significant Vernal Pools (with 500' buffer). Value of 1
- Atlantic Salmon Habitat. Value of 2
- Heritage BrookTrout Waters. Value of 2
- Shellfish Beds. Value of 1

Riparian Zones and Water Resources
- Tidal waters 250' buffer. Value of 2
- Great Ponds 250' buffer. Value of 1
- Rivers 250' buffer. Value of 1
- Streams 75' buffer. Value of 1
- Wetlands greater than 10 acres plus 250' buffer. Value of 1
- Wetlands less than10 acres plus75' buffer. Value of 1
- Groundwater Aquifers. Value of 1

Undeveloped Habitat Blocks
- Areas over 1200 acres. Value of 3
- Areas of 600 to 1200 acres. Value of 2
- Areas of 200 to 600 acres. Value of 1

Sum of Attribute Values

- 0
- 1-2
- 3
- 4-5
- 6-8
- 9-12
- Over 12

Focus Areas

Focus Areas of Statewide Ecological Significance
(note: not present in all regions)

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: http://www.maine.gov/dacf/mnap/focusarea/index.htm

Data and Information Sources

DATA SOURCES

TOWNSHIP BOUNDARIES
Maine Office of GIS: *Metwp24* (2013)

ROADS
Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2015)

HYDROLOGY
U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)

DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)

ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS
Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife; *DWA, ETSC, Ehplvtrn, Ehrtern, IWWH, Sni, Shorebird, TWWH* (2003-2015)

RARE NATURAL COMMUNITIES & PLANTS
Maine Natural Areas Program: *MNAP_eos* (2015)

ATLANTIC SALMON HABITAT
Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Ashab3* (2013)

DATA SOURCE CONTACTS

Maine Office of GIS: http://www.maine.gov/megis/catalog/
Maine Natural Areas Program: http://www.maine.gov/dacf/mnap/index.html
Maine Department of Inland Fisheries & Wildlife: http://www.maine.gov/ifw/
U.S. Fish & Wildlife Service, Gulf of Maine Program: http://gulfofmaine.fws.gov
Maine Atlantic Salmon Commission: http://www.maine.gov/asc/
Maine Department of Transportation: http://www.maine.gov/mdot/

DIGITAL DATA REQUEST

To request digital data for a town or organization, please visit our website. http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

The Nature Conservancy · Maine Audubon · Maine Coast Heritage Trust · MaineDOT

5,000 2,500 0 0.5 1 Miles
Feet
Meters 1,000 500 0 0.5 1 Kilometers

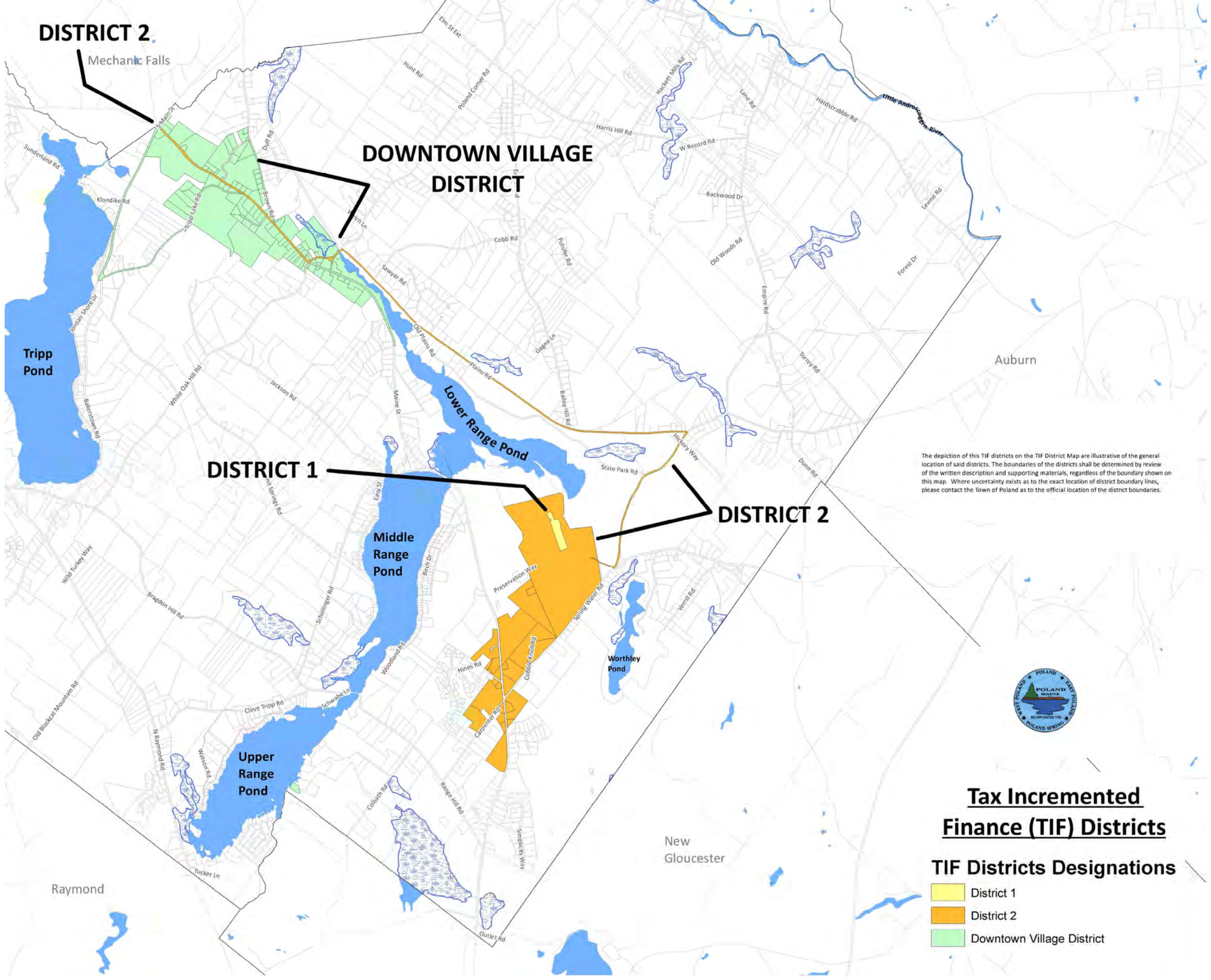
1:24,000 Scale
Universal Transverse Mercator (UTM) Projection
North American Datum (NAD) 1983

