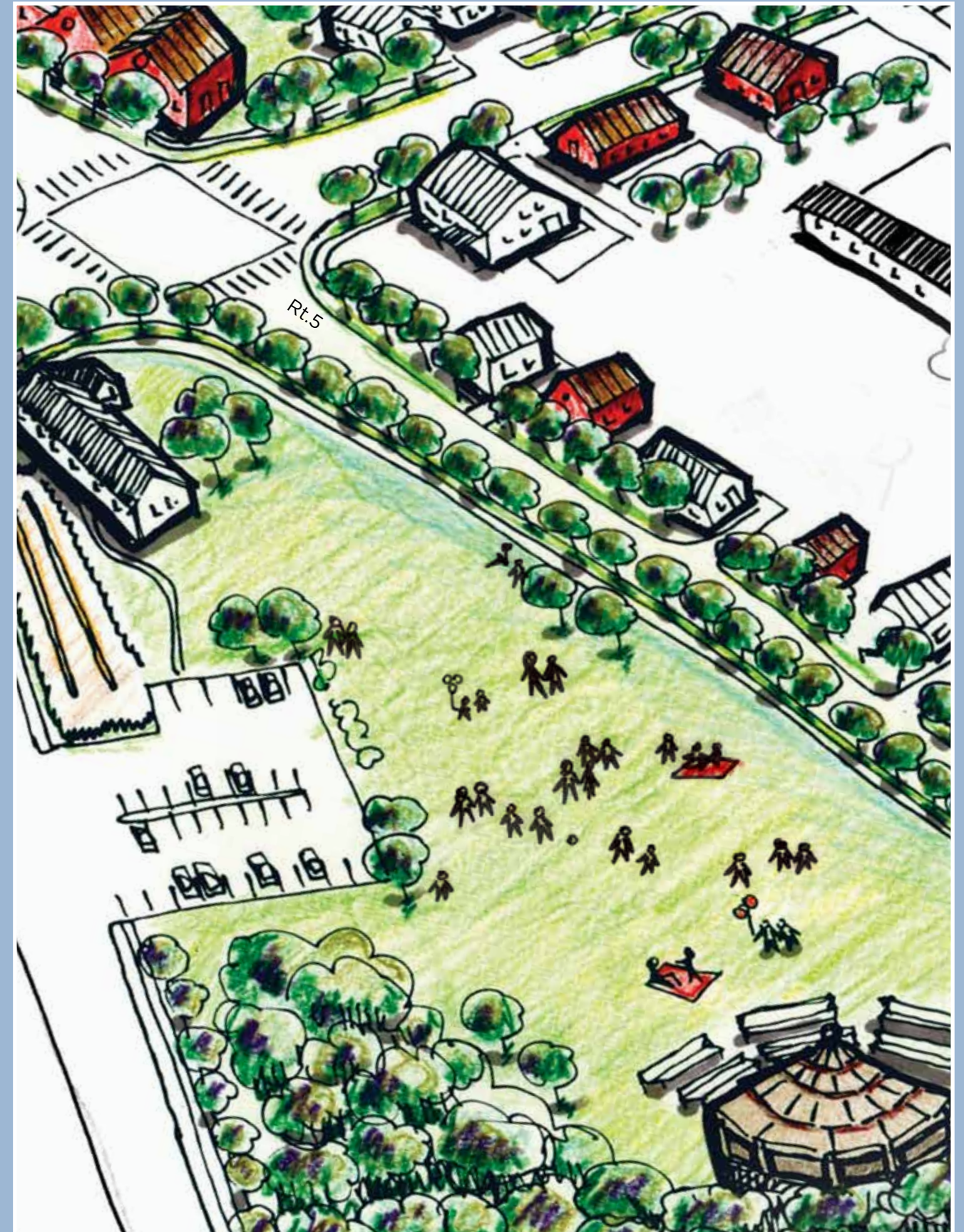


# A Vision for Waterboro Villages

Strategic Conversations about Creating Village Centers

Shana Hostetter & Molly Hutt | The Conway School | Waterboro, Maine | June 2012





Residents of Waterboro, Maine, value their town’s beauty, ruralness, and small town feel.

Townspeople value the many natural resources their town has to offer, the friendliness of community members, and the elements of their town that show they are part of northern New England and southern Maine.

They want more for their town. They would like to see more gathering spaces for people, bike paths, and sidewalks that allow mobility without a car, and places to shop and eat that don’t require long drives. And they would like to see these new elements added to the area in ways that complement Waterboro’s small town feel instead of compromising it.

Townspeople have seen in other communities and sometimes within their own town how new development can either strengthen or weaken a town’s sense of place. Complementary development captures aspects of the look and feel of historic villages, while strip development and sprawl impose patterns that feel fragmented.

Waterboro community members hope to preserve the small town feel and ruralness they love about the place where they live, while also inviting growth and development. They are considering ways to promote village centers in the town as one step towards accomplishing this goal. This document and its companion report (*Envisioning Villages* April 2012, by O’Connor and Wright) focus on the ability of four areas (North Waterboro, Waterboro Center, East Waterboro, and South Waterboro) to evolve over time into sustainable village centers where Waterboro residents can live, shop, and walk about—village centers that provide residents with a strong sense of place.



Little Lake Ossipee is fondly referred to by residents as the “jewel of Waterboro.”

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# WATERBORO, MAINE

Waterboro is a rural community located in York County, in southern Maine. Incorporated in 1781, it currently has 7,693 residents. Historically, the Abenaki Indians called this area Massabesic or “the place of much still water.”

