

FINAL DRAFT (June 2006)

READFIELD OPEN SPACE PLAN



Prepared for the Town of Readfield
By Kent Associates Planning & Design

SPRING 2006

ACKNOWLEDGEMENTS

The Readfield Open Space Plan was prepared by Kent Associates Planning & Design, in cooperation with the Readfield Conservation Commission. Brian Kent, President of Kent Associates, and Amanda Walker, Land Use Planning & Design Associate at Kent Associates, were the principal consultants. Mapping was prepared by the Kennebec County Soil & Water Conservation District (KCSWCD), Dale Finseth, Executive Director, and Jeff Fredenburg, GIS Coordinator, with assistance from Kent Associates. Photos in this Plan were provided by Kent Associates and Jym St. Pierre.

The consultants wish to acknowledge the members of the Conservation Commission, who helped to develop this plan:

David Bagley
Jerry Bley
Gary Keilty
Matt Moore
Bob Mohlar
Tim Sniffen
Jym St. Pierre

The Commission members provided guidance and assistance throughout the project, and helped coordinate outreach within the community and public participation events (workshops). Special thanks to Jym St. Pierre and Jerry Bley for their work on the Plan.

Additional project assistance came from Clif Buuck, Readfield Code Enforcement Officer.

Thanks go to many of the community members and groups that participated in the development of the Open Space Plan, including:

Readfield Recreation Association
Readfield Snowmobile Club (Dave Buker)
Readfield Select Board
And the many individuals who attended the public workshops

Funding for the Plan was provided by the Town of Readfield, and L. L. Bean, Inc., through the efforts of the Kennebec Land Trust.

Readfield Open Space Plan

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I Introduction

1.1 WHAT IS AN OPEN SPACE PLAN?

An Open Space Plan is a plan that outlines the vision, priorities and strategies for conservation and outdoor recreation in the community for the next 10 to 20 years. This plan takes stock of what open space resources Readfield has now, what the future needs and conservation priorities might be, and develops a set of recommendations for how to meet the town's open space needs and goals. And like the Comprehensive Plan, it is developed through a public participation process to involve diverse local interests.

What can an Open Space Plan do for Readfield?

This Plan is an opportunity for the community to envision the future of open space in the town, and what can be done about it. A plan addresses:

- ◆ Protecting natural resources as the town grows and changes;
- ◆ Providing outdoor recreation (trails, fishing, walking, etc.) as the town grows and changes;
- ◆ Maintaining rural character, quality of life;
- ◆ Supplementing the Comprehensive Plan & growth management planning;
- ◆ Outlining values and priorities to help guide future decision-making for conservation & outdoor recreation in town;
- ◆ Helping to secure funding for conservation & outdoor recreation actions/initiatives.

1.2 OPEN SPACE PLAN GOALS

This Plan was developed with the following key goals in mind:

- Identify Readfield's open space needs and priorities (short- and long-term);
- Develop a plan that provides local government and private conservation organizations with a "blueprint" for future land conservation efforts;
- To develop an Open Space Plan that supplements the updated Comprehensive Plan.

COMPREHENSIVE PLAN UPDATE

The Open Space Plan is an important supplement to the town's Comprehensive Plan, providing a vision and plan specifically for conservation and recreation.

Excerpted text from the draft Comprehensive Plan

Policy:

"Develop an Open Space Plan to preserve significant corridors and public access to passive recreational resources." (*Chapter 7, Outdoor Recreation*)

Strategies:

- Determine appropriate levels and locations for open space and recreation land within Readfield.
- Incorporate trail network concept into open space plan.
- Identify and promote greenbelts through the Town for wildlife habitat, open space, and recreation that could be established in cooperation with public and private landowners.
- Add to the Open Space Fund established for future acquisition of natural lands through fund-raising, grants, and impact fees, as identified in the open space plan.

1.3 WHAT IS OPEN SPACE?

Open space, sometimes called green space, is any undeveloped land, private or public. It is land free of residential or commercial development that can include forests, fields, wetlands and waterbodies. It can include farmland and working forests, which provide for important wildlife habitat as well as for people's livelihoods.

Open space can be improved land such as a park or ballfield, or unimproved land such as a wildlife preserve or other natural area, or just an undeveloped parcel of land. In rural communities like Readfield, the bulk of the open space is privately-owned, unimproved, and unprotected.



Why is Open Space Important?

Open space is an inextricable part of Readfield's rural character – whether farmland, wildlife habitat, wetlands, shorelands or scenic views, open space resources are tremendous community asset. Open space can also help protect the town's surface and ground water resources.

These resources are irreplaceable once they are lost. Creating a system of conserved open space in Readfield is critical to community outdoor recreation opportunities and to maintaining many irreplaceable qualities and resources. As the Town works to guide future growth and influence land use activities, it must also work to conserve and maintain its most important open space resources.

1.4 Functions of Open Space in Readfield

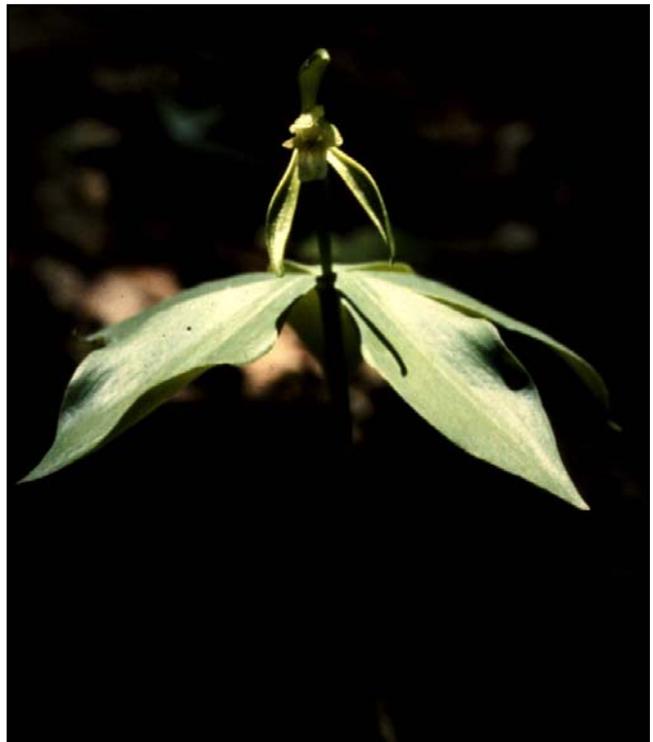
The open space land in Readfield, whether public or private, has many different functions. The functions or uses of open space include:

- ◆ Outdoor recreation (parks, trails, ballfields, water access, etc.)
- ◆ Wildlife habitat
- ◆ Farmland or woodlots
- ◆ Cultural or historic sites

Conserved open space is important to maintaining these types of rural uses, which can benefit both the community and private landowners.

Open Space: Wildlife Habitat & Natural Resources

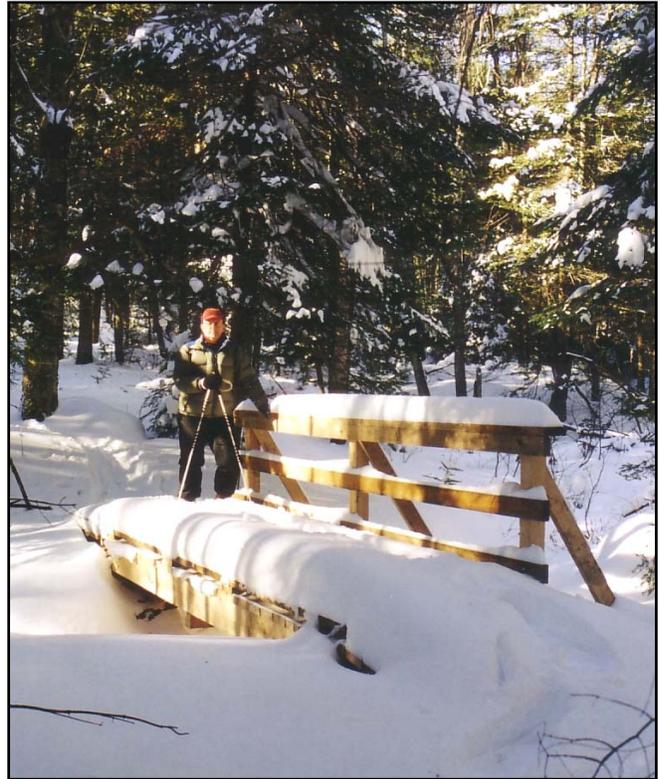
Open space includes unique natural resources and provides for wildlife habitat. The stability and quality of these depends on the possible future impact of development and land use changes in town.



Open Space: Outdoor Recreation

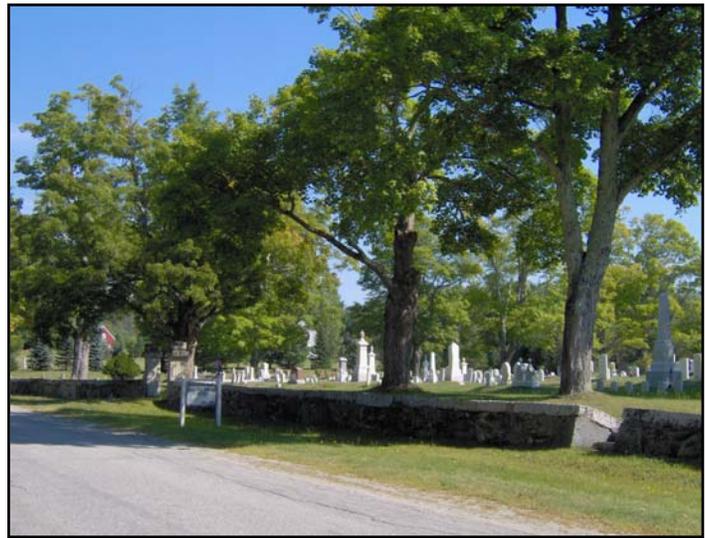
The community's outdoor recreation needs include both passive recreation (like hiking, wildlife viewing) and active recreation (like field sports, snowmobiling), and also traditional sports such as hunting and fishing. Outdoor recreation is provided on both publicly and privately owned land. Public access to the town's major waterbodies is limited to three sites on two lakes. The local snowmobile trail network relies completely on cooperation from private landowners.

As the town grows and changes, the traditional access to private land for outdoor recreation is on the decline. The need for providing dedicated land for outdoor recreation is becoming more important as land is divided and sold, and as private landowners become more concerned about allowing public access on their land.



Open Space: Scenic, Cultural, & Rural Land Resources

Open space is important to Readfield's quality of life and rural character. Rural land resources such as scenic views, farmland, or cultural or historic features like cemeteries and stone walls, all give the town its character.



Sprawl & Open Space

Readfield is changing, and there is a growing concern that irreplaceable rural resources and character will be lost during this period of change. As the town grows, demand for outdoor recreation opportunities will grow – unfortunately the very growth (population) that demands the need for outdoor resources is the growth (residential) that takes that away.

There are tangible municipal costs to sprawl: “Though undeveloped land pays very little in taxes, it demands even less in services. The same cannot be said of commercial, residential, or any other type of development (*Readfield Draft Comprehensive Plan*).”

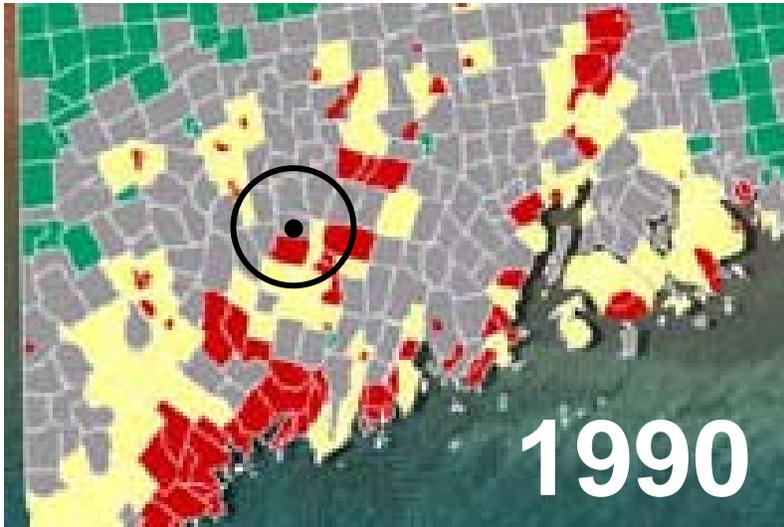
Conservation of open space is a complementary process to growth management and Comprehensive Planning. Conserving key parcels/land areas can help influence the location and pattern of future development (e.g. guide growth). The more growth is directed to the growth area, the less expense of delivering municipal services, and the more rural character the town maintains.



