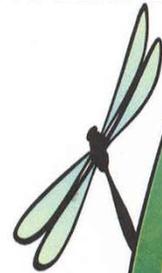




Amended 2002 Update of the Sanford Comprehensive Plan

Prepared by the
Comprehensive Plan
Update Committee

October 23, 2002
Amended March, 2005



Amended
2002 UPDATE
OF
THE SANFORD
COMPREHENSIVE PLAN

Prepared by:

The Comprehensive Plan Update Committee
William Noon, Chair

James Wendel	Evan McDougal
Robert Hardison	Margaret Kleinrock
Kelly Tarbox	Joseph Herlihy
Curtis Jackes	Richard Stanley
Faith Ballenger	Harland Eastman
Herbert Stone	Merle Taylor
Major Thomas Jones	Chief Raymond Parent

With Assistance From:
Planning Decisions, Inc.
and

James Gulnac, Planning Director and
The Sanford Department Heads

Amended March, 2005

TABLE OF CONTENTS

Part A. Background Information

Chapter 1.	Where We Have Been & Past Planning Activities	1-1
Chapter 2.	Where We Need to Be Going & Recent Changes in the Community	2-1

Part B. Summary of the Inventories and Analysis

Chapter 3.	Summary of the Updated Inventories.....	3-1
A.	Trends Toward a 21st Century Service Center	3-1
B.	Land Use Changes.....	3-5
C.	Economic Activity	3-5
D.	Local Resources	3-7
Chapter 4.	Implications for the Future of Sanford/Springvale	4-1
A.	Population and Demographics	4-1
B.	The Local Economy	4-2
C.	Natural Resources	4-3
D.	Water and Sewer Service	4-4
E.	Land Use Patterns	4-6
F.	Transportation	4-6
G.	Housing.....	4-7
H.	Public Facilities.....	4-10
I.	Recreation and Open Space	4-12
J.	Cultural Facilities	4-13
K.	Historic and Archeological Resources	4-13
L.	Fiscal Capacity	4-14

Part C. Goals and Policies

Chapter 5.	A Vision for Sanford/Springvale	5-1
A.	Community Character	5-1
B.	Special Places	5-1
C.	A Vision for Sanford/Springvale in 2020	5-2
D.	Education in 2020	5-6

Chapter 6.	Goals and Policies.....	6-1
A.	Population and Household Growth	6-1
B.	Natural Resources	6-2
C.	Water and Sewer Service	6-9
D.	The Local Economy and Economic Development	6-11
E.	Downtown=s.....	6-16
F.	Residential Development and Housing	6-18
G.	Transportation	6-24
H.	Public Facilities.....	6-27
I.	Recreation and Open Space	6-30
J.	Cultural Resources.....	6-32
K.	Historic and Archaeological Resources.....	6-33
L.	Fiscal Resources.....	6-35
Chapter 7.	Future Land Use Plan	7-1
A.	Land Use Patterns	7-1
B.	Future Land Use Plan	7-7
C.	Rural v. Growth Areas.....	7-7
D.	Land Use Areas.....	7-8

Part D. Implementation Strategy

Chapter 8.	Implementation Strategy	8-1
A.	Immediate Implementation Strategies	8-1
B.	Short-Term Implementation Strategies.....	8-8
C.	Medium-Term Implementation Strategies.....	8-11
D.	Long-Term Implementation Strategies	8-14
Chapter 9.	Updated Capital Investment Strategy.....	9-1
A.	Projected Growth	9-1
B.	Ability to Accommodate the Projected Growth	9-2
C.	Projects Necessary to Accommodate Projected Growth.....	9-4
D.	Projects Needed to Maintain the Quality of Life.....	9-6
Chapter 10.	Regional Coordination.....	10-1
A.	Issues of Regional Concern	10-1
B.	Conformance with Regional Goals and Policies.....	10-2

Appendices

- A. Updated Inventories
 - A1. Population and Demographics
 - A2. The Local Economy
 - A3. Natural Resources
 - A4. Water and Sewer Service
 - A5. Land Use
 - A6. Transportation
 - A7. Housing
 - A8. Public Facilities
 - A9. Recreation and Open Space
 - A10. Cultural Facilities
 - A11. Historic and Archaeological Resources
 - A12. Fiscal Capacity