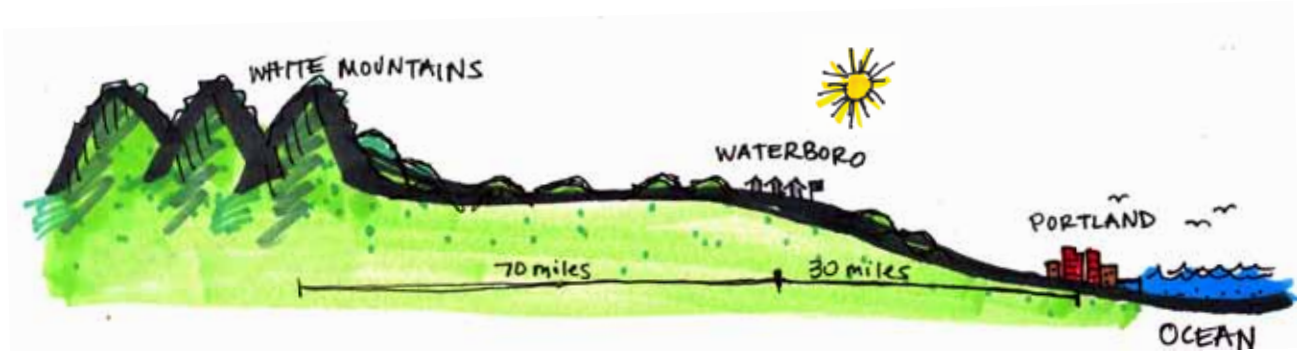
In the late 1700s the town became a thriving timber and agricultural region, with its mills powered by the dammed Ossipee River. With the Portland and Rochester Railroad arriving in the town in the late 1800s, the town grew and was home to three major manufacturing companies. These mills slowly closed down after the railroad shut down in 1961.

The town has seen its fair share of adversity; it had catastrophic wildfires in 1911 and again in 1947. The second fire ravaged the town centers of South, East, and Center Waterboro, and burned to the ground most of the cabins around Little Ossipee Lake, one of Waterboro’s treasures. Since the fires, the intimate village feeling these villages once had has not returned.

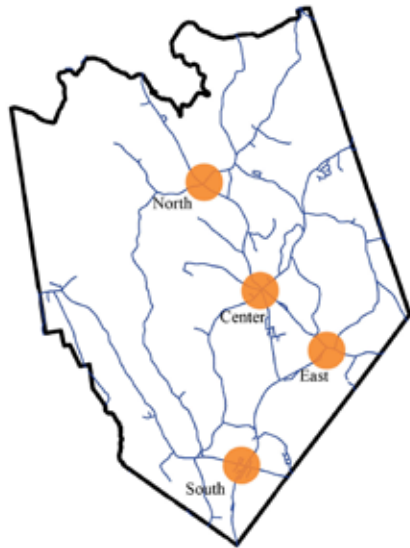
Currently the town’s main industries are tourism and construction. Many residents travel from Waterboro to work in larger towns or cities. Waterboro’s population grew 17 percent between the years 2000 through 2010 in part because of its proximity to other cities, especially Portland. Recent development has inspired community members to consider how to ensure that the small town character of Waterboro is preserved. The concepts in this document are intended to contribute to the residents’ ongoing dialogue regarding Waterboro’s future growth.



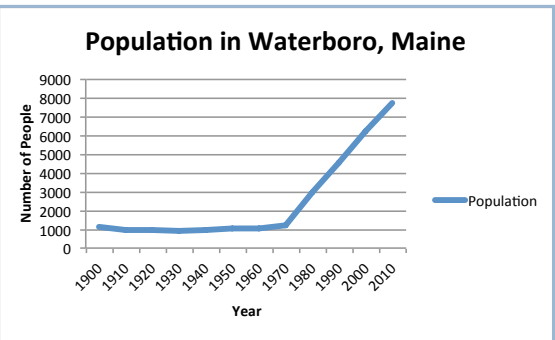
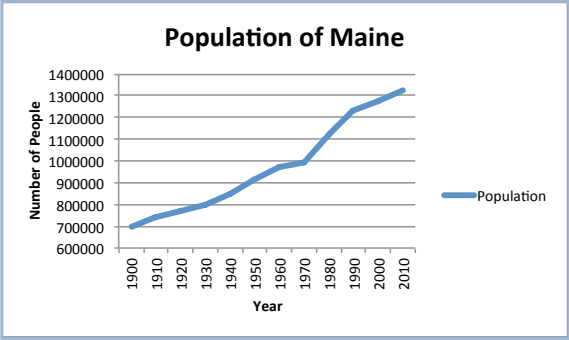
Two large fires in the first half of the twentieth century have significantly impacted the town’s infrastructure.



Waterboro’s location between mountains and the ocean, in conjunction with its proximity to larger towns and cities like Portland, make Waterboro a desirable place to live.



Town of Waterboro



Although the population has been steadily growing in Maine, Waterboro’s population has spiked since the 1970s due to its proximity to large towns and relatively inexpensive land.



## WATERBORO'S CURRENT ZONING

The Conway School was asked to represent what future growth could look like in each of the four villages: North, Center, East and South Waterboro. A quarter-mile radius was drawn around each village's main intersection to create a focus area for analysis and for envisioning future village development promoting walkability, mixed-use buildings, cluster development and the preservation of a small town feeling.

Most of the zoning within the one-quarter radii of each proposed village center is currently zoned "Village." Village zoning in Waterboro means 25-50 feet front setbacks with buildings on a minimum one-half acre. Because many buildings are over 1,000 square feet, they are required to be on a minimum of one acre. No building in Waterboro can be closer than forty feet to another or higher than 35 feet. This current zoning reduces Waterboro's ability to have mix-use village centers and promotes large-acre parcels that many fear will slowly consume Waterboro's open space and forested areas as the population grows.