*Is this the future of Readfield?
This image of a southern Maine
subdivision shows how development
can take up rural land resources and
stretch demands on public services.*

*The Kents Hill area has
wonderful character and
open space value – can the
town grow and still maintain
important open space and
character?*

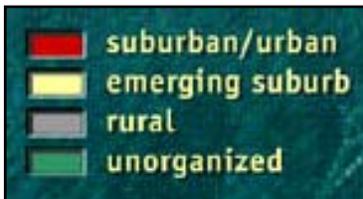
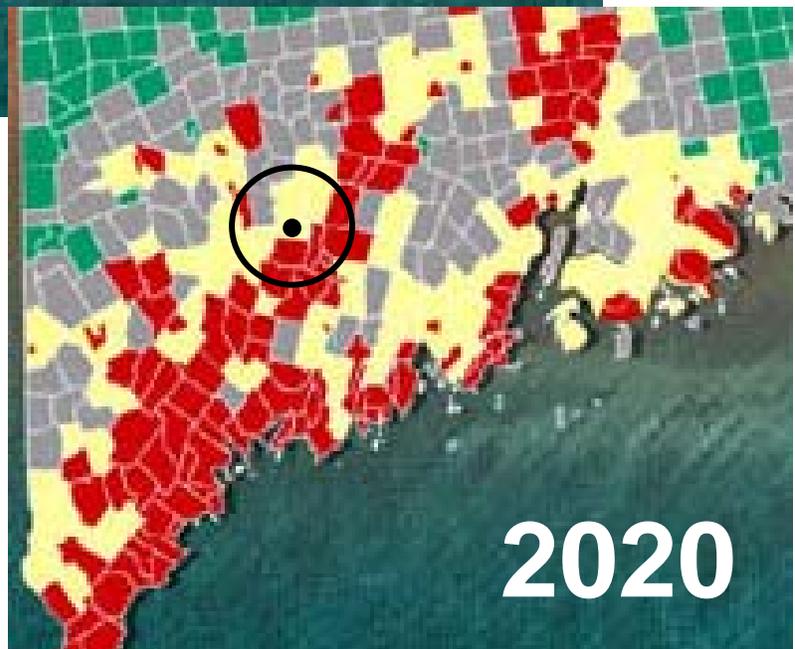
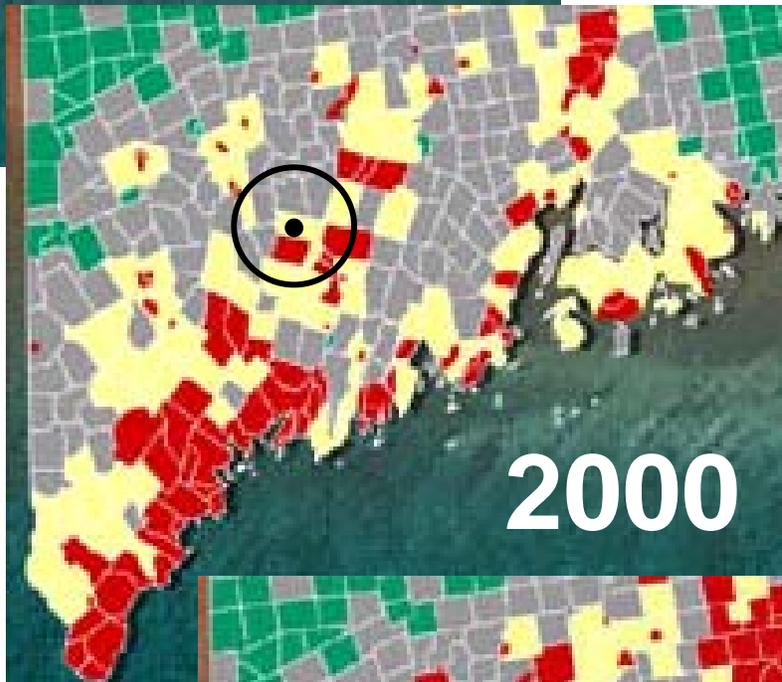




**Expansion of Development:
A Regional View**

These three maps illustrate how development has expanded recently in southern and central Maine, and how it is projected to expand in the future. Towns in red are suburban/urban, in yellow are emerging suburban, and gray are rural.

Readfield is located on each map (the dark dot within the circle).



Source of images:
Maine State Planning Office
www.maine.gov/spo

1.5 THE CONSERVATION PROCESS

Land Conservation Efforts in Readfield (A Brief History)

Formal land conservation in Readfield began with the establishment of the Readfield Conservation Commission in the early 1970s. The Town passed the first Shoreland Zoning Ordinance in 1973, and the first Land Use Ordinance in 1973 – both of these provide important regulatory protection for valued land and natural resources.

Not long after the Kennebec Land Trust was formed in 1988, Readfield saw its first conservation properties established (permanently protecting land from development). These first properties were the Luce Memorial Forest, donated to the NEFF in 1991, and the Fogg Farm Conservation Area, donated to the Town in the early 1990s. Several other conservation properties have since been established (*see Section 2.1*).

Conservation Tools

How is land conserved or protected from development? There are several different “tools” used for conservation:

- ◆ Town or Land Trust Acquisition
- ◆ Conservation Easements
- ◆ Trail Easements
- ◆ Current Use Tax Programs (Tree Growth, Farmland & Open Space)
- ◆ Other Voluntary Agreements (e.g. snowmobile trails)

All of these conservation tools depend on the voluntary involvement of a willing private landowner with an interest in conservation.

Of the conservation tools listed above, only the first (Town or Land Trust Acquisition) involve public ownership. The remaining conservation options allow for private ownership, and may or may not allow for public access. Private landowners should know that not only are there many options for conservation, there are many benefits, including financial.

CONSERVATION EXAMPLE: TORSEY POND NATURE PRESERVE

- ◆ 92 acres permanently protected
- ◆ The process began with a “conservation-minded” landowner
- ◆ Land purchased by the Town in 2001
 - Sold at a reduced price (partial donation)
 - Funding came from local, state, private, and federal sources
- ◆ Conservation Easement held by KLT
- ◆ Trails have been developed by and are maintained by the Conservation Commission



WHAT IS A CONSERVATION EASEMENT?

A conservation easement, sometimes called a restrictive covenant, is a voluntary, legal agreement between a landowner and another party which either restricts the development of a tract of land or a portion of it. The conservation easement is attached to the landowner’s deed and is recorded in the County Registry of Deeds.

In the agreement, the landowner gives up certain rights associated with the property, such as development rights or timbering rights, but does not give up actual ownership of the property. The easement is held by a qualified easement holder such as a government agency or a land trust. (ME SPO Technical Assistance Bulletin, “Easements”.)

Open Space & Conservation Partners

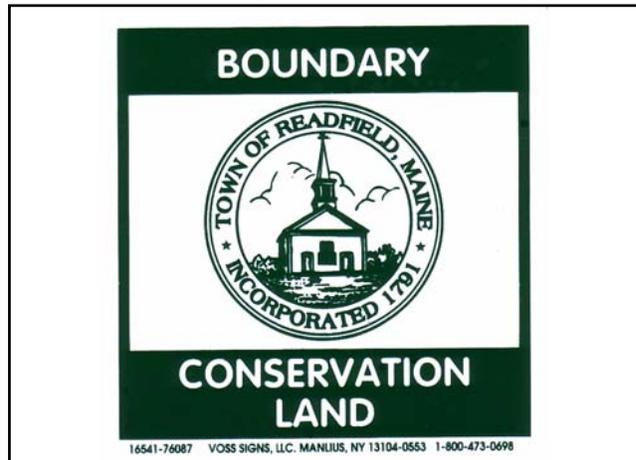
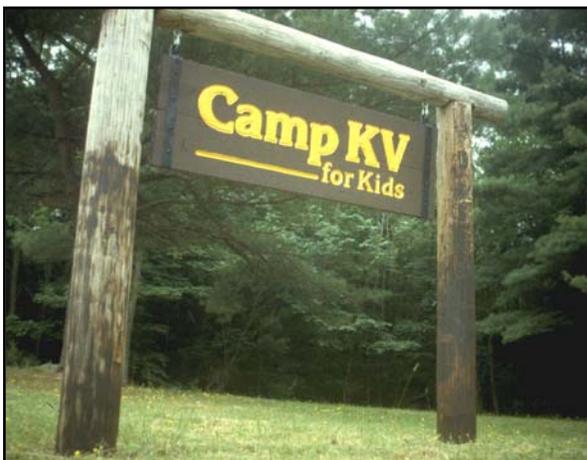
Open space conservation in Readfield involves many different partners, both public and private. It takes the involvement of all of these partners to plan for and create an open space network that will meet Readfield's open space goals.

The Kennebec Land Trust (KLT) owns several of the conservation parcels in town, and holds the conservation easements for several private properties in town. These properties are protected from development and provide limited public use and recreation.

The New England Forestry Foundation (NEFF) owns the 78-acre Luce Memorial Forest property in Readfield, as well as the 708-acre Allen-Whitney Memorial Forest just over the Readfield border in Manchester. These lands are protected from development and allow for limited public use and recreation.

Other partners in open space and conservation include:

- Private landowners
- Kents Hill School
- Readfield Recreation Board
- Readfield Snowmobile Club
- Private summer camps
- Augusta Water District
- Readfield Water Association
- Adjacent towns
- Local businesses
- Readfield Select Board
- Maranacook Community School & Readfield Elementary School



III Open Space Assessment

The maps in this section are also provided in a larger (11x17 inch) format in the Appendix.

2.1 EXISTING OPEN SPACE PARCELS

The recently produced Readfield Recreation & Conservation Map (2005) shows the existing open space parcels, including those that are permanently protected from development and those partially protected. The properties shown on this map include the following:

<u>Protected or Publicly-owned Parcels:</u>	<u>Acres</u>
Torsey Pond Nature Preserve	92
Echo Lake Watershed Preserve (KLT)	100
Avery-Smith Shore Land (KLT)	7
Luce Memorial Forest (NEFF)	78
Macdonald Conservation Area (KLT)	100
Readfield Town Forest	100
Fogg Farm Conservation Area	15
Readfield Fairgrounds	36
Maranacook Community School	320
Readfield Beach	8
Readfield Recreation Lot (playground, playfield)	2
Readfield Elementary School	20
Wyman Memorial Forest (KLT)	40
Gannett Woods, Shed Pond (KLT)	120
Factory Square Dam Site	<1
Cemeteries (<i>full list on page 17</i>)	

Conservation Easements:

Tyler Conservation Area, Thundercastle Road
 St. Andre Fields, South Road
 Lakeside Orchards (*in Readfield & Manchester*)

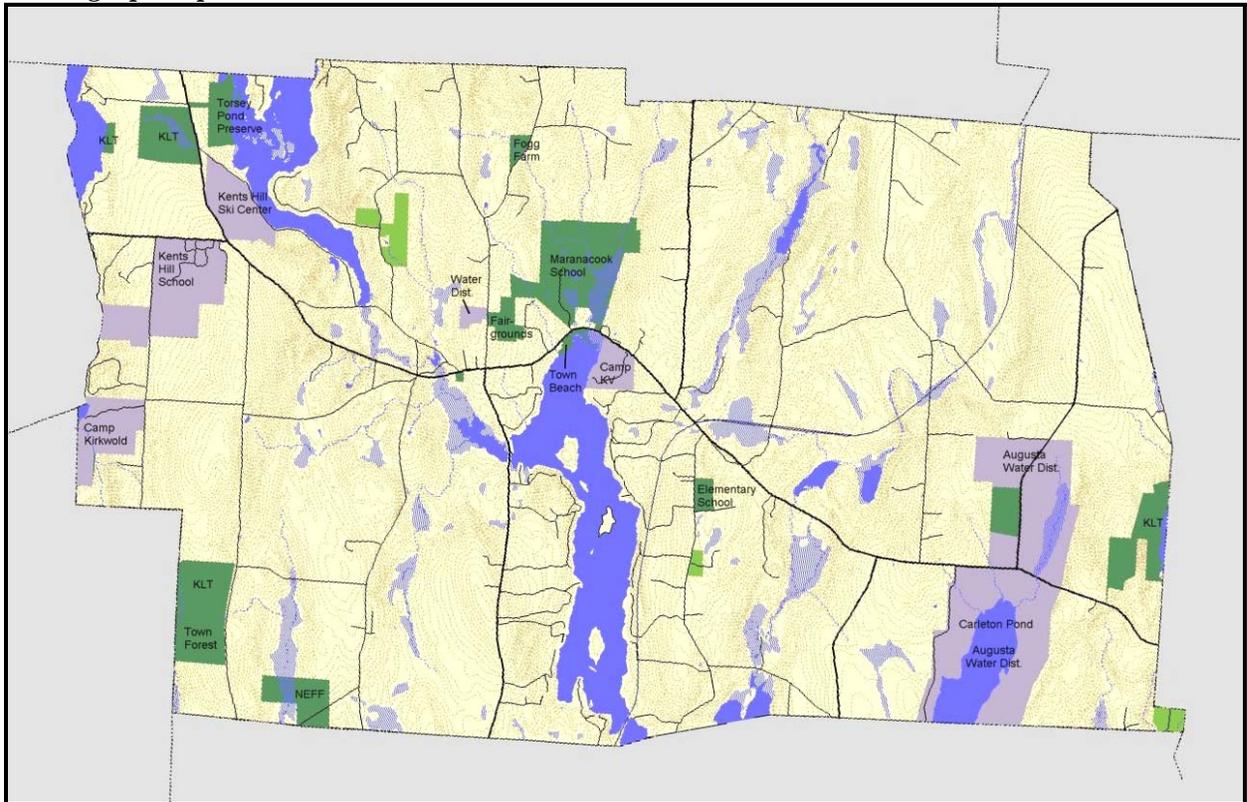
Partially Protected Open Space Parcels:

(*Privately-owned land less susceptible to development, but not permanently protected.*)

Kents Hill School	
Augusta Water District – Carleton Pond ¹ (<i>in Readfield & Winthrop</i>)	568
Camp K-V	64
Camp Kirkwold	105

¹ Although the AWD land is a designated wildlife preserve, this is not considered permanent protection from development.

Existing Open Space Parcels



These are the conservation and outdoor recreation parcels in Readfield to date. Some are permanently protected, some are publically owned, and some are privately owned and “partially protected” (relatively stable land use). These public and privately owned parcels include important wildlife habitat, trails and recreation opportunities, public water access, and undeveloped shoreland protection that benefit the entire community.



Torsey Pond Nature Preserve trail construction.



St. Andre Fields, Conservation Easement.



Shed Pond, Gannett Woods



Fogg Farm Conservation Area



Kents Hill Alpine Ski Center



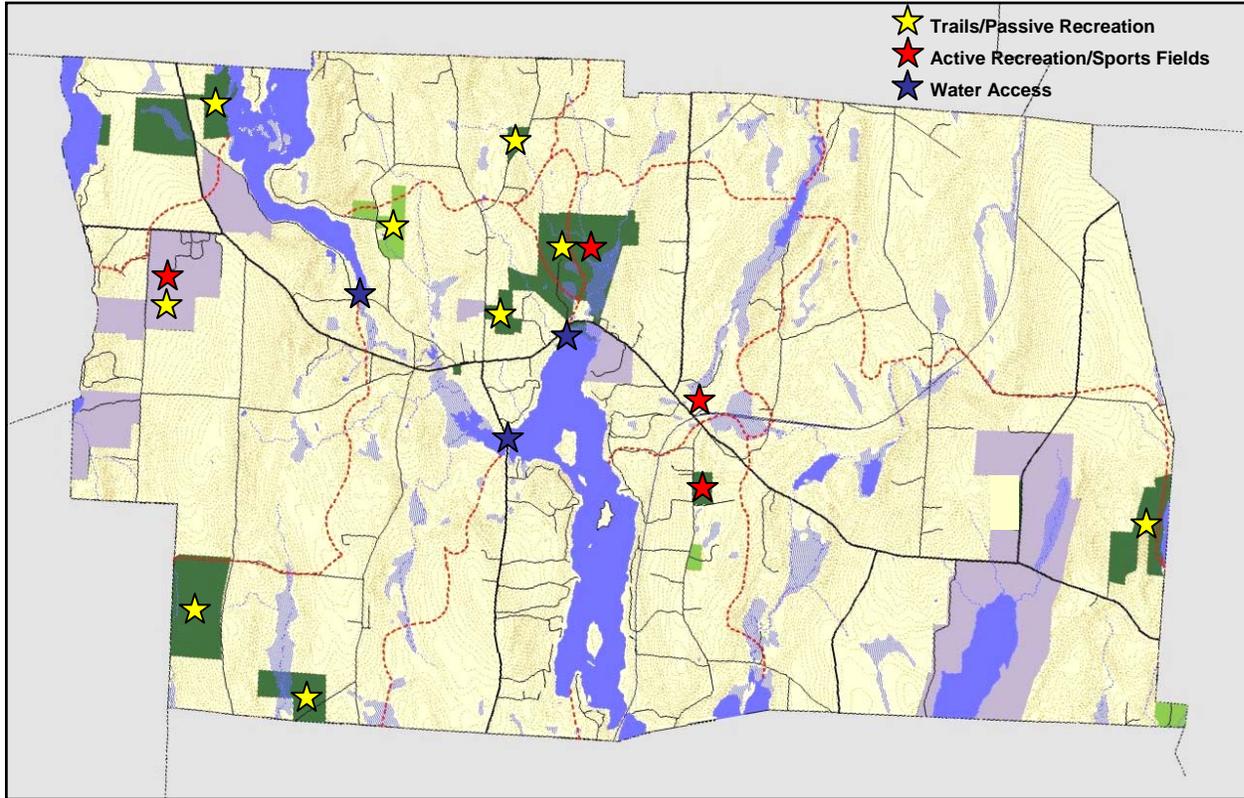
Readfield Fairgrounds



Camp KV, on Maranacook Lake

2.2 INVENTORY OF NATURAL & RURAL RESOURCES AND OUTDOOR RECREATION

Outdoor Recreation



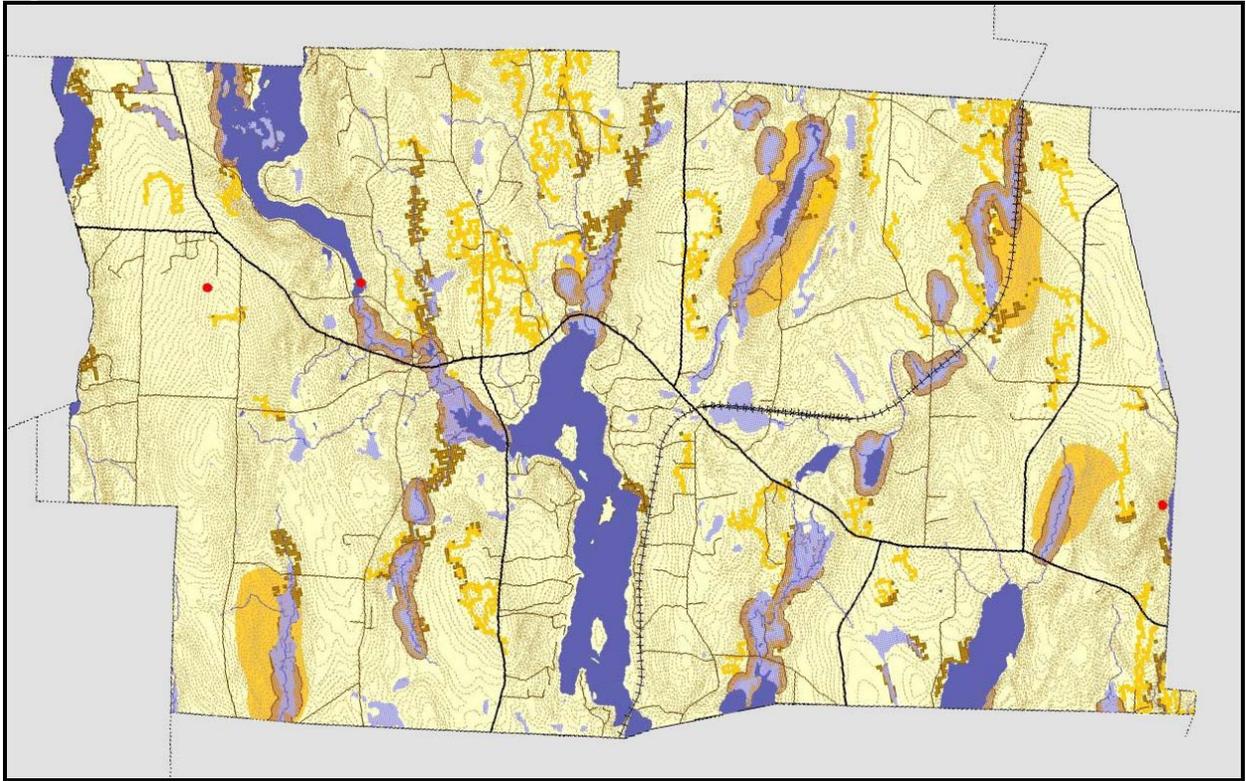
Outdoor recreation in Readfield means providing for passive and active activities, and for activities during different seasons. The existing public outdoor recreational opportunities include walking trails, snowmobile trails, water access, sports fields, skiing trails, fishing and hunting.

The community has identified a need for expanding and interconnecting the town's trails, and establishing trails that serve different users, like motorized versus non-motorized use, or woods trails versus easy walking paths.



Outdoor recreation concerns include the continuing difficulty to keep the snowmobile trail system in tact, which depends on yearly, voluntary landowner agreements, due to the trend of decreasing landowner participation and cooperation. Also, a need for additional sports fields has been noted, particularly as youth sports programs expand.

Significant Wildlife Habitat



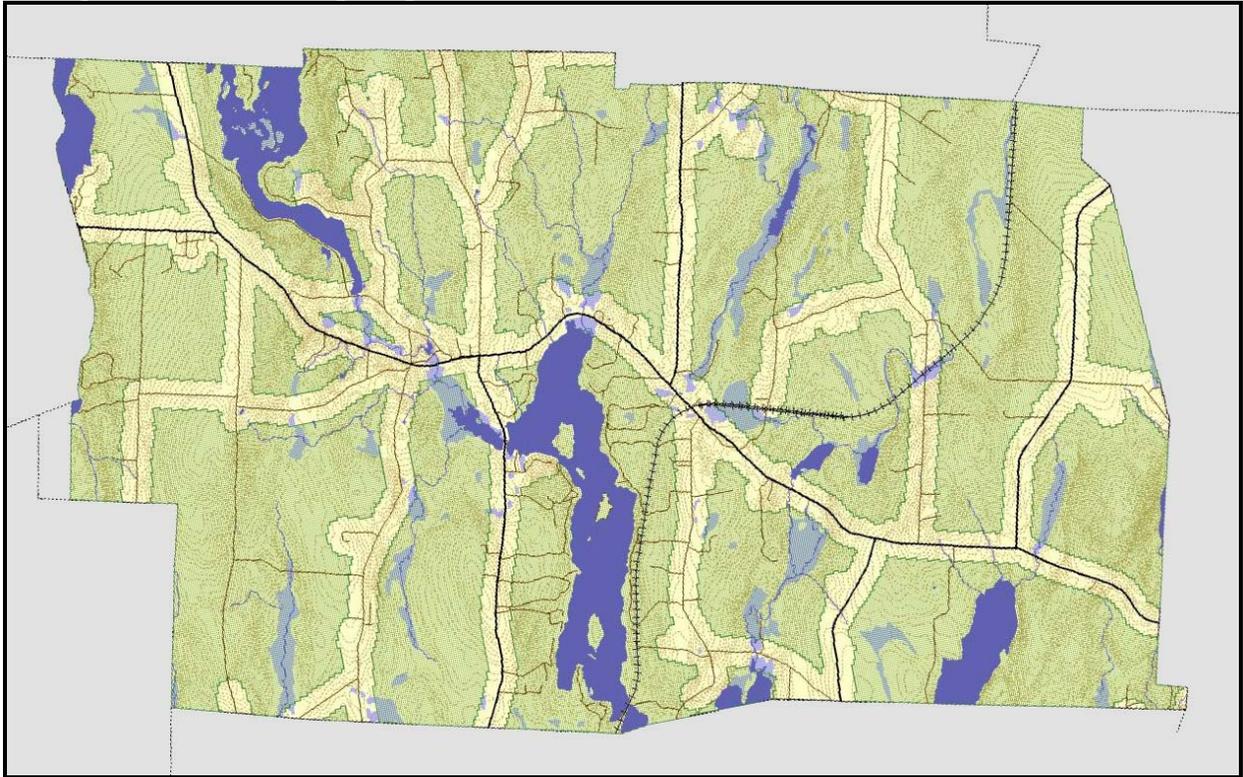
The significant wildlife habitat shown above includes waterfowl & wading bird habitat (*light brown*), deer wintering areas (*solid yellow areas*), wetlands (*light blue*), rare species sites (*small red dots*), and significant grasslands and upland forests (*splotched yellow and dark brown*). These habitats have been mapped by the state, and are not confirmed on the ground.

In order to ensure the ecological integrity and diversity of natural communities and wildlife habitats are protected and maintained within town, key conservation efforts need to be made:

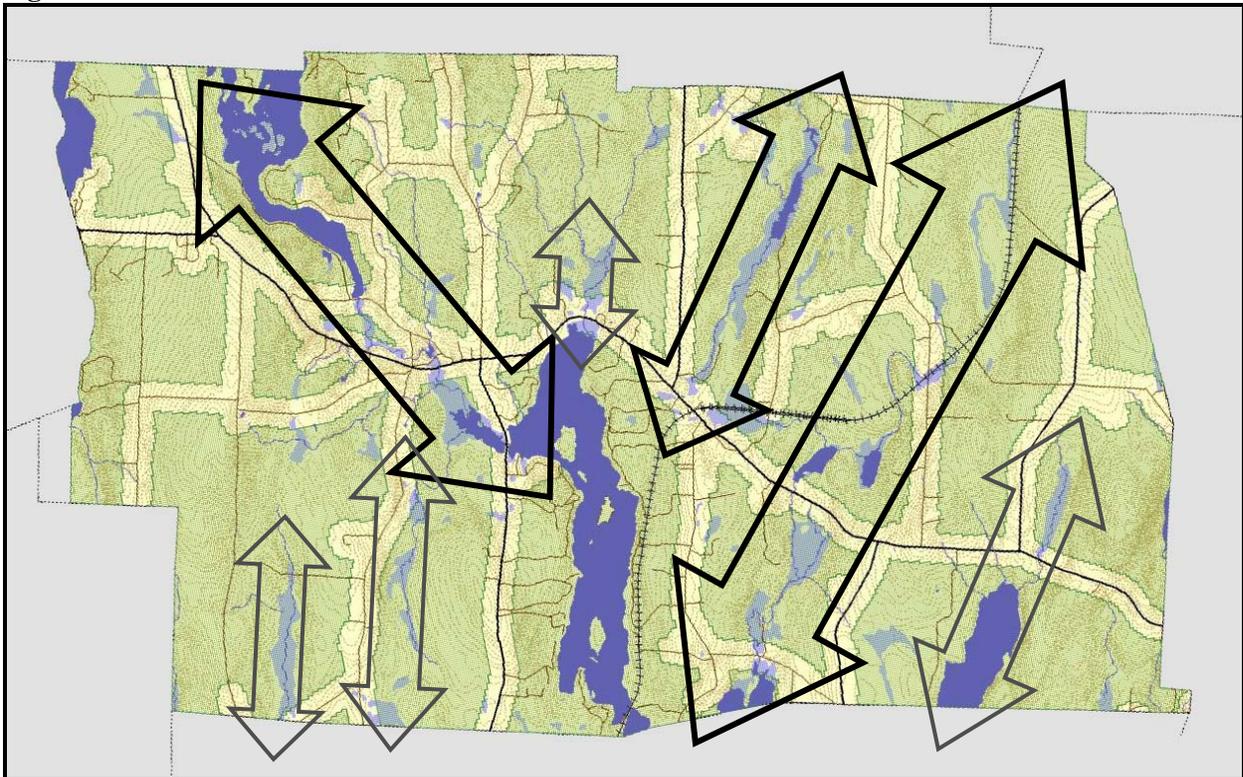
- (1) In order to maintain certain species, larger blocks of undeveloped land are needed;
- (2) Wetlands, streams, lakes and ponds are not only more species-rich, they are more sensitive to impacts of development;
- (3) Special consideration needs to be given to rare/threatened species or rare/unique habitat types;
- (4) The corridors that wildlife use to travel are as important to protect as habitat blocks.

The maps on the following page show Unfragmented Blocks of Open Space, and Significant Corridors. The Unfragmented Blocks map illustrates generally where blocks of land are unbroken by roads and development (some of these blocks are more developed, such as the block surrounding Maranacook Lake). The Corridors map shows the most important wildlife corridors in Readfield, along the streams and waterways that cross the town; these corridors serve not only as wildlife corridors but recreation corridors for boating or potential trails.

Unfragmented Blocks of Open Space



Significant Corridors



Scenic Resources



The town’s high-value scenic views (above) have been identified in the Comprehensive Plan. Conserving and maintaining scenic views can be challenging, as it typically involves multiple landowners, and since views change over time as vegetation fills in or with land use change (such as residential development).

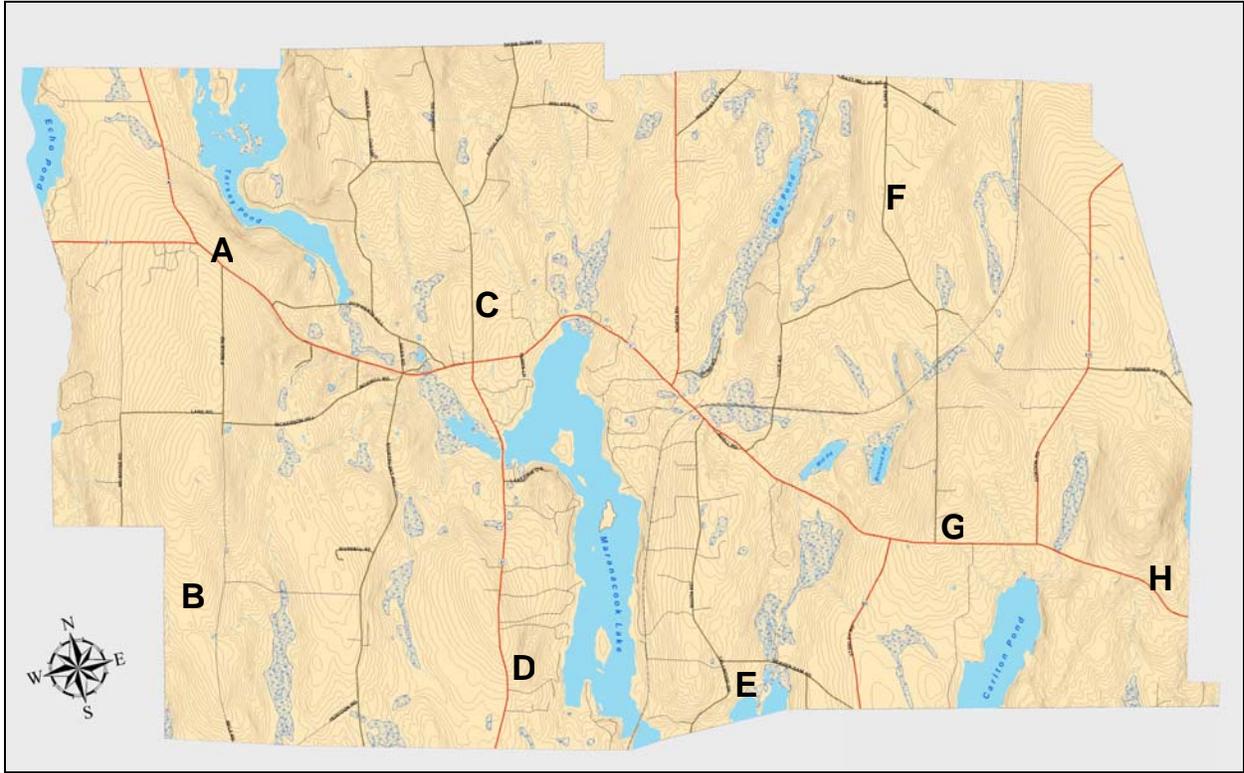


*Kents Hill
Alpine Ski Center*

*A view towards Maranacook Lake
from Fogg Road*



Cultural/Historic Resources



Cultural or historic sites in Readfield, such as cemeteries or the Mustergrounds, are considered part of the open space network.

READFIELD CEMETERIES	Location
A. Kents Hill Cemetery	Main Street, <i>west end</i>
B. Huntoon Cemetery	<i>within Macdonald property</i>
C. Readfield Corner Cemetery	Church Road, <i>south end</i>
D. Armstrong Cemetery	Winthrop Road, <i>south end</i>
E. Whittier Cemetery	Beaver Dam Road, <i>west end</i>
F. Dudley Plains Cemetery	Plains Road, <i>north end</i>
G. East Readfield Cemetery	Plains Road & Main Street
H. Case Cemetery	Main Street, <i>east end</i>

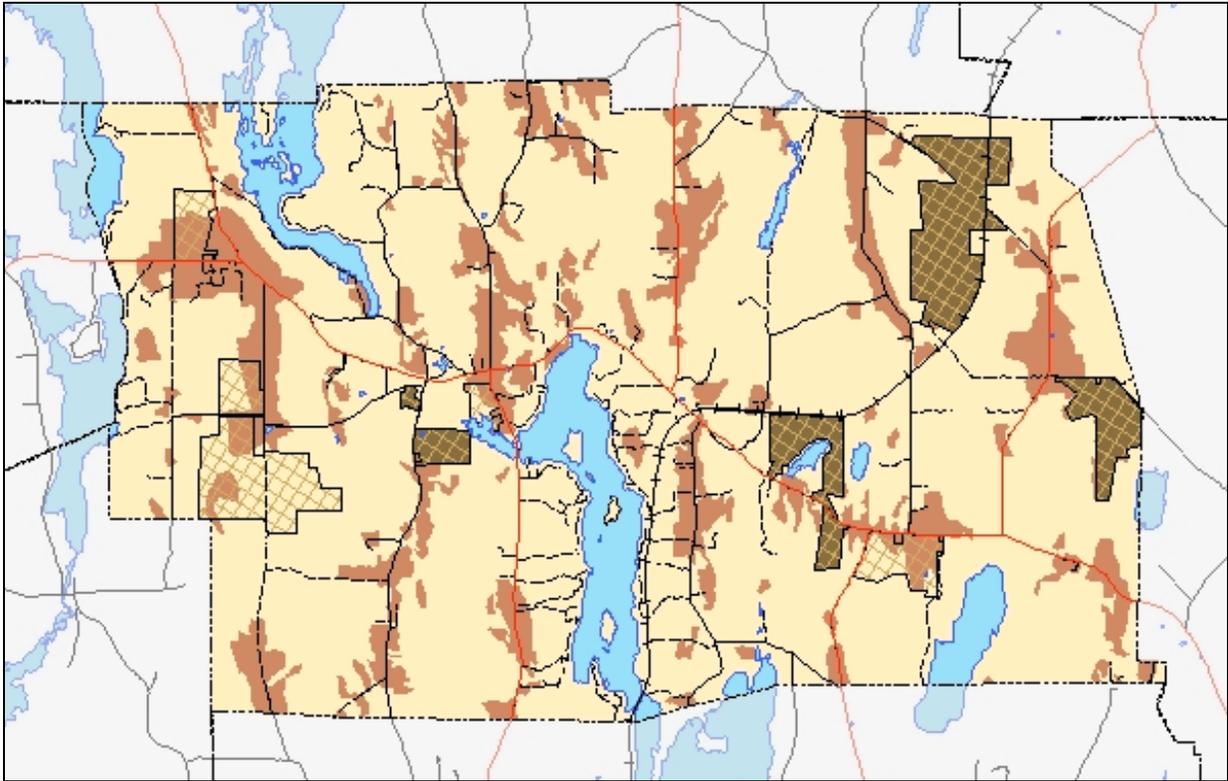


Huntoon Cemetery



Readfield Corner Cemetery

Farmland



Parcels enrolled in the Farmland tax program are shown in **solid brown**, while the most recently active farms (some of which aren't enrolled in a current use tax program) are indicated by the **light brown hatch**. Prime agricultural soils are shown in **salmon**.

Farmland is a unique but endangered feature of Readfield's open space network. A few farms remain in town, including a handful of parcels enrolled in the Farmland & Open Space current use tax program, though their future is uncertain. Maintaining active agriculture requires strong community support, willing farmers, and pro-active farmland conservation initiatives.

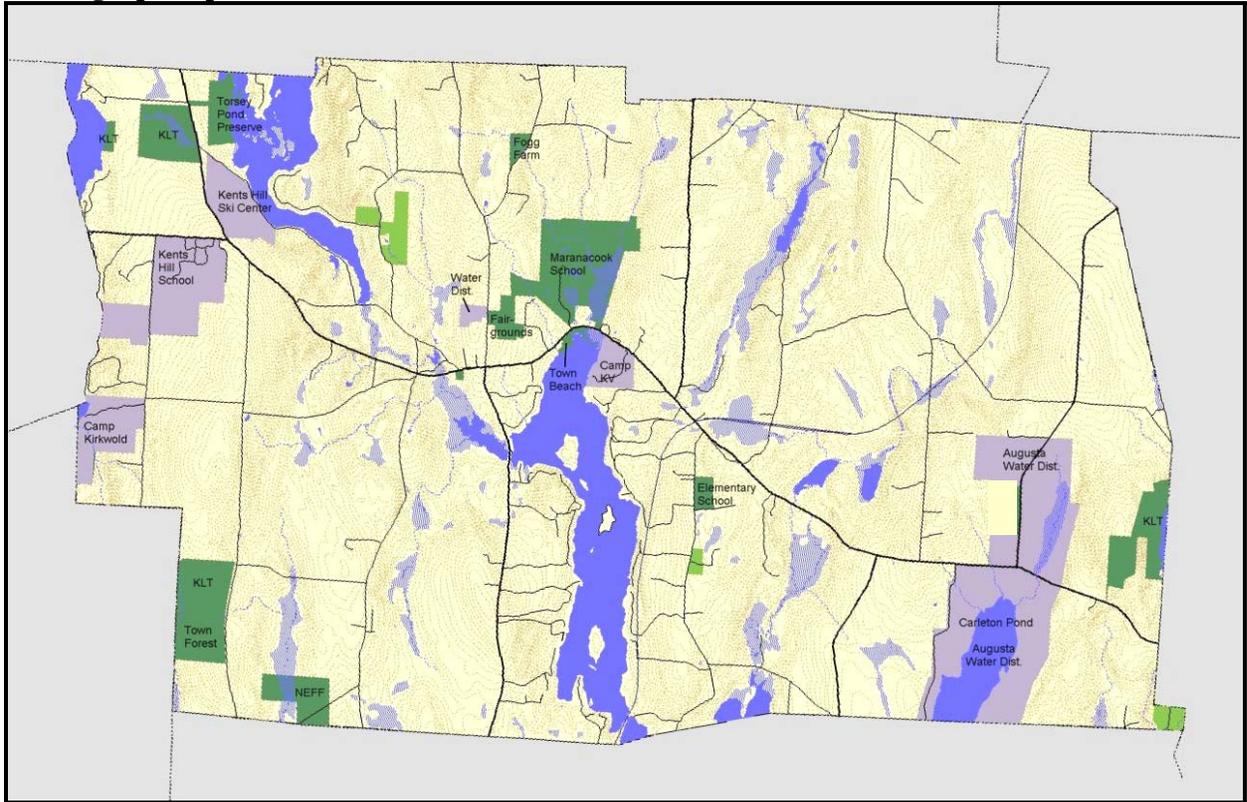
Kents Hill Orchard



Agricultural land in Readfield

2.3 EXISTING CONSERVATION & PROTECTION

Existing Open Space Parcels

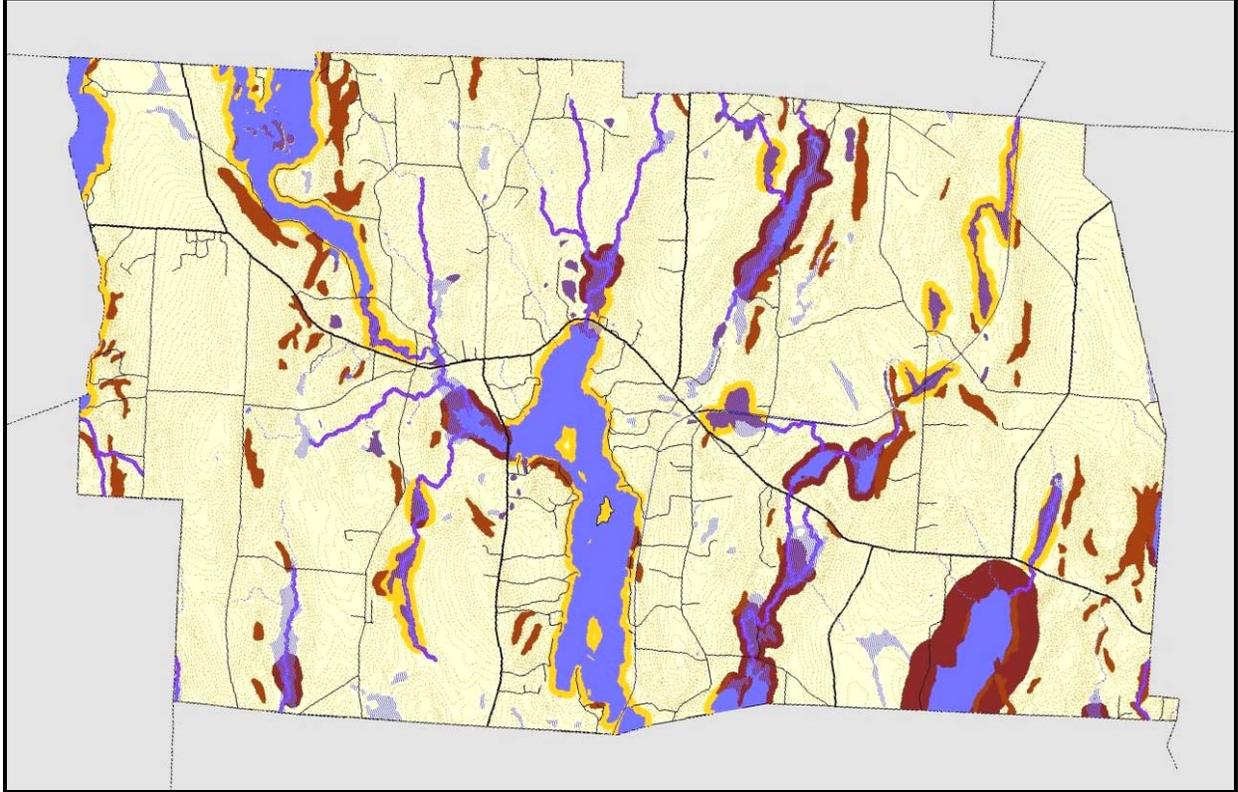


This map shows permanently protected and partially protected parcels that contribute to the town's open space (conservation & recreation) network. Parcels in **dark green** are publicly owned or Land Trust owned, and considered more permanently protected from development; parcels in **light green** are privately owned and protected by conservation easement and are permanently protected. Parcels in **purple** are privately owned, and although these parcels have no permanent protection, they are less likely to be developed by virtue of their land use and/or particular ownership.

The existing conservation parcels will not be enough to serve the community's future recreation and open space needs, and many places or resources important to the community are not protected.



Resource Protection & Shoreland Zones



Some of Readfield's natural resources are already under some regulatory protection from development. Surface water shorelands fall under the protection of Shoreland Zoning (**yellow**) as do some streams (**purple**), while other natural resource areas such as major wetlands and steep slopes (over 20%) fall under the protection of the Resource Protection Zone (**brown**).

A stream near Torsey Pond



Mill Pond



CURRENT USE TAX PROGRAMS

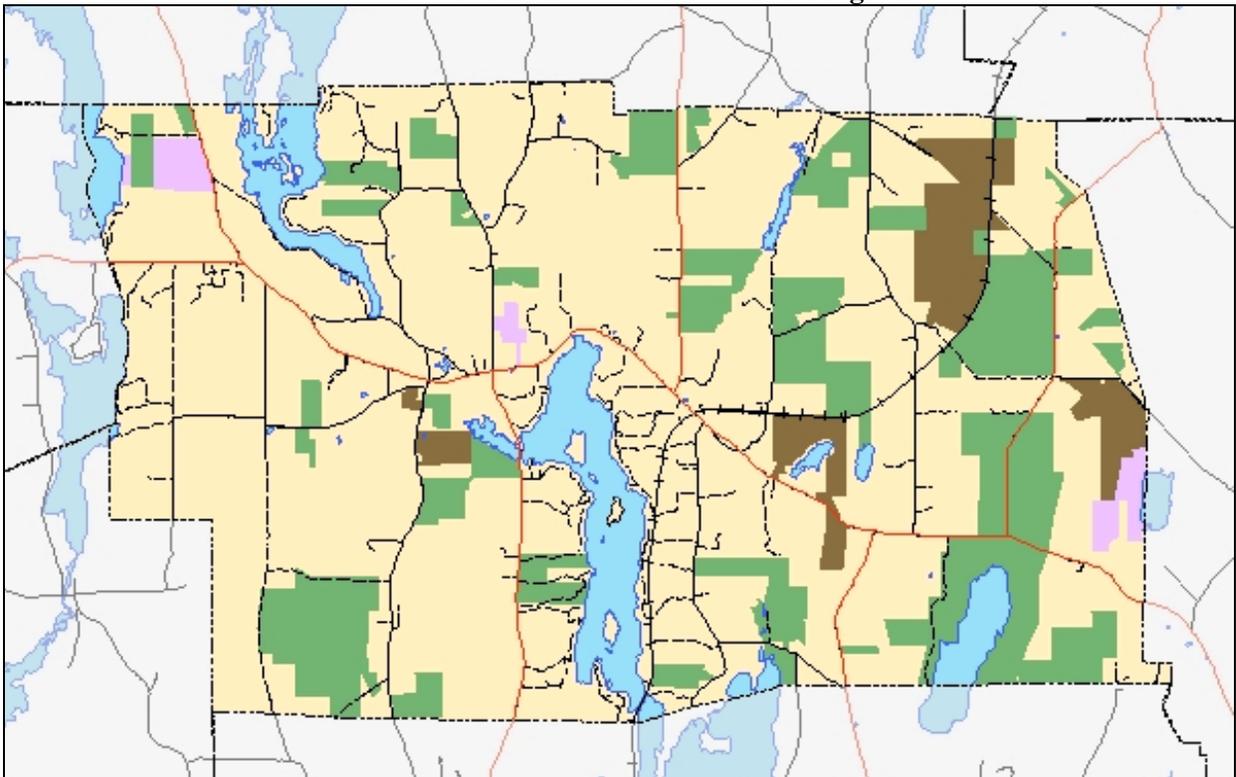
Enrolling in these tax programs allow landowners to reduce their taxes on all or part of their property as long as it remains undeveloped and in its current use (wood lot or farmland). The programs thereby make it more financially feasible to maintain these important rural land uses, and provide a financial incentive for landowners not to develop their land. Land enrolled in Tree Growth must have a forest management plan in place; land enrolled in Farmland must have appropriate land management practices in place.

A third category within the Current Use Tax Program, the **Open Space** piece of the Farmland & Open Space Program, is also available to landowners. Land that is not managed as a wood lot or farm may be enrolled in this program and receive the benefit of reduced taxes. Currently, little land in Readfield is enrolled in the Open Space tax program.

Current Use Tax Program: Tree Growth & Farmland Parcels

It is notable that there are a significant number of parcels in Readfield currently enrolled in a Current Use Tax Program, including **Tree Growth** and **Farmland & Open Space** programs. While these tax programs do not prevent a property from being developed, they provide financial incentives to keep the land undeveloped and in its current use (farmland or woodlot), since annual taxes are lower. Further, taking land out of tax programs (e.g. to develop) bears a modest penalty of back-taxes.

Parcels Enrolled in Tree Growth or Farmland Current Use Tax Programs



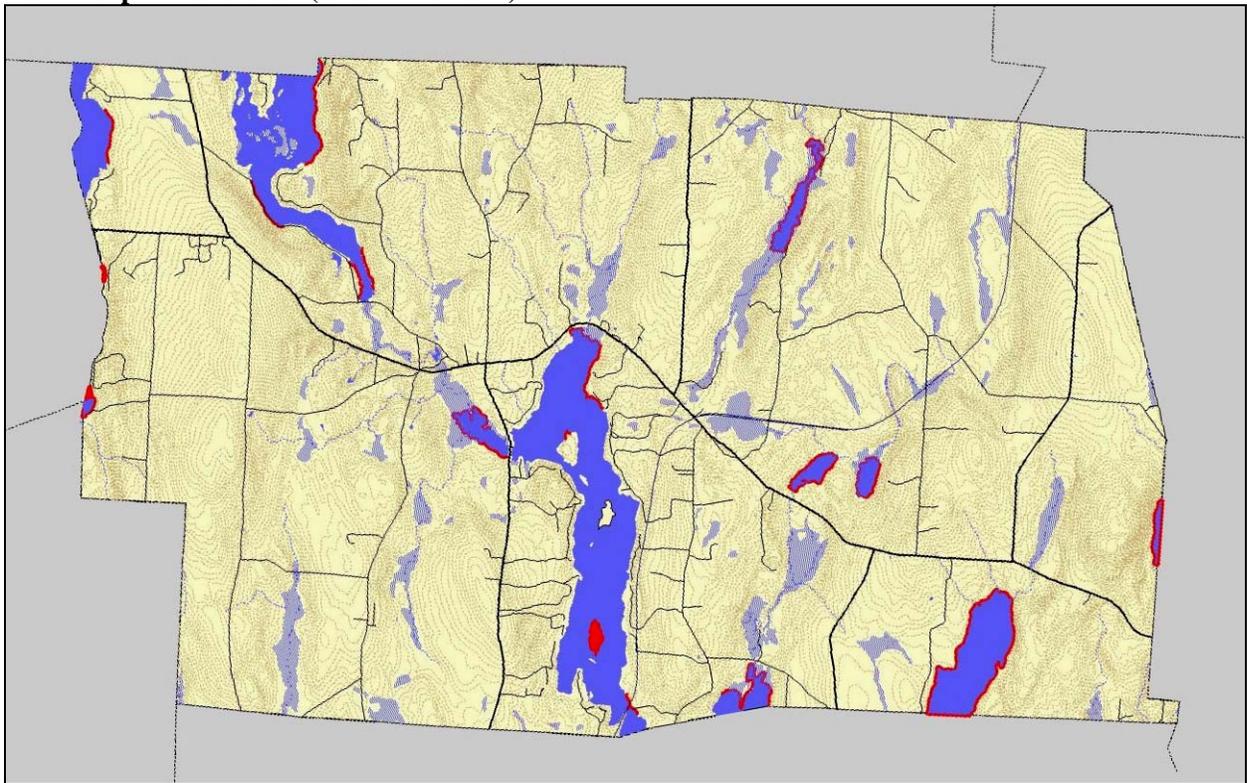
Parcels enrolled in Tree Growth are shown in **green**, parcels in Farmland are shown in **brown**, and in Open Space are shown in **pink**.

2.4 RESOURCE & CONSERVATION ANALYSIS

The open space inventory has identified some of the valuable open space resources Readfield possesses. An analysis of these resources can identify areas within town that have multiple values, meaning that conservation in these areas has a greater benefit and impact on the future of the town's open space.

There are particular areas in town which are more significant in terms of open space value. For example, undeveloped shoreland is important for recreational and scenic purposes, as well as for wildlife habitat. And high-value wildlife habitat areas (*see next page*), where there is a concentration of important wildlife habitats, is notable for the greater impact of and need for conservation to maintain ecological diversity and integrity.

Undeveloped Shoreland (Lakes & Ponds)



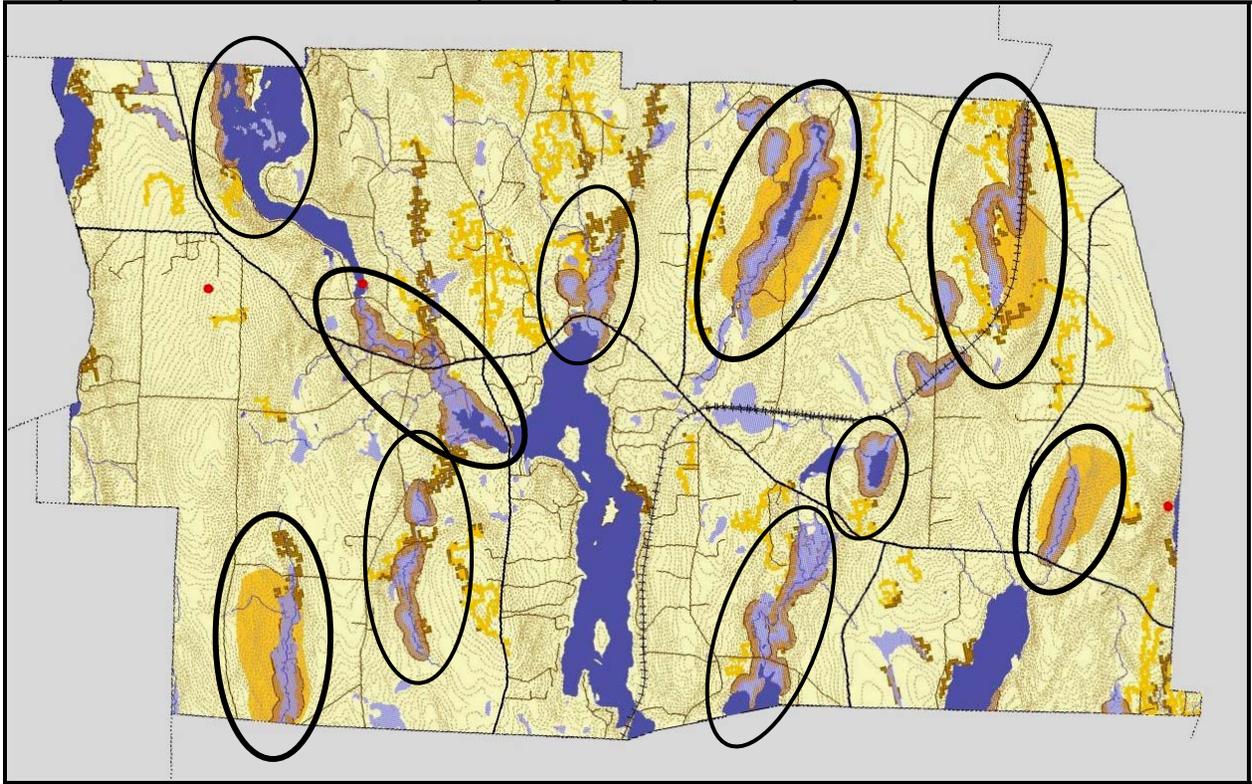
The areas in **red** (above) are significant stretches of undeveloped shoreland, an important open space resource for recreation, scenic quality, water quality, and wildlife habitat. Some of these shorelands are protected, like Carleton Pond and Shed Pond.

Right: The development of the eastern shore of Torsey Pond (seen here as viewed from the Nature Preserve) would have a significant visual impact from the water or the Preserve, as well as the impact on the Pond and its wildlife.

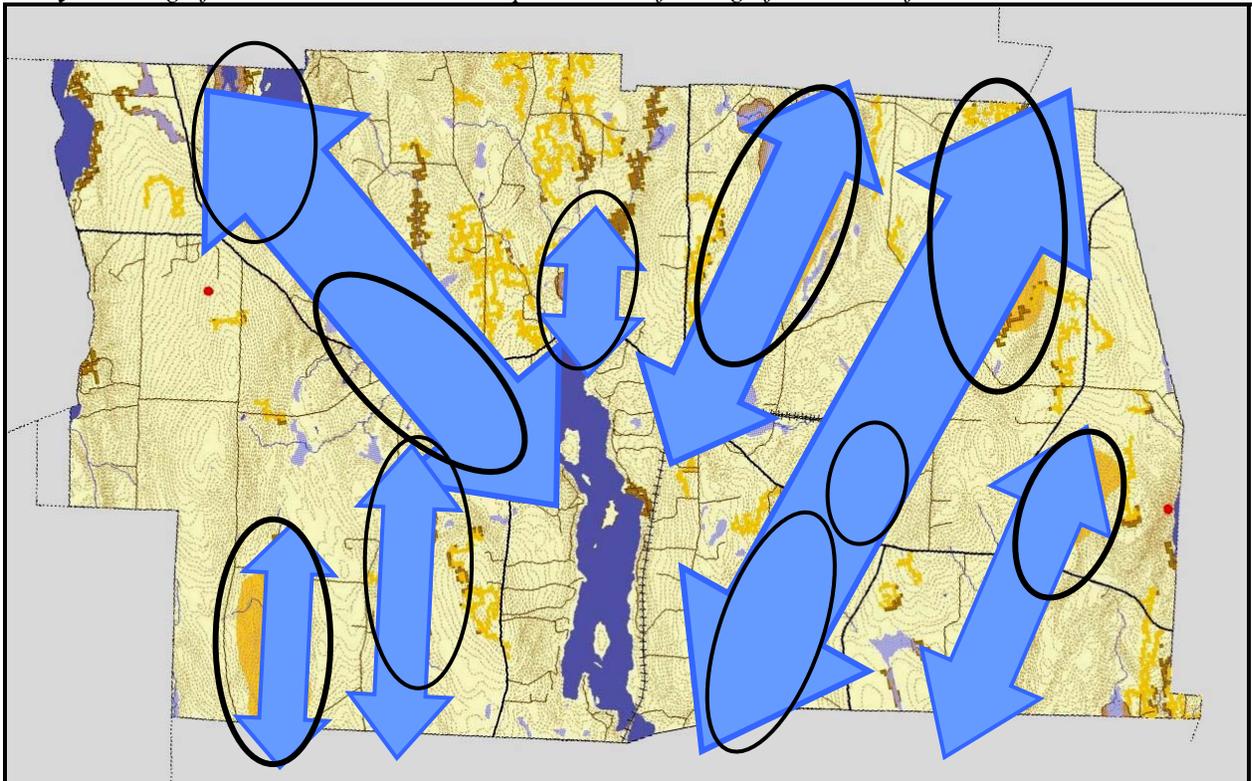


High Value Wildlife Habitat

Analysis 1: Areas with and occurrence of multiple significant wildlife habitats

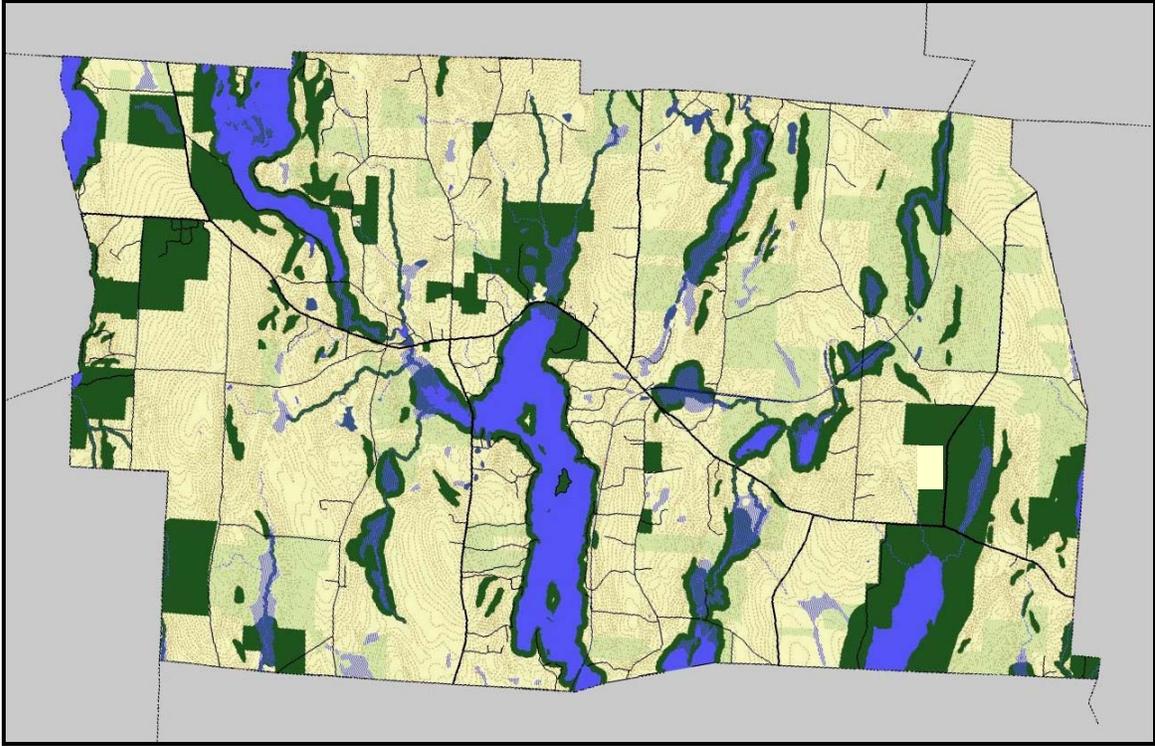


Analysis 2: Significant habitat areas overlap with identified significant wildlife corridors

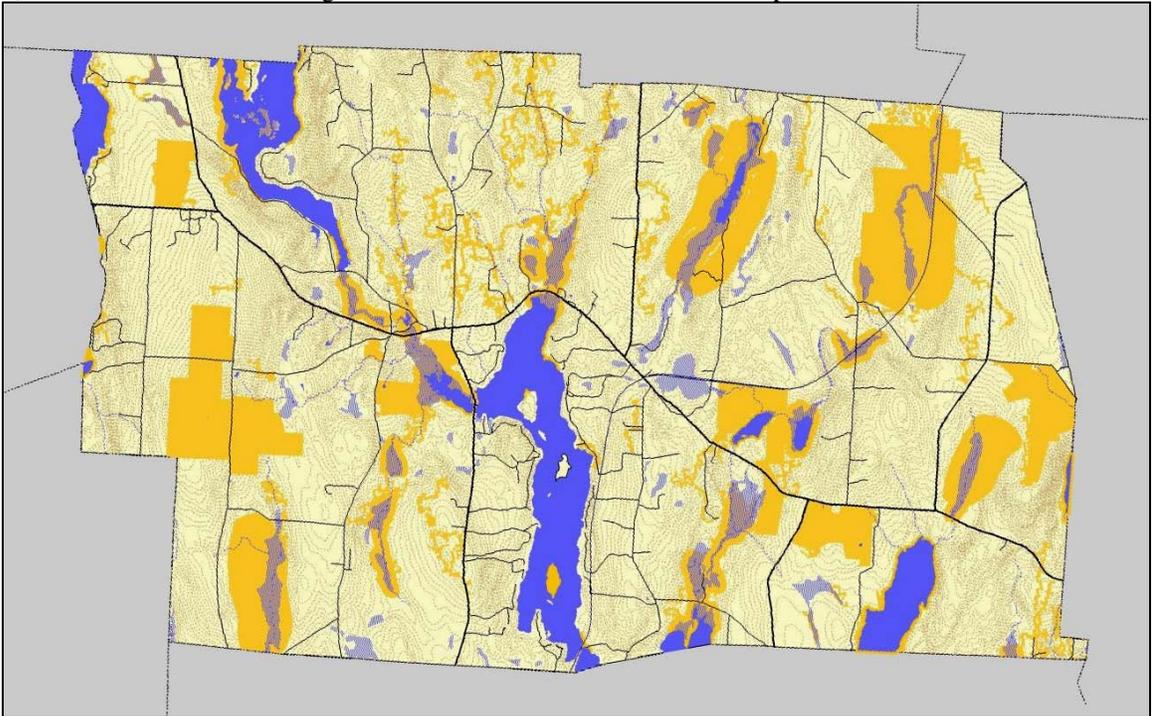


Conservation Analysis

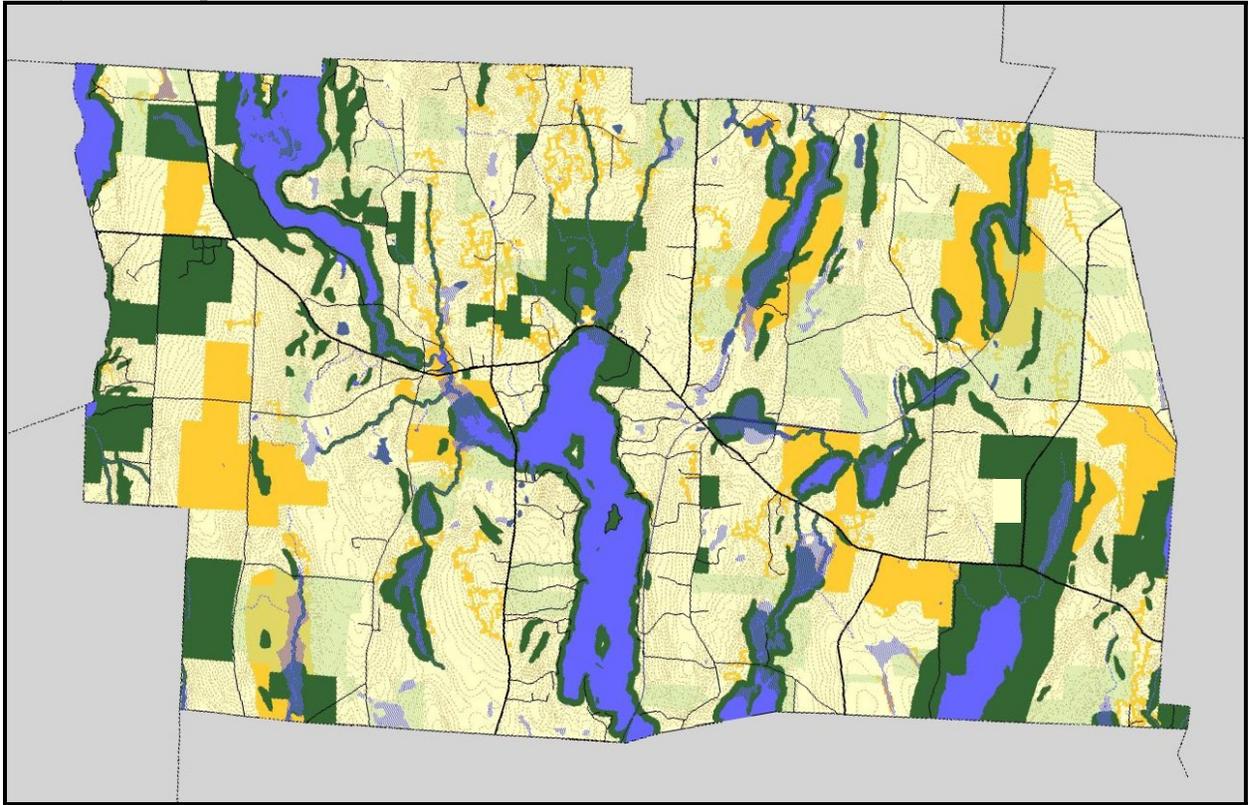
- 1) Existing Conservation: Conservation Parcels, Resource Protection and Shoreland Zones, shown in **dark green**. (*Tree Growth & Farmland parcels shown in light green.*)



- 2) Identified Resources: Significant Habitat, Farmland, Undeveloped Shoreland



3) Synthesis Map – Conservation & Resources



The synthesis map above shows both conservation lands and important resources, overlaid together.



2.5 OPEN SPACE VALUES AND PRIORITIES FOR CONSERVATION & RECREATION

Are there some types of open space that are more important to conserve than others?

The open space priorities listed below are based on the values and significance as determined from residents' input and the mapping analysis of Town recreational and natural resources, taking into account unique factors such as potential open space threats and opportunities for conservation. These have high priority for protection, and would provide great public benefit.

Trails & “Greenways”

Trails and greenways are an important means of interconnecting open space parcels, for recreation and for wildlife. Existing trails should be extended where possible, while new types of trails should be developed to accommodate different users and levels of activity (e.g. paved, woods trail, motorized vs. non-motorized use). Waterway corridors are perhaps the most important corridor in Readfield, providing high-value wildlife habitat and having the potential for high-value, low-impact, recreational opportunities.



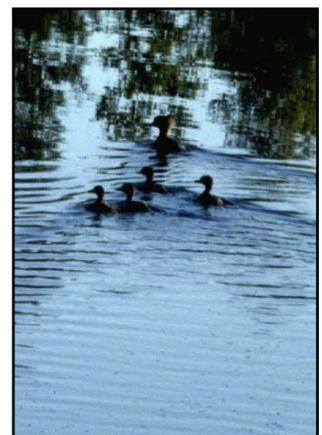
Large blocks of undeveloped land (especially single parcels or single ownership)

Large blocks of undeveloped land are critical to maintain certain wildlife species and promote wildlife diversity; they also help maintain rural character, and have the potential for recreational opportunities. Large parcels or large ownership blocks provide an opportunity for the Town to work with a single landowner to achieve conservation objectives that will benefit the entire community.



High-value Wildlife Habitat

Certain high value wildlife habitats, which are identified and mapped, must be protected and appropriately managed if these species are to be maintained. In Readfield, waterfowl & wading bird habitat, deer yards, and stream corridors provide the highest value habitat. While any of these habitats in town are important to protect, certain areas have been identified where several of these high value habitats overlap or are adjacent, and should take priority for conservation.



Undeveloped shoreland

Undeveloped shoreland provides high-value, species-rich habitat; scenic views from the water or other shores; and the potential for high-value, low-impact recreation opportunities such as trails. Shoreland is increasingly divided up and built up (fragmentation), decreasing opportunities for public access and enjoyment, increasing the potential negative impacts on environmental and

water quality, and decreasing the wildlife and recreational value. While Shoreland Zoning and Resource Protection zones provide protection, more permanent protection from development would be of public benefit.

Farmland & working forests

Farmland and working forests are two of the most important rural land uses, contributing highly to the town’s rural character. These working landscapes also provide important wildlife habitat (field, forest, and edge). Although land currently enrolled in Farmland and Tree Growth Current Use Tax Programs is not permanently protected from development, the program provides a significant financial incentive to maintain these land uses.



Scenic views

Scenic views that contribute to the town’s unique character, and that have been enjoyed by residents for many years, can be negatively impacted by development. There are many options for working with landowners to conserve these important scenic resources.



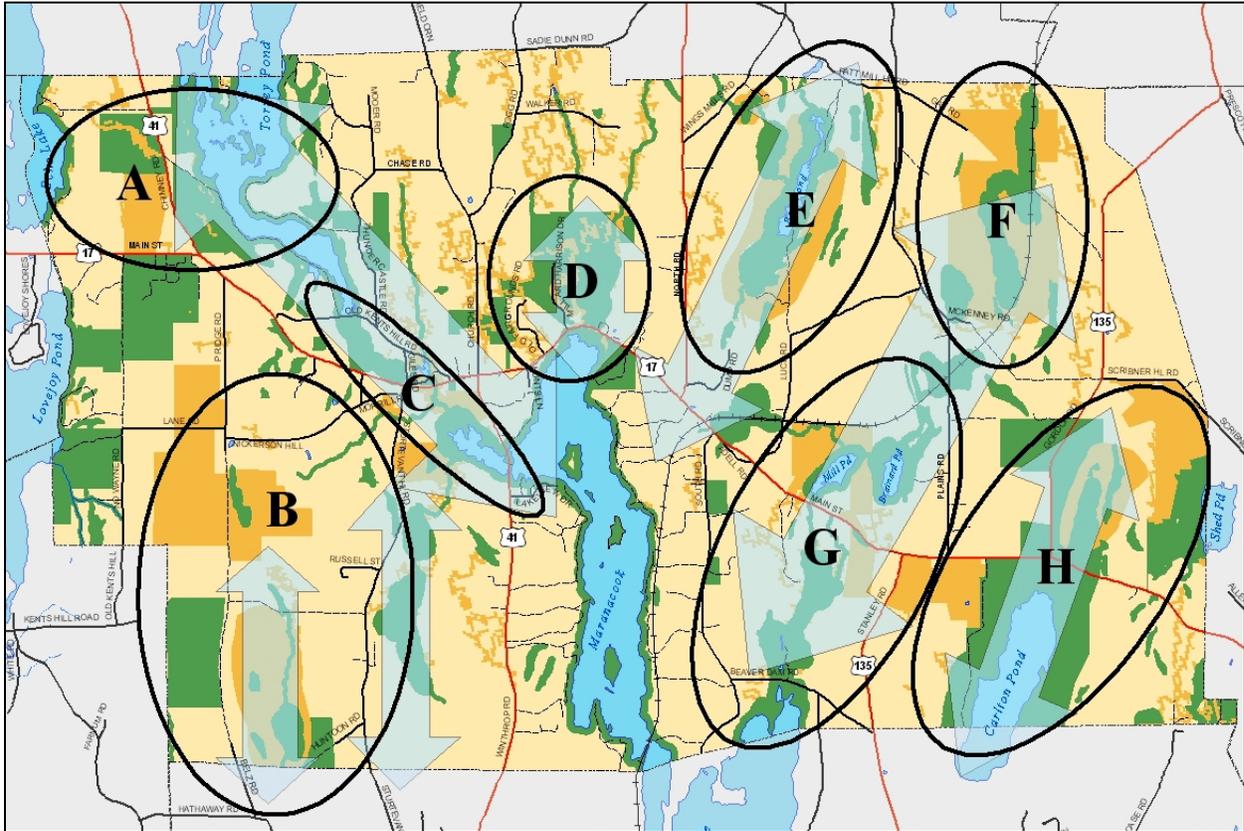
Multi-Value Priority Areas

The open space inventory and analysis identified several high-value or important open space resources within town, where conservation would protect multiple open space values. There are conservation priorities that can be more generally applied to conservation opportunities in Readfield, such as the list above, and there are conservation priorities that can be tied to locations that have multiple, significant, open space values. These priorities, both general and location-specific, should be used to help guide future conservation and recreation actions and initiatives.

While other sites may have individual values, the maps on the next page demonstrate how overlaying the many identified values and priorities for open space results in the identification of areas of town that would benefit the most from conservation. However, there are other specific sites worthy of protection outside the multiple resource value areas.

Multi-Value Priority Areas

These priority areas are the result of identifying areas with overlapping open space values. (See table, next page.)



Multi-Value Priority Areas

- A) Potential for connecting open space parcels
Part of an identified open space corridor
Includes water access
Includes existing trails
Contains significant wildlife habitats
- B) Contains significant wildlife habitats
Potential for connecting open space parcels
Is part of a large block of relatively unfragmented open space
Includes a large ownership tract/parcel
Includes farmland
Includes existing trails
- C) Contains significant wildlife habitats
Part of an identified open space corridor
Includes water access
Includes an identified high-value scenic view
Includes existing trails

(Continued next page.)

Multi-Value Priority Areas (cont.)

- D) Contains significant wildlife habitats
Includes undeveloped shoreland
Is part of a large block of relatively unfragmented open space
Includes an identified high-value scenic view
Part of an identified open space corridor

- E) Contains significant wildlife habitats
Includes farmland
Includes a large ownership tract/parcel
Is part of a large block of relatively unfragmented open space
Part of an identified open space corridor

- F) Contains significant wildlife habitats
Includes farmland
Includes undeveloped shoreland
Is part of a large block of relatively unfragmented open space
Includes an identified high-value scenic view
Part of an identified open space corridor

- G) Contains significant wildlife habitats
Part of an identified open space corridor
Includes an identified high-value scenic view
Includes farmland
Potential for connecting open space parcels
Includes a large ownership tract/parcel
Is part of a large block of relatively unfragmented open space

III *Vision & Plan Summary*

This section of the Open Space Plan lays out the vision for conservation and recreation in town, and lists the key Plan Recommendations. The next section, Open Space Strategies & Opportunities, presents additional actions and initiatives, beyond those given in the Summary Recommendations.

3.1 ENVISIONING THE FUTURE OF READFIELD'S RECREATIONAL AND NATURAL RESOURCES

Readfield's residents envision a future where:

- ◆ The conservation and sound management of natural resources is promoted.
- ◆ The ecological integrity and diversity of natural communities and wildlife habitats are protected and maintained within town and across town boundaries.
- ◆ The town's rural character and scenic qualities are sustained.
- ◆ The community's outdoor recreational opportunities (such as trails, active sports/ballfields, water recreation, traditional hunting & fishing, etc.) are maintained and expanded.
- ◆ Historic sites and cultural landscapes are protected and maintained.
- ◆ Partnerships with neighboring communities are cultivated to foster regional conservation and recreation needs and opportunities.
- ◆ Other special areas in town, identified by the community, are protected.



3.2 COORDINATION, COOPERATION & OUTREACH

All of the recommendations and strategies in this plan are dependent on Readfield's ability to coordinate with open space partners and to provide outreach to residents and other constituents. In particular, the success of this plan will depend on the cooperation of Readfield landowners. The following address several of the outreach initiatives and partnerships key to the success of the open space plan.

Landowner Outreach

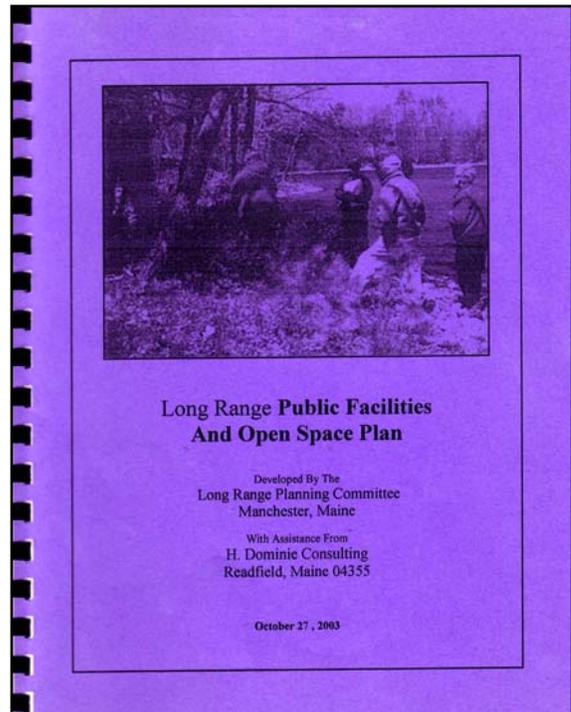
- ◆ Promote the successes and benefits (both public and private) of conservation projects accomplished throughout the community.
- ◆ Continue to develop strong partnerships with landowners.
- ◆ Provide information about the importance of open space and conservation options.
- ◆ Develop outreach programs in particular for landowners within Readfield's priority or high-value areas.

In-Town Partnerships

- ◆ Continue partnerships and cooperation between the Conservation Commission, Recreation Association, Snowmobile Club, and schools to meet the community's outdoor recreation needs.
- ◆ Work with local farmers and agricultural groups, and with local schools, on education and promotion of local agriculture and agricultural products.

Regional Partnerships

- ◆ Foster partnerships and coordination with neighboring towns to promote open space planning, including:
 - Identifying opportunities to link trails and recreation parcels across town lines.
 - Identifying and conserving significant habitats or natural resource areas that go beyond Readfield's boundaries.
- ◆ Work with neighboring communities to support regional efforts to protect agricultural lands.



3.3 PLAN RECOMMENDATIONS & STRATEGIES

1. RECREATION

Recommendation: Readfield should seek to maintain and improve existing outdoor recreation properties and expand outdoor recreation opportunities for residents, including trails development, to meet future outdoor recreation needs of the community.

Strategies

- a. The Readfield Select Board should establish a Readfield Trails Committee with involvement from Conservation Commission, Snowmobile Club, Recreation Association, School System, ATV interests and others to coordinate the planning, development, management and use of trails in town.
- b. The Readfield Trails Committee should work to create a permanent system(s) of trails throughout Readfield to accommodate a diversity of uses, including snowmobiling, hiking, bicycling, and skiing and connect key conservation lands and other key areas (e.g., schools) through landowner agreements, conservation easement donations and purchases, and purchase of conservation lands and rights-of-ways.
- c. The Readfield Trails Committee should research public rights in discontinued and abandoned roads in Readfield to determine their availability as potential trail corridors.
- d. The Readfield Recreation Association should take the lead in identifying needs for additional recreation playing fields and other active recreation facilities and putting forward a plan for how and where best to address these needs. Any site selected for new ball fields should be large enough to allow for future growth and if possible, should be centrally located with the town.
- e. The Town of Readfield should pursue opportunities for making all of the schools in town more accessible by off-road pathways that would allow for safe walking and bicycling. Two immediate opportunities are a pathway that parallels the access road to the middle and high schools and a path connecting these schools to Church Road through the Readfield Fairgrounds property.
- f. The Planning Board, Conservation Commission and Trails Committee should work with developers to incorporate trail corridors as part of their subdivision plans.



2. WORKING FARMS

Recommendation: Readfield should take an active role in supporting agriculture and protecting farmland.

Strategies

- a. The Town of Readfield should promote participation in Farmland and Tree Growth Tax Programs.
- b. The Town should identify ways to encourage local patronage/support of farms through programs such as Community Supported Agriculture (where local residents agree to sign up to purchase a farmer's vegetable crops) and encourage the purchase of locally grown products.
- c. The Readfield Conservation Commission (RCC) should work with landowners interested in donating or selling conservation easements on their farmlands including securing funds from state and federal farmland protection programs and partnering with organizations such as the Maine Farmland Trust and Kennebec Land Trust.
- d. Where opportunities arise, utilize the Farmlink program to hook up interested farmers with available farmlands.
- e. When large farmland acreages come up for sale, the RCC should seek opportunities to help ensure that these lands can remain in agricultural or open space uses.



3. FORESTS

Recommendation: Readfield should take an active role in supporting sustainable forestry and protecting woodlands.

Strategies

- a. The Town should promote participation in the Tree Growth Tax Program.
- b. The RCC should inform landowners about ways to ensure responsible forest management, including use of licensed foresters (especially green-certified foresters) and master loggers.
- c. The RCC should work with landowners interested in donating or selling conservation easements on their woodlands, including securing funds from state and federal programs and partnering with organizations such as the Kennebec Land Trust, New England Forestry Foundation, and Small Woodlot Owners of Maine.



4. WILDLIFE HABITAT

Recommendation: Readfield should establish a network of conservation lands in town that will protect and maintain important wildlife habitats and a diversity of wildlife and plant species, including the protection of large unfragmented habitat blocks and identified critical/sensitive wildlife habitat.

Strategies

- a. The RCC or the Readfield Code Enforcement Officer (CEO) should inform landowners about the existence of important wildlife resources located on their properties including deer wintering areas, significant wetlands, habitat of rare (endangered, threatened, special concern) species, and key wildlife corridors, and encourage conservation planning for these lands.
- b. Maine Inland Fisheries & Wildlife, the RCC, and the Readfield CEO should provide outreach to landowners to help protect vernal pools.
- c. The Readfield Planning Board and the Readfield CEO should ensure that protection of important habitats is taken into consideration in subdivision and development proposals. Work with developers early in the development planning process to design developments to avoid conflicts.
- d. The RCC, working with land trust partners, should support opportunities to protect critical habitat, wildlife corridors and large blocks of unfragmented habitat through acquisition of conservation easements and fee lands. Seek to secure state, federal and private funding to support these efforts.
- e. The Town should promote participation in the Open Space Tax program.



5. STRENGTHENING PROTECTION OF EXISTING OPEN SPACE PARCELS

Recommendation: Readfield should work to secure permanent protection for identified privately and quasi-publicly owned open space parcels important to the Town's open space network (e.g., water district lands, private schools, and private camps).

Strategies

- a. The RCC should work for the permanent protection of the watershed district lands around Carleton Pond.
- b. The RCC should meet with owners of other lands to inform them of the importance of their properties and to explain conservation options.

6. LINKING UP EXISTING CONSERVATION OWNERSHIPS

Recommendation: Readfield should expand and connect existing conservation parcels to establish a network of open space and recreation lands.

Strategies

- a. The RCC should explore the possibility of establishing connections between Shed Pond conservation lands (Gannett Woods, Wyman Memorial Forest, and Allen-Whitney Memorial Forest) and Carleton Pond lands (Augusta Water District).
- b. The RCC, working with the KLT, should explore possible connections between the Echo Lake Watershed Preserve, the Avery-Smith Shoreland, and Kents Hill School property.
- c. The RCC, in cooperation with the KLT, should work with New England Forestry Foundation to establish a connection between Luce Memorial Forest, the Town Forest and Macdonald Conservation Area.

7. OPEN SPACE FUNDING

Recommendation: Readfield should expand its Open Space Fund to a level that will allow the Town to actively pursue important open space priorities and to be used to leverage state, federal, and private funding.

Strategies

- a. Potential sources of revenues to expand the Open Space Fund include:
 - Local appropriation
 - Local bond issue
 - Impact fees assessed on new development
 - Tree growth tax penalties
 - Excess proceeds (beyond past due taxes) from sale of tax foreclosed properties
 - Private fundraising campaign
- b. The Town should leverage town monies to secure funding from state, federal and private sources for specific open space projects. (*see Appendix*).



Appendices

5.1 Funding Opportunities

5.2 Fold-out Plan Maps (11x17 inch format)

5.3 Public Workshop Survey Results

5.4 Additional Resources

5.1 FUNDING OPPORTUNITIES

Local Funding Options:

- ◆ Town Bond – a non-lapsing open space bond to fund future land conservation projects in Readfield
- ◆ Impact fees established for new development – a fee to off-set the impact of new development in rural areas (outside the growth area)
- ◆ Local, private fundraising

When local matching funds are needed to make a grant viable, private dollars can leverage results. Better still is the formation of a “friends and supporters” group that can actively seek out private donations and/or head up a capital campaign. If businesses see the benefit of open space and trails network, they’ll participate.

State & Federal Funding Options:

- ◆ **Maine Dept. of Conservation**

Several DOC programs exist to help communities protect recreational and natural resources.

Land and Water Conservation Fund

The Land and Water Conservation Fund is a federal grant-in-aid program that provides up to 50% reimbursement for the acquisition and / or development of publicly owned outdoor recreation facilities. While the total varies year to year, on average \$400,000 is distributed to recipients.

Maine Outdoor Heritage Fund

The Maine Outdoor Heritage Fund conserves wildlife and open spaces through the sale of instant Lottery tickets. With proceeds from ticket sales, grants are awarded twice a year, totaling approximately \$1.5 million annually. The seven-member Maine Outdoor Heritage Fund Board chooses projects in four categories that promote recreation as well as conservation of Maine's special places, endangered species and important fish and wildlife habitat.

Each year, funding is distributed to innovative projects that directly benefit Maine's outdoor heritage. Grants are awarded in four different categories: fisheries and wildlife enhancement, public land acquisition, endangered species protection and natural resources law enforcement. (Unlike the Land For Maine's Future Program, the State must hold title to, or an easement on, any parcel of land acquired with ME Outdoor Heritage Funds.) Any entity interested in



obtaining funding for a conservation or recreation project from the Maine Outdoor Heritage Fund must apply through one of 16 designated state Natural Resource Agencies.



Maine Trails Funding Program

Linking trails, acquiring easements and maintaining existing trails are just some of the uses of the Recreations Trails Program funds. Each year the Division of Grants and Community Recreation awards grants to non-profit organizations, municipalities, or state agencies.

Eligible projects may include:

- Maintenance and restoration of existing recreational trails*
- Development and rehabilitation of trail side and trailhead facilities and trail linkages for recreational trails*
- Construction of new recreational trails*
- Acquisition of easements or fee simple title to property for recreational trails or recreational trail corridors*
- Operation of educational programs to promote safety and environmental protection as those objectives relate to use of recreational trails*

WoodsWISE program

The WoodsWISE program's aim is to help Maine's forest landowners make informed decisions based on stewardship principles about their forests, and thereby encourage the long-term sustainability of Maine's forests. If you own even a few acres of Maine's forests, your property is part of an important resource that can provide wildlife habitat, clean water, forest products, and other benefits to Maine communities as well as be a source of enjoyment and value to you, the landowner.

Snowmobile Trail Grants

The Snowmobile Division awards grants annually to help defray costs to municipalities and registered snowmobile clubs.

ATV Trail Development

Grant money is available to municipalities and registered ATV clubs to help defray trail development and maintenance costs.

◆ **MDOT Enhancement Funds**

The Transportation Enhancement (TE) Program is a federal/municipal match program (typically 80/20) offering a funding opportunity to help communities expand their transportation and livability choices. Project proposals must show a relationship to non-maintenance surface transportation (exclusive of aviation) while protecting the environment.

MDOT is a major source of funds for bike & pedestrian trails, through the Enhancement and Safe Routes to School Programs. These funds could be used to establish in-town trails. Funding may also be used for acquisition of scenic land easements, vistas and landscapes.

◆ **Land for Maine's Future Program**

The Land for Maine's Future Program provides funding to protect lands that have exceptional natural or recreational value through conservation easements or acquisition. Proposals are submitted to the state LMF board, and are expected to have a match greater than or equal to 1/3 of the total eligible project costs.

◆ **Maine Dept. of Agriculture**

Land for Maine's Future Program

Also applied to farmland preservation

USDA Farm and Ranchland Protection Program (FRPP)

FRPP provides matching funds to eligible state and local governmental and non-governmental entities who are seeking to purchase development rights on farms and ranches. The program will pay up to fifty percent of the appraised value of the development rights.



Farms for the Future

Maine FarmLink Program

Other Possible Funding Resources:

- ◆ Coastal Enterprises, Inc. (CEI) – Maine Farms Program, Sustainable Working Forests Program
- ◆ The Nature Conservancy, Maine Audubon – for projects of larger significance, these organizations are potential partners
- ◆ Project Canopy

5.2 FOLD-OUT PLAN MAPS

List of Maps

<i>Map 1</i>	<i>Existing Open Space Parcels</i>
<i>Map 2</i>	<i>Outdoor Recreation</i>
<i>Map 3</i>	<i>Significant Wildlife Habitat</i>
<i>Map 4</i>	<i>Significant Corridors</i>
<i>Map 5</i>	<i>Scenic Resources</i>
<i>Map 6</i>	<i>Cultural/Historic Resources</i>
<i>Map 7</i>	<i>Farmland</i>
<i>Map 8</i>	<i>Resource Protection & Shoreland Zones</i>
<i>Map 9</i>	<i>Parcels Enrolled in Tree Growth or Farmland Current Use Tax Programs</i>
<i>Map 10</i>	<i>Undeveloped Shoreland (Lakes & Ponds)</i>
<i>Map 11</i>	<i>Conservation Analysis: Existing Conservation</i>
<i>Map 12</i>	<i>Conservation Analysis: Identified Resources)</i>
<i>Map 13</i>	<i>Conservation Analysis: Synthesis Map</i>
<i>Map 14</i>	<i>Priority (Multi-Value) Areas</i>

5.3 PUBLIC WORKSHOP SURVEY RESULTS

READFIELD OPEN SPACE WORKSHOP I (1/10/06)

Results of 30 received individual questionnaires and 4 valid group questionnaires.

1. How important are the following conservation objectives for Readfield?

Average scores for individuals (Table 1) and groups (Table 2) below are arranged highest importance (lowest #) to lowest importance (higher #), top to bottom.

Results: The top rated conservation objectives (~ the top 6 items) were consistent in both the group and individuals' questionnaires, which gives positive direction as to what the public sees as priorities. Notably, "protecting water quality" was rated "1" by every individual and every group. The lowest ranking items, "trails & facilities at the Readfield Fairgrounds" and "creating playgrounds" received more "3" and "4" scores from individuals and groups (57% of individuals rated the Fairgrounds as a 3 or 4 – this confirms the response to question #2 in this survey).

Table 1: Individual Questionnaires

Avg.	<i>scores: 1=very important, 2=somewhat important, 3=low importance, 4=<u>not</u> important/disagree with</i>
1.00	Protect the <u>water quality</u> in Readfield's lakes, ponds and streams, for people and for fisheries and wildlife.
1.20	Maintain <u>active farmlands</u> .
1.23	Preserve unique <u>natural communities and habitats</u> important to rare or endangered wildlife species.
1.24	Increase connectivity between conservation properties, creating <u>blocks of contiguous conservation land</u> and connected/protected <u>trails</u> and open space corridors.
1.32	Secure <u>permanent protection</u> for lands important to the Town's open space network that are held by private entities (water district, schools, camps).
1.37	Preserve <u>large areas of forest</u> for recreation, wildlife habitat.
1.44	Off-set the <u>negative impacts of sprawl</u> on taxpayers (e.g., higher cost of town services) by conserving undeveloped land in rural areas (vs. growth areas).
1.47	Work with landowners to protect identified high-value <u>scenic viewpoints</u> and viewsheds.
1.48	Provide information to landowners on conservation options, including <u>current use tax programs</u> , conservation easements, and estate planning.
1.69	Leave a <u>legacy of parks</u> , open spaces, and natural lands for our children and grandchildren.
1.73	Protect <u>cultural and historic sites</u> .
1.90	Create a <u>system of trails</u> (both motorized and non-motorized) in town, linking to surrounding communities where possible.
2.10	Work with <u>neighboring towns</u> on regional open space opportunities and to maintain shared conservation lands.

2.47	Create playgrounds and other places where <u>children can play safely</u> .
2.70	Develop trails and facilities at the <u>Readfield Fairgrounds</u> for expanded/improved community use.

Table 2: Group Questionnaires

Avg.	<i>scores: 1=very important, 2=somewhat important, 3=low importance, 4=not important/disagree with</i>
1.00	Protect the <u>water quality</u> in Readfield’s lakes, ponds and streams, for people and for fisheries and wildlife.
1.25	Maintain <u>active farmlands</u> .
1.25	Preserve unique <u>natural communities and habitats</u> important to rare or endangered wildlife species.
1.25	Increase connectivity between conservation properties, creating <u>blocks of contiguous conservation land</u> and connected/protected <u>trails</u> and open space corridors.
1.25	Secure <u>permanent protection</u> for lands important to the Town’s open space network that are held by <u>private entities</u> (water district, schools, camps).
1.25	Preserve <u>large areas of forest</u> for recreation, wildlife habitat.
1.25	Provide information to landowners on conservation options, including <u>current use tax programs</u> , conservation easements, and estate planning.
1.33	Leave a <u>legacy of parks</u> , open spaces, and natural lands for our children and grandchildren.
1.50	Work with landowners to protect identified high-value <u>scenic viewpoints</u> and viewsheds.
1.67	Off-set the <u>negative impacts of sprawl</u> on taxpayers (e.g., higher cost of town services) by conserving undeveloped land in rural areas (vs. growth areas).
2.00	Protect <u>cultural and historic sites</u> .
2.00	Work with <u>neighboring towns</u> on regional open space opportunities and to maintain shared conservation lands.
2.00	Create a <u>system of trails</u> (both motorized and non-motorized) in town, linking to surrounding communities where possible.
2.25	Develop trails and facilities at the <u>Readfield Fairgrounds</u> for expanded/improved community use.
2.50	Create playgrounds and other places where <u>children can play safely</u> .

2. There is interest in making changes to the Readfield Fairgrounds for expanded community use. **What would you like to see the Town do on that property?**

Groups indicated:

- Quiet uses
- Mixed – don’t overdevelop, leave it alone, trails only

- Let it be
- (1) Improved trails, (2) community center/library, ex. hall, grandstand, ballfields

Individuals indicated:

The numbers below indicate how many people mentioned each item.

- 10 Trails improvement/expansion
- 2 Connect trails to school
- 7 Leave as is/leave alone
- 4 No buildings/facilities, no construction
- 2 No parking lots
- 2 Add parking, better parking
- 2 Low impact [improvements]
- 2 Community building, library

Other suggestions (single mentions):

- Multiple-use
- Bike, hike, x-country ski [non-motorized use]
- 4-H facilities
- Leave available for options
- Hire consultant to develop phased, long-range plan options, with public participation
- Maybe a spot for community gardens
- Ballfields/recreational fields
- Grandstand

3. What are the open space needs for Readfield? What conservation or recreation uses do you want to see established or maintained in the next 10 or more years?

Groups indicated:

- Biking, hiking, habitat, non-motorized, lake access, downtown
- Large blocks, undeveloped forest land devoted to traditional uses
- Easy walking trails (multi-purpose trails), loop trails interconnected trails with parking, protect views & scenic roadsides, community gardens, connecting places, not much support for increased hunting
- Trails, connected trails, ski trails/grooming, public access to water, maintain traditional hunting sites, establish “permanent” snowmobile trails, vernal pool protection
- Combining x-country skiing and snowmobile use can be dangerous, having scenic views of mountains and lakes
- Pizza joint [*connection to the open space plan?*]

Individuals indicated:

The numbers below indicate how many people mentioned each item.

More trail opportunities:

- 9 Walking/hiking trails
- 8 X-country skiing trails

- 5 Non-motorized trails separate from motorized trails
- 5 Multi-use trails
- 4 Biking trails
- 2 Loop trails, connected trails
- 1 Parking for trails

Other needs:

- 8 More water access/protect water access
- 7 Protect wildlife habitat
- 4 Preserve forested areas, larger blocks of undeveloped forest
- 4 More picnic areas
- 3 Protect wetlands/vernal pools, unique natural areas
- 3 Maintain traditional hunting & fishing
- 2 Preserve scenic views
- 1 Preserve water quality
- 1 Sports fields
- 1 Minor roads connecting to Augusta [?]
- 1 Public gardens
- 1 Land dedicated to traditional uses

4. What are the “special places” that contribute most to the unique community character of Readfield?

Groups indicated:

(Most special places were indicated on the maps, not on the questionnaires)

- Historic: Jesse Lee Church & view, Depot & RR, Factory Square, SW corner (Wayne/Winthrop)
- Torsey Pond Nature Preserve
- Union Meetinghouse

Individuals indicated:

The numbers below indicate how many people mentioned each item.

Historic sites

Historic sites (3), Jesse Lee Church (4), Readfield Depot (2), school houses (2), Union Meetinghouse (2), large old houses in Readfield, Mill Stream Square

Views

Views, rolling hills that provide amazing vistas, views of the lakes/NH/mountains, scenic views by Jesse Lee Church, Kents Hill/orchard view to north & Rt. 17 at Plains Road (3), view from Rt. 17 across Cobbossee, the views from Rt. 41, the view on Cobbossee Lake from Rt. 17, [views with] a body of water and untouched hills

Lakes, ponds, wetlands

Lakes & ponds (3), Maranacook Lake (5), Lovejoy Pond, Lakes: Carleton/Brainard/Mill/Torsey/Torsey floating islands, the bogs, wetlands

Natural Areas

Torsey Pond Nature Preserve (2), Town forest – remote from noise/traffic, Bog Pond trails, Connection from Shed to Carlton and connecting to Manchester (Allen/Whitney), large blocks of forest SW corner of town

Villages/Crossroads

Kents Hill, Village center, Intersection of Rt. 17 and Plains Rd (agriculture, old church, cemetery, view of White Mountains)

Cultural/Farms/Town

Active farms, Kents Hill orchard, town farm area between Studevant Hill Rd. and North Wayne

Other (single mentions)

The beach, schools

5. Other Comments

Individuals:

“If the scenic views want to be preserved, then the land cannot be taken over by money driven people who can over power the open space plan by means of money. Therefore, there should not be anything established that will attract people, because it will expand the population, ruining the pristine environments.”

“Well-organized meeting! Interesting!”

“Keep the public forum going!”

“Join the snowmobile club if you use the trails for non-snowmobile use. This will support the trail system!”

“Broader issue: how do we deal with continued scattered development of single-family homes along our “rural” roads?”

“Please keep ATVs off trails. If necessary, make a special trail for them.”

READFIELD OPEN SPACE WORKSHOP II (3/14/06)

Results of 21 received individual questionnaires and 4 group questionnaires.

<p>(✓) Strong support for:</p> <ul style="list-style-type: none"> ◆ A trail system at the Fairgrounds ◆ Town Forest conservation & recreation ◆ Carleton Pond protection & possible recreation ◆ Open space bond ◆ Active Town role when significant parcels for sale ◆ Trails committee ◆ Connect conservation & recreation properties ◆ Active Town role in farmland preservation 	<p>(×) Mixed support (some unsure or don't support):</p> <ul style="list-style-type: none"> ◆ Recreational facilities at the Fairgrounds ◆ New ballfields ◆ Impact fees for open space conservation
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1. (✓) Create a trail system at the Readfield Fairgrounds.

Groups: **4 support**
 Individuals: **20 support**, 1 unsure

2. (×) Make improvements at the Readfield Fairgrounds such as ball fields, play grounds, and other recreational facilities.

Groups: 1 support, **1 don't support**, **2 unsure**
 Individuals: 6 support, **8 don't support**, **7 unsure**

3. (✓) Extend the conservation and recreation opportunities at the Readfield Town Forest by working to protect neighboring properties.

Groups: **3 support**, 1 unsure
 Individuals: **18 support**, 3 unsure

4. (✓) Work with the Augusta Water District to allow low-impact public recreation (trails) around Carleton Pond and to secure permanent protection from future development of the AWD lands.

Groups: **3 support**
 Individuals: **17 support**, 1 unsure

Other scores under this item:

Low impact public use only

Groups: 1 unsure

Individuals: 2 unsure

Secure permanent protection only

Groups: 1 support

Individuals: 2 support

5. (✓) Propose a non-lapsing open space bond to fund future land conservation projects in Readfield.
Groups: **3 support**, 1 unsure
Individuals: **17 support**, 3 unsure

6. (✓) Have the Town take an active role in working to secure conservation and recreation opportunities when significant (e.g., large) properties in Readfield come up for sale.
Groups: **4 support**
Individuals: **19 support**, 2 unsure

7. (✓) Establish a trails committee to plan and create a trails network (for instance, in the Readfield Corner area).
Groups: **4 support**
Individuals: **21 support**

8. (✓) Connect important conservation and recreation properties in Readfield via trails and conservation easements.
Groups: **4 support**
Individuals: **20 support**, 1 unsure

9. (✗) Plan and construct new ball fields to accommodate a growing need for active recreation areas in Readfield.
Groups: 2 support, **2 unsure**
Individuals: **7 support**, 2 don't support, **12 unsure**

10. (✓) Have the Town take a more active role in farmland preservation to preserve local agriculture and the scenic value of Readfield's pastoral landscapes.
Groups: **4 support**
Individuals: **21 support**

11. (✓✗) Establish impact fees on new development in Readfield to help fund open space conservation as a way to balance land uses in our community.
Groups: 2 support, **2 unsure**
Individuals: **12 support**, 2 don't support, **5 unsure**