- B. Summary of the Community Vision Sessions

- C. Sanford-Springvale Chamber of Commerce Economic Development Plan

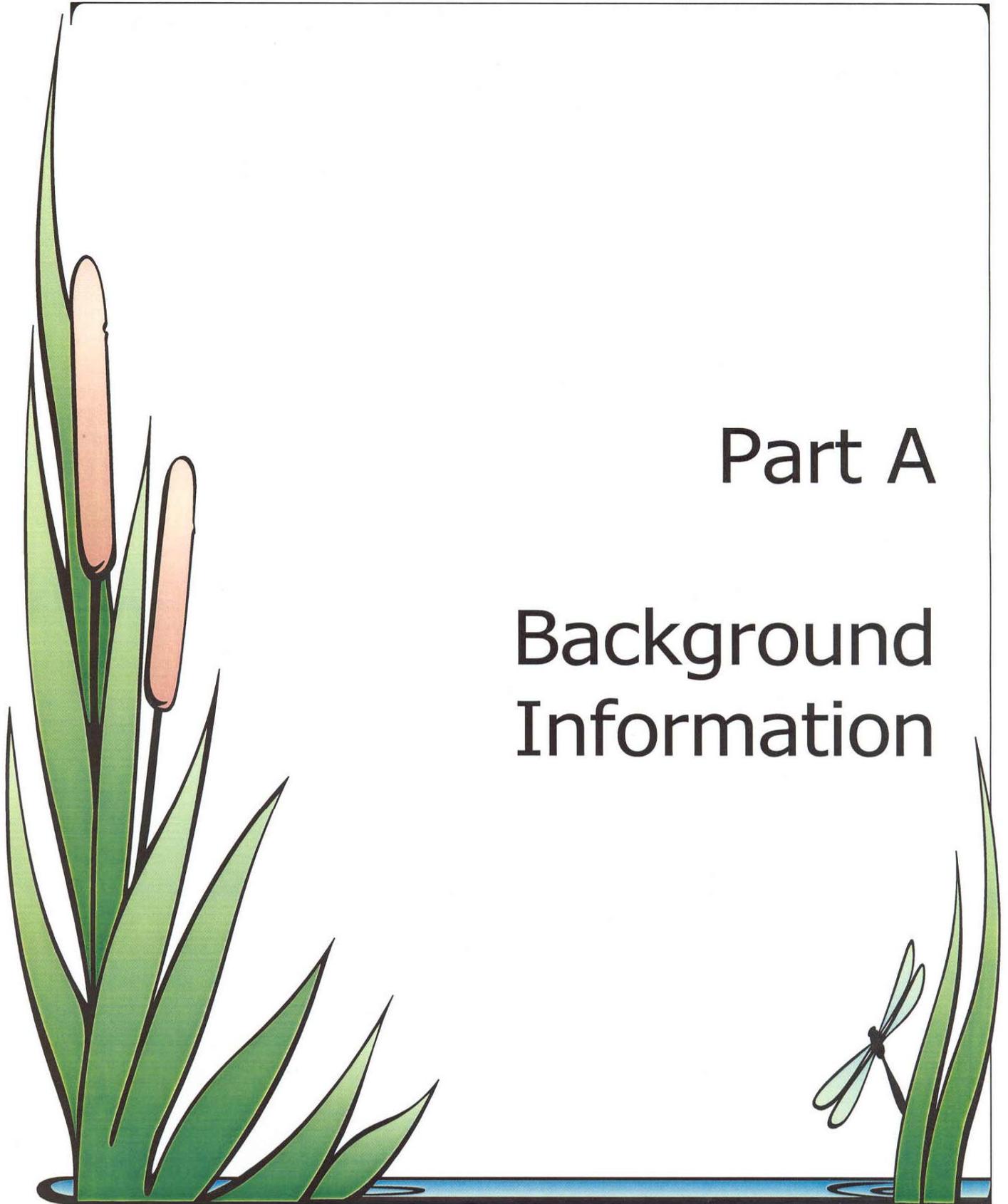
- D. Recommended Improvement Strategies from the Downtown Sanford Market Study, December 1995

- E. Housing Strategy from the Comprehensive Housing Assessment, October 2001

- F. Annotated Copies of Chapters 6 and 7

Part A

Background Information



CHAPTER 1.

WHERE WE HAVE BEEN B PAST PLANNING ACTIVITIES

(Revised 10-7-02)

The Town of Sanford has a long history of planning for the future growth and development of community. The Town developed the current Comprehensive Plan in the late 1980's with financial assistance through the State=s Growth Management Program. Town Meeting adopted the Plan, with some minor amendments, in 1992 as a guide for the future growth and development of Sanford and Springvale.

The adopted plan contains an interrelated set of goals and policies that address the following areas:

- S Population and household growth
- S The local economy
- S Natural resources
- S Water and sewer service
- S Land use patterns
- S Downtown
- S Transportation
- S Housing
- S Public facilities
- S Recreation and open space
- S Cultural resources
- S Historic and archeological resources
- S Fiscal resources

The goals and policies of the adopted plan address a number of key themes including:

1. Aggressively pursuing economic growth through a coordinated economic development program including providing an adequate supply of serviced, usable industrial land, revitalizing the Sanford Mill Yard, establishing design standards for commercial and industrial uses, and upgrading of the quality of the community=s labor force,
2. Protecting the Town=s natural resources with a focus on improving the quality of the Town=s surface waters, protecting the groundwater, and preserving important habitats,
3. Managing the Town=s residential growth by encouraging development in and near the existing built-up areas of Sanford and Springvale while discouraging large-scale, intensive residential development in outlying rural areas,

4. Revitalizing the downtown=s of Sanford and Springvale as vibrant, mixed-use districts,
5. Upgrading the housing in the older residential neighborhoods, and
6. Providing the public facilities and services needed to serve the Town=s expanding population.