Map Prepared by Maine Department of Inland Fisheries & Wildlife
June 2020

Supported in part by Maine Outdoor Heritage Fund, Kenny's Wicked Whitetails

Supported in part by License Plate Conservation Wildlife Stamps

MAINE THANX


DISTRICT 2
Mechanic Falls
DOWNTOWN VILLAGE DISTRICT
DISTRICT 1
DISTRICT 2
Tripp Pond
Lower Range Pond
Middle Range Pond
Upper Range Pond
Worthley Pond
Auburn
New Gloucester
Raymond
Main St
Elm St Ext
Hunt Rd
Poland Corner Rd
Hackett Mills Rd
Lane Rd
Hardscrabble Rd
Little Androscoggin River
Harris Hill Rd
W Record Rd
Backwood Dr
Levine Rd
Forest Dr
Old Woods Rd
Empire Rd
Torrey Rd
Dunn Rd
Duff Rd
Sunderland Rd
Klondike Rd
Tripp Lake Rd
Brown Rd
Cobb Rd
Pulsifer Rd
Sawyer Rd
Jordan Shore Dr
Old Plains Rd
Plaine Rd
Gagne Ln
Bailey Hill Rd
Hickory Way
State Park Rd
White Oak Hill Rd
Jackson Rd
Maine St
Bakerstown Rd
Easy St
Wild Turkey Way
Bragdon Hill Rd
Schellinger Rd
Woodland Rd
Birch Dr
Preservation Way
Spring Water Rd
Cobble Knoll Rd
Hines Rd
Carpenter Rd
Verrill Rd
Old Blackcat Mountain Rd
Cleve Tripp Rd
Schwabe Ln
N Raymond Rd
Watson Rd
Collash Rd
Range Hill Rd
Simplicity Way
Tucker Ln
Outlet Rd
The depiction of this TIF districts on the TIF District Map are illustrative of the general location of said districts. The boundaries of the districts shall be determined by review of the written description and supporting materials, regardless of the boundary shown on this map. Where uncertainty exists as to the exact location of district boundary lines, please contact the Town of Poland as to the official location of the district boundaries.
Tax Incremented Finance (TIF) Districts
TIF Districts Designations
District 1
District 2
Downtown Village District

Poland

Land Cover Types

Land Cover Types

- Woody Wetlands
- Shrub/Scrub
- Open Water
- Mixed Forest
- Herbaceuous
- Hay/Pasture
- Evergreen Forest
- Emergent Herbaceuous Wetlands
- Developed, Open Space
- Developed, Medium Intensity
- Developed, Low Intensity
- Developed, High Intensity
- Deciduous Forest
- Cultivated Crops
- Barren Land

5,000 2,500 0 5,000 Feet

AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments

Land Cover data shown is 2016 data from the Multi-Resolution Land Characteristics Consortium (MRLC) website mrlc.gov/viewer/
Map prepared for the 2022 Comprehensive Plan Update
6/8/2021

Document Path: V:\Data\Androscoggin\TOWNS\Poland\Planning\2021_CompPlan\Poland_landcover.mxd

Poland
Land Cover Types:
from US Dept. of Agriculture

N
W E
S

Land Cover

- Background
- Corn
- Tobacco
- Sweet Corn
- Rye
- Oats
- Alfalfa
- Other Hay/Non Alfalfa
- Potatoes
- Misc Vegs & Fruits
- Sod/Grass Seed
- Fallow/Idle Cropland
- Apples
- Open Water
- Developed/Open Space
- Developed/Low Intensity
- Developed/Med Intensity
- Developed/High Intensity
- Barren
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrubland
- Grassland/Pasture
- Woody Wetlands
- Herbaceous Wetlands
- Squash
- Pumpkins
- Blueberries

1 0.5 0 1 Miles

AVCOG
WESTERN MAINE
Androscoggin Valley Council of Governments

Data from: USDA "CropScape - Cropland Data Layer," 2020.
Map prepared for 2022 Comprehensive Plan Update.
6/8/2021

Document Path: V:\Data\Androscoggin\TOWNS\Poland\Planning\2021_CompPlan\Poland_landcover_USDA_2020data.mxd

Poland, Maine

Future Land Use Map

June 28, 2021