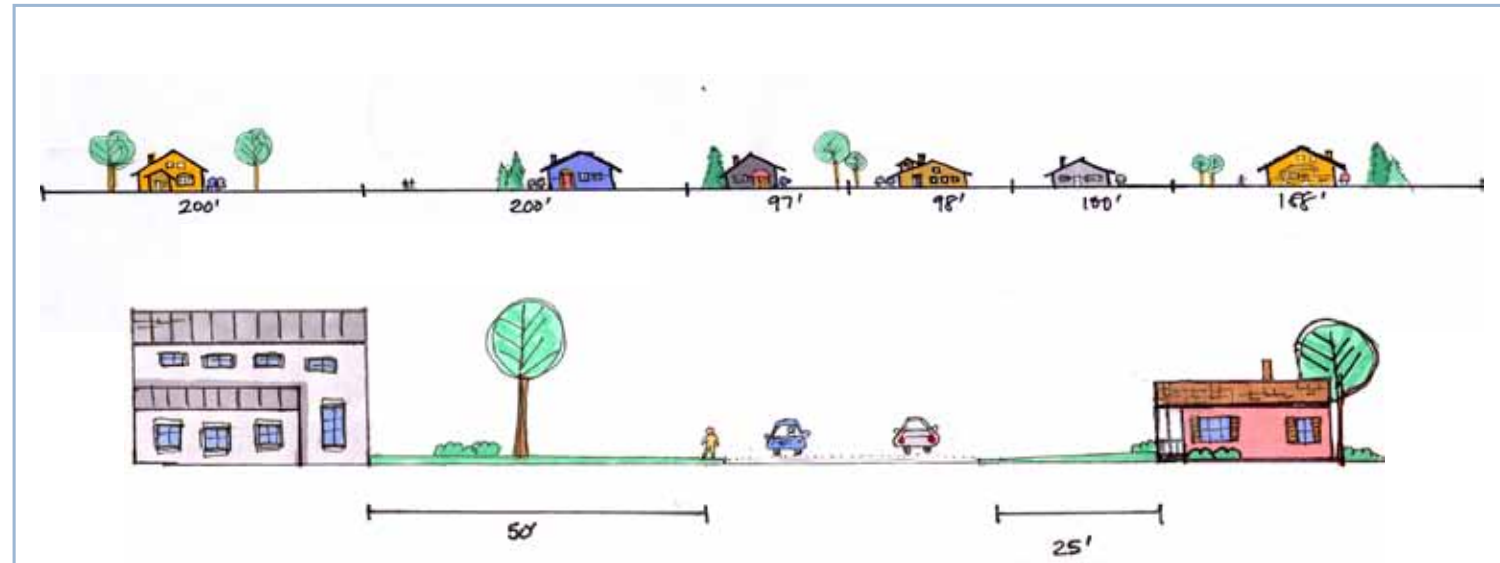
## PRECEDENTS

Areas like Cornish (located eight miles to the north of Waterboro), or Shelburne Falls, in western Massachusetts, have a rural intimate village center due to several factors. These places exemplify sustainable village planning principles such as densely constructed mixed-use buildings, which promote shared resources, like heat, water, and electricity. Mixed-use development also creates walkable and pedestrian-friendly environments because many places of interest are close to one another, lessening residents' dependence on cars. Both of these village centers have wide sidewalks and street trees, which create comfortable and beautiful streets, and common green spaces for community gathering and recreation. Buildings line the sidewalks, pushing large parking lots to the backs of the buildings so that the streets are primarily for pedestrians.



The town common in Cornish provides a social place for residents to gather.

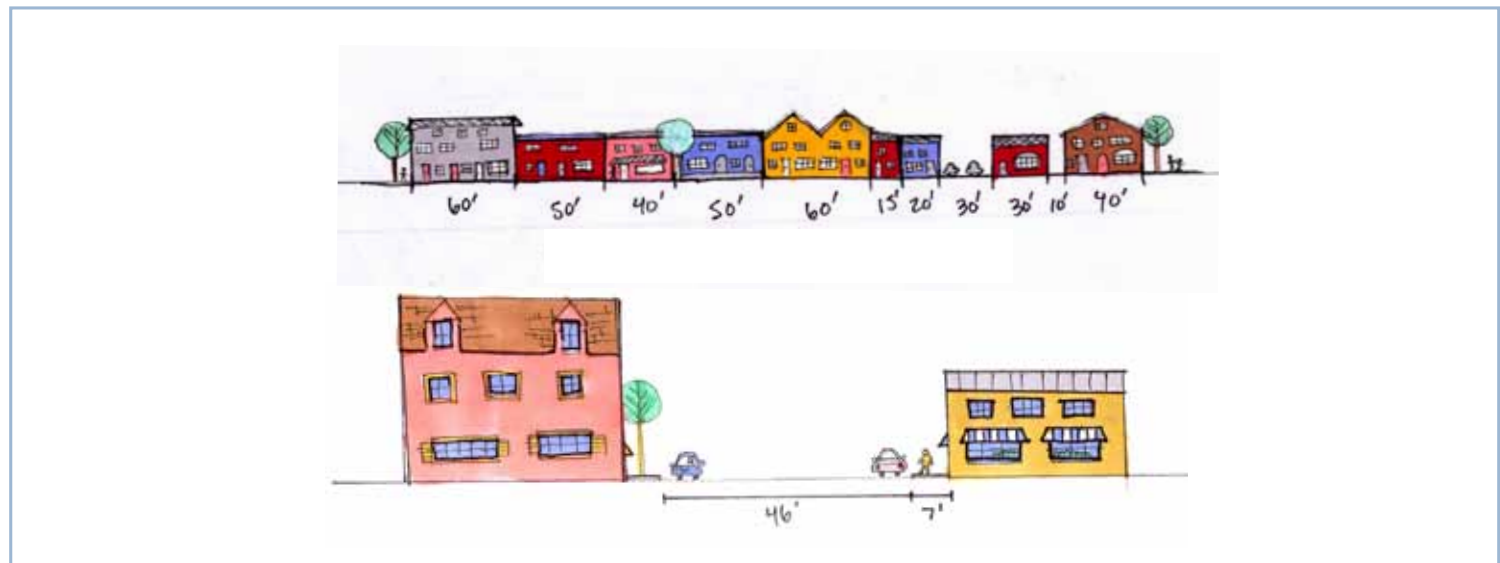
## WATERBORO CENTER



Above:  
In Waterboro Center the lot sizes are large and buildings are set back from the street.

Left:  
An aerial image and a street view show the main thoroughfare through Waterboro Center with buildings far apart, no sidewalks or street trees.

## SHELBURNE FALLS, MA



Above:  
In Shelburne Falls, MA, the lot sizes are much smaller and buildings are next to one another and close to the street.

Left:  
An aerial image and street view shows the main thoroughfare through Shelburne Falls with comfortable walkable streets and mixed-use buildings.



# GUIDING PRINCIPLES: HOW TO MAKE A VIBRANT MAINE VILLAGE?



- Promote mixed uses in the village core**
- Include a mix of residences, local businesses, local government offices, and schools.
  - Construct buildings that allow for businesses to be on the ground floor; residences on the upper floors.
  - Mixed uses + Mixed users = successful village centers



- Create and promote attractive, safe, pedestrian-oriented environments that include:**
- Places for community gathering (village greens, town commons, parks, fairgrounds).
  - Widen sidewalks and crosswalks.
  - Reduce conflicts between pedestrians and vehicles.
  - Plant street trees for shade, beauty, and to help manage stormwater by filtering and absorbing run-off.



- Encourage compact village development**
- Promote zero lot lines so buildings can be built right next to one another.
  - Promote parking in the back of businesses and mixed-use buildings.
  - Arrange buildings in varied clustered masses relating closely to the street.



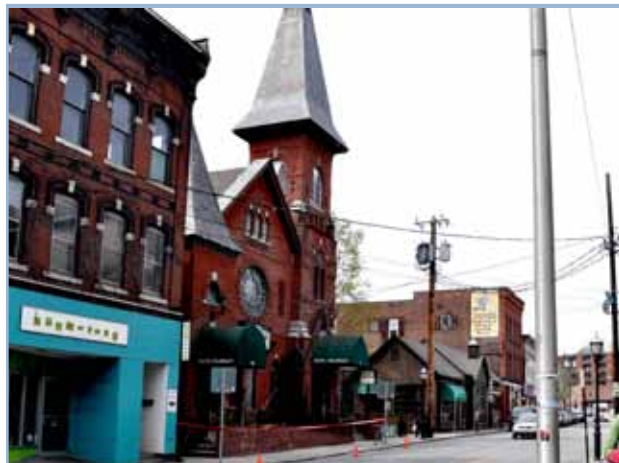
- Promote ecologically sensitive development**
- Discourage development away from ecologically sensitive areas.
  - Plant street trees and other vegetation to help manage and clean stormwater.



- Promote access to natural resources**
- Preserve open space for the benefit of all residents by promoting compact development in village centers.
  - Build hiking trails, bike paths, and greenways to connect villages to natural areas.



- Encourage diversity, size and scale of architecture**
- Provide options for different types of businesses and residences, including apartments for young families and elders who want to retire in place near friends and family.
  - Examine height standards as a vertical alternative which provides incentives for more open space.



- Maintain and enhance the setting of existing distinctive places**
- Churches
  - Historical buildings and places
  - Iconic structures



# WHY PROMOTE VILLAGE DEVELOPMENT?

As their population grows, towns that do not have zoning that promotes village development often direct development into forested and agricultural land at a faster rate than towns that promote village development. Watersheds may be compromised which can affect water quality for the residents of the town. The community can feel disconnected from one another because there is no central hub of activity or sense of place. When large parcels of land are being developed for a single-use building as opposed to mixed-use, energy cost and use increases. In addition, this kind of development is more expensive for the town because of the creating and maintenance of roadways and other additional infrastructure. When zoning restricts dense village development, there are no options for people who want to live in a connected walkable village center.



*Gorham, Maine's development is much more spread out covering what had been open space. Large parking lots and big-box stores create an automobile-dependant town.*

## SPRAWL

### LOW DENSITY OVER A LARGE AREA

Promotes loss of agricultural land and forested areas, negatively affects watersheds, and increases energy use

### LEAP-FROG DEVELOPMENT

Creates development that eats away at valuable open spaces

### SEGREGATION

Single-purpose land uses creates a disconnected community

### “RURAL” QUALITY ERODING

Creates development on large parcels

Village development should encourage clustered building in the village center. This kind of development preserves large forested areas, agricultural land, and other open spaces. Valuable watersheds are kept intact to provide clean water to all residents. Village development also creates a sense of place and contributes to the residents feeling connected to one another and their town. It creates dense walkable village centers and allows residents to share resources and conserve energy. Village development provide residences for the elderly and others who would prefer to live somewhere where amenities are easily accessible and close by. It creates social places for younger residents who would rather live in such an environment. At the same time, it helps preserve the rural character of the outlying area for those who prefer to live there.



*Shelburne Falls, Massachusetts, provides options for its residents to live in a vibrant village center with rural forested areas nearby.*

## VILLAGE

### HIGH DENSITY IN A SMALL AREA

Preserves open spaces, consolidates impervious surfaces, decreases energy use

### COMMUNITY-ORIENTED CLUSTER DEVELOPMENT

Creates social spaces and connects people and places

### MIXED-USE DEVELOPMENT

Creates walkable environments, provides amenities for all ages, and provides hubs of activity and commerce

### ENHANCED HISTORIC CHARACTER

Restores and maintains existing buildings and landmarks



# VILLAGE PATTERNS

## PROPOSED IN ALL THE VILLAGE CENTERS



**Density**  
 Not everyone wants to live in the city or in the countryside. Dense village centers give people the option of living within walking distance of a lively mix of businesses, shops, schools, residences, and public spaces, while still having easy access to nearby natural areas. Density can reduce the need for cars, lower energy use and municipal infrastructure costs, and preserve those natural areas and farmland beyond the village center.



**Grid Pattern**  
 Streets and sidewalks laid out in a grid make it easier to walk throughout the village—distances are shorter and walkers have more choices of routes.



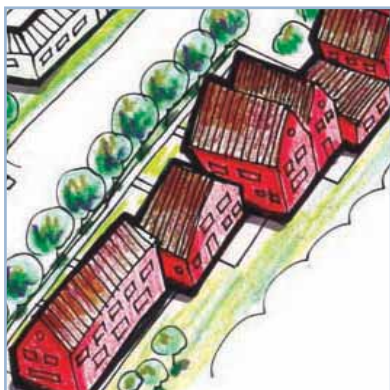
**Sidewalks**  
 Sidewalks line the streets, safely separating pedestrians and vehicles. They're wide enough to become social spaces near stores and cafes.



**Tree-Lined Streets**  
 Beautiful street trees of many varieties let people know they've arrived in the village. The trees shade streets, sidewalks, and buildings in the summer and help manage, clean, and cool stormwater before it reaches the town's waterways.



**On-Street Parking**  
 Some parking on the streets creates easy access to businesses and slows down traffic in the village centers, protecting pedestrians and bicyclists.



**Liner Buildings**  
 These are buildings constructed side-by-side and close to sidewalks (zero-lot lines)—lining the streets with interesting businesses so pedestrians see storefronts and windows, not parking lots and cars.



## NORTH WATERBORO TODAY

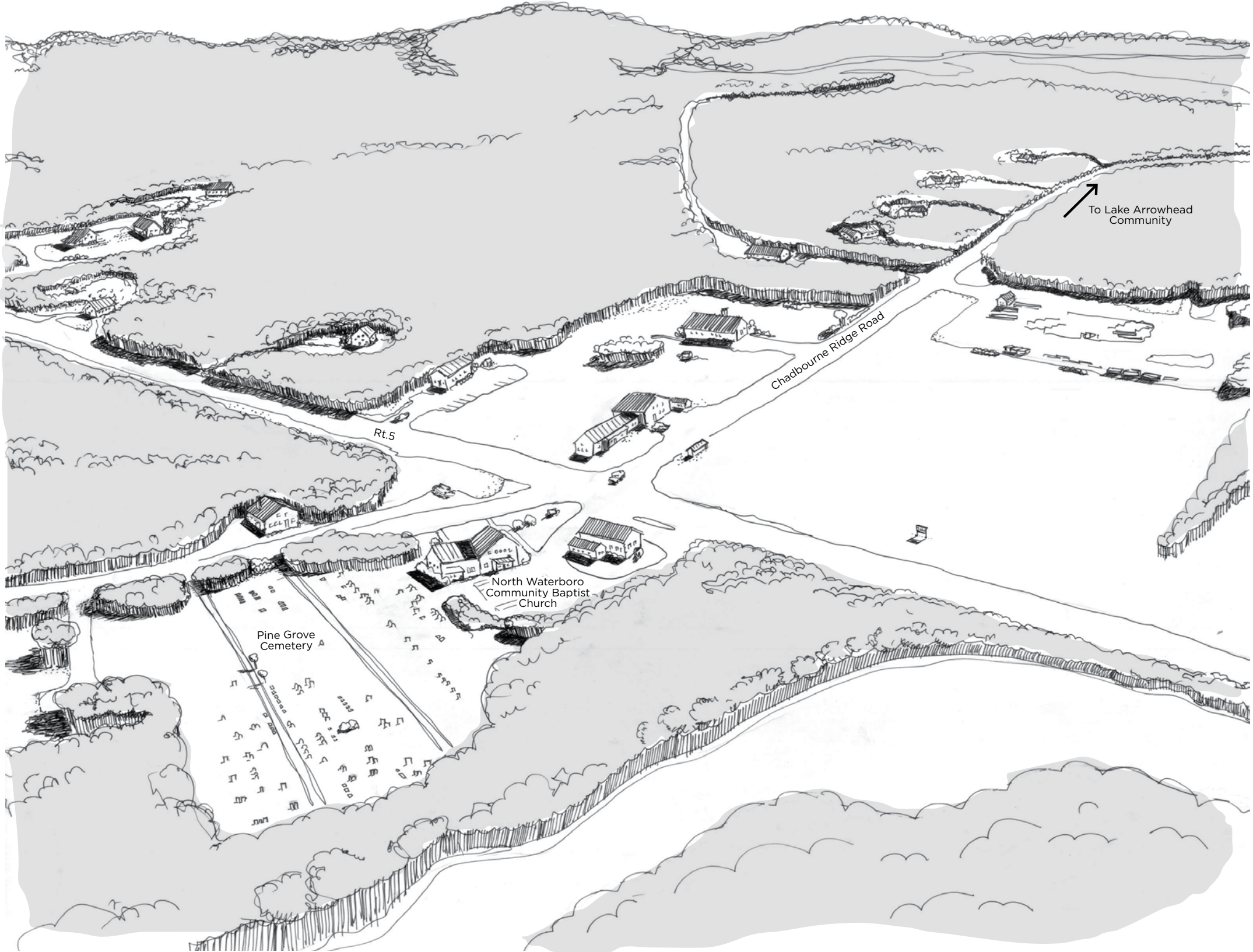
North Waterboro is the most rural of all of the villages. The center of North Waterboro has two churches and a post office. There is still open land in North Waterboro and very few businesses. North Waterboro was once the more agrarian center of Waterboro. It was home to several timber mills and farms. Today the farms are still there but many are not actively farmed. North Waterboro is also home to one of the largest subdivisions in Maine, the Lake Arrowhead community. This community was built around a man-made reservoir that was created by damming Little Ossipee River.



The character of North Waterboro is very rural with large open spaces between buildings.



The North Waterboro Baptist Church is a historical landmark.





## OBSERVATIONS

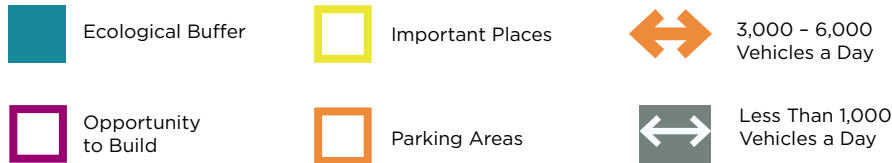
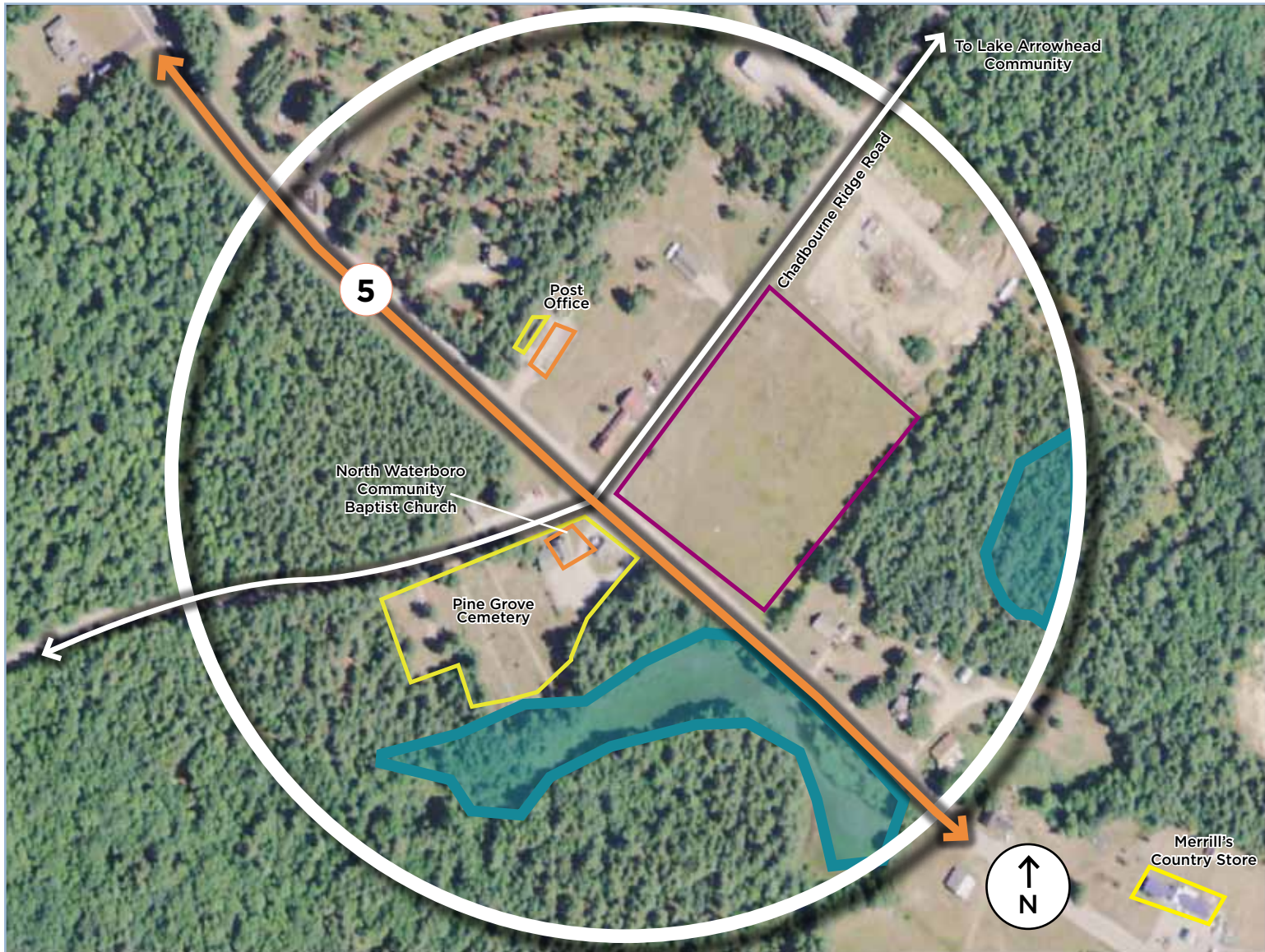
- There are no sidewalks at the main intersection of North Waterboro.
- The combined acreage of ecologically sensitive areas within the 1/4 mile radius of the center is approximately 4-5 acres. A larger portion is south of the main road, Route 5, and a smaller area is just northeast of Route 5 along the perimeter of the 1/4 mile radius.
- Two churches are situated at the southeast corner of the main intersection. A cemetery approximately 1-2 acres in size is adjacent to the churches to the south.
- There is a 5-acre parcel of land without buildings at the northeastern corner of the main intersection. It is bordered by forest and a gravel pit.
- The traffic at the intersection of the two main roads, Route 5 and Chadbourne Ridge Road, averages just over 5,000 cars per day on an annual basis. This number is based on 2011 data collected from Department of Transportation (DOT) Maine.
- One of the largest sub-divisions in Maine is located approximately three miles from the main intersection to the north. Lake Arrowhead Community has approximately 3,000 residents according to the 2010 census.

## IMPLICATIONS

- The open parcel of land in the northeastern corner and the restrictions along the southeastern portion of the radius suggest that a village center might have more opportunities to develop on the northern side of Route 5. Building on either side of Chadbourne Ridge Road, which leads to the Lake Arrowhead Community, could also help build connections to this large community.
- Because of the limited physical constraints and openness of the area north of Route 5, a grid pattern of development is possible.

## SUMMARY ANALYSIS FOR NORTH WATERBORO

WHITE CIRCLE IS A 1/4-MILE RADIUS



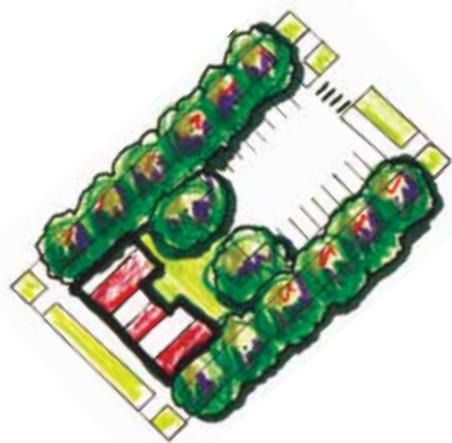


# NORTH WATERBORO TOMORROW An Agrarian Village

North Waterboro is a quiet agrarian village that embraces and extends the town's agricultural past. Villagers feel a strong connection to the land, both cultivated and wild. The village is off the beaten path, but has a palpable integrity and vitality.



The North Waterboro baseball field facility could host town events and little league games.



## INSET: ALTERNATE DESIGN FOR CENTRAL BLOCK

As shown here, the block between the common and the baseball field could also be configured to include more parking and fewer houses. The proposed houses would help to visually define the northeast boundary of the common.

\* Buildings shown in color do not currently exist.





# NORTH WATERBORO TOMORROW

## An Agrarian Village

### SPECIAL PLACES

- 1 **Community Garden**  
Allows residents to meet in a common place, grow food, and cultivate a local food culture.
- 2 **Hiking & Snowmobile Trail**  
This trail connects the village center's hotels, B&Bs, stores, and residences to the town's natural resources. Locals and visitors can hike right from the village center into the woods and on to another village.
- 3 **Greenway/Bike Trail**  
Connects North Waterboro to Lake Arrowhead and to the hiking trails that lead to the Pine Barrens. Visitors and residents of neighborhoods outside the center can safely bike to shops, to workplaces, to athletics facilities, and to restaurants. Could connect all of the Waterboro village centers in the future.
- 4 **Village Common**  
Hosts community events throughout the year. Encourages chance meetings between neighbors.
- 5 **Baseball Field & Recreational Facility**  
Village residents of all ages can easily walk from their homes to watch or play in a game, and then walk to the ice cream shop after.

\* Buildings shown in color do not currently exist.





## WATERBORO CENTER TODAY

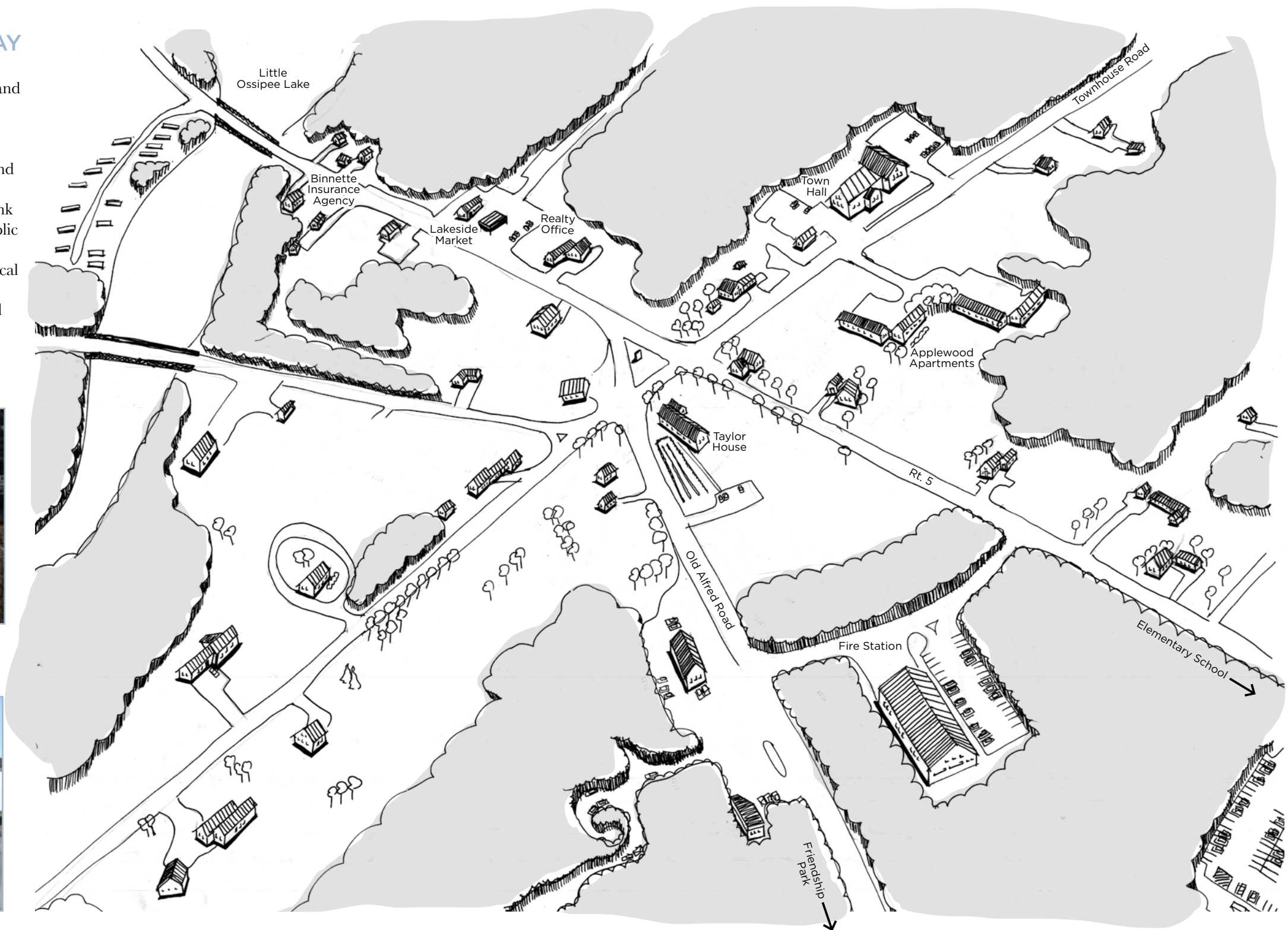
For years, people have travelled from big cities and suburbia to spend their summers in Waterboro Center. Two of the jewels of Waterboro, Little Ossipee Lake and Little Ossipee Mountain, are close to Waterboro Center. People fish, swim, and hike and children attend summer camp at Lake Laughing Loon. Over 500 summer cottages flank the lake leaving little room for businesses or public access. At the main intersection of Waterboro Center there is a town common and two historical houses. In Waterboro Center is the Town Hall, elementary and middle schools, fire station, and the Applewood apartment complex.



Little Lake Ossipee is located very close to the center of the village and provides recreational opportunities year-round.



The historic Taylor House Museum is open during the warmer months and is a common field trip for children at the elementary school.





### OBSERVATIONS

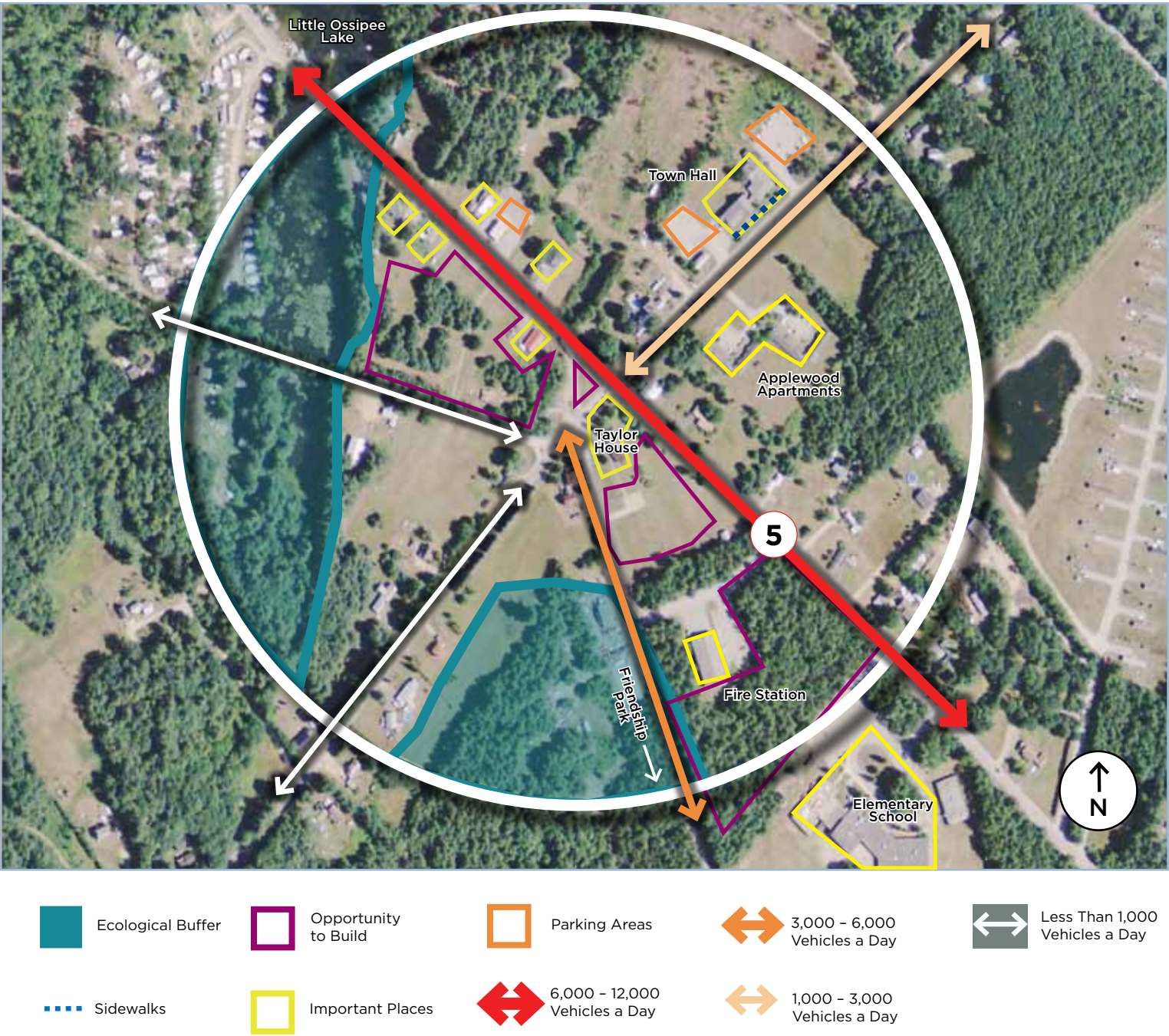
- The only existing sidewalk in Waterboro Center is in front of Town Hall and it does not connect to any other walking paths.
- The main intersection in Waterboro Center has approximately 8,600 cars a day.
- Currently the roads do not have shoulders and can be dangerous for bikers and pedestrians.
- Northwest of the main intersection there is a parcel of land approximately 4 acres in size that has minimal development on it. Behind the Town Hall there is a parcel of land approximately 4 acres that currently does not have buildings on it.
- Ecologically sensitive areas, including the shoreline of Little Lake Ossipee, encompass approximately 10 acres of land in the 1/4 mile radius.
- Town Hall and the fire station are within the 1/4 mile radius and the Massabesic Elementary and Middle Schools, Friendship Park and the Applewood apartment complex are within a 1/2 mile radius of the main intersection.
- Little Lake Ossipee is within a 1/4 mile of the center of town. Access is limited to Waterboro residents. The lake here is surrounded by seasonal and year-round residential homes.

### IMPLICATIONS

- The limited amount of sidewalks and shoulders make walking around Waterboro Center difficult. There are no connections to municipal buildings for pedestrians or from the school to Waterboro Center. The lack of shoulders along the busy main roads make it difficult for biking or other alternative travel in the village area.
- With the high traffic volumes Waterboro Center’s main intersection can be congested.
- The land along the south side of Main Street lends itself to many possibilities because it has few ecological constraints.
- The lake provides an inviting nearby natural resource for the village center to connect to, however pedestrian access is an issue.

## SUMMARY ANALYSIS FOR WATERBORO CENTER

WHITE CIRCLE IS A 1/4-MILE RADIUS





# WATERBORO CENTER TOMORROW A Civic Center

In this vision of the future, Waterboro Center's tree-lined streets and sylvan trails connect bustling new civic spaces, such as a bandstand and a lakeside park. These community spaces are great places to run into a neighbor or sit and talk with a friend.



A lakeshore boardwalk allows people to walk to Lakeside Park and sit and eat dinner while looking at the lake view.



## INSET: ALTERNATE DESIGN FOR SOLDIERS PARK

In this alternative arrangement, the short street segment eliminated in the village plan is re-instated and the park is expanded to the northwest.

\* Buildings shown in color do not currently exist.



Shana Hostetter & Molly Hutt  
The Conway School  
Graduate Program in Sustainable Landscape Planning & Design  
332 S. Deerfield Road