The Comprehensive Plan laid out an implementation program for achieving the goals and policies set out in the Plan. In the decade since the adoption of the Plan, the community has carried out many of the activities proposed in the Implementation Strategy. Key actions taken to implement the Plan include:

- s Adopted new zoning, shoreland zoning, floodplain management, and subdivision ordinances that substantially conform to the recommendations of the plan.
- s Modified the community=s economic development program and provided financial assistance to businesses.
- s Undertook a Downtown study and supported an effort to create a viable downtown organization.
- s Carried out the redevelopment of the former Nasson College campus with the help of the Springvale Public Library and private developers.
- s Reestablished a community development program to improve older neighborhoods.
- s Established a well-head protection program to protect the water district=s supplies.
- s Closed the former Rushton Street landfill and undertook mitigation measures to address pollution issues.
- s Upgraded the Sanford Regional Airport.
- s Expanded the Mousam Trail.
- s Created a Trails Committee and developed a Trails Plan.

In spite of the numerous activities undertaken to implement the current Comprehensive Plan, a number of areas have not been addressed or have not been successfully accomplished including the following:

- s During the development of the updated zoning and land use regulations, the Town chose not to enact site and architectural design standards for non-residential development as envisioned by the adopted plan.
- s The Town chose not to require that residential developments in rural areas be required to set aside open space but cluster development was retained as an option.
- s While the Town undertook an effort to establish an ongoing Downtown

revitalization program and organization, this remains an issue.

S The historic standards proposed in the plan for selected districts were never fully adopted.

S A number of the natural resource activities were never undertaken such as reactivation of a Conservation Commission, establishment of a townwide surface water quality monitoring program, and the protection of significant natural resources.

S The Town=s efforts to establish an on-going program to upgrade the community=s older housing and residential neighborhoods have experienced mixed results.

S The traffic situation, especially with regard to the Route 109 corridor, remains a concern in spite of a number of localized improvements.

S While some efforts have been made to work with the owners of the Mill Yard to explore the future use of this complex, this remains an issue.

S No progress has been made on developing a cultural and performing arts center for the community.

CHAPTER 2.

WHERE WE NEED TO BE GOING B RECENT CHANGES IN THE COMMUNITY

(Revised 10-7-02)

In the 1950s-60s, the Town of Sanford experienced dramatic and sudden change as the economic base of the community was uprooted and relocated. That change was very visible and sparked the community to act to rebuild the Town=s economy. That broad based, coordinated effort was successful and resulted in a sound, stable economy based heavily on manufacturing.

The Town of Sanford is once again experiencing change but this time the change is more subtle and less visible. Sanford/Springvale has been experiencing a significant change over the past ten to fifteen years. This change has not been positive.

While most of York County and the towns surrounding Sanford/Springvale experienced economic growth and prosperity during the decade of the 90s, the Sanford/Springvale community did not share in this good fortune. To the contrary, the economic fortunes of both the community and its residents declined based upon data from the 2000 Census. The Town=s role as the service center for central, southern York County has had important implications for the community.

The characteristics of the Town=s residents changed dramatically over the past twenty years. The income of the Town=s households grew more slowly than in most other areas of York County. The percentage of the Town=s population living in poverty increased and a large segment of our residents have inadequate incomes. An increasing share of the community=s housing is subsidized and occupied by lower income households. Fewer residents have college educations than was the case twenty years ago. A number of our local employers that provided good paying jobs have downsized or closed. The unemployment rate in the Sanford Labor Market Area is now higher than the state average and is the highest in the southern part of the state.

Based upon the data in the 2000 Census, we are losing our middle-class population and are in danger of becoming a community of lower income, less educated residents. Good paying manufacturing jobs are being replaced by lower paying jobs. This trend has ominous consequences for the community if it continues.

The status quo will not alter this trend. Changing this pattern will require that the entire community, the municipal government, the school system, the business community, and the community=s leaders and residents, undertake a comprehensive effort to change the

direction of Sanford/Springvale. This will require bold leadership and a new vision for the community. It will require taking risks and investing in the community. It will require that we change the way we think about our community and how we do things and invest our resources.

This update of the Sanford Comprehensive Plan lays the groundwork for such an effort. But the choice is up to the community to decide our future B do we continue on the present path or do we chart a new course! This plan charts a new course for Sanford/Springvale.

File: 01-221 Sanford Comp Part A Amended Cover 5-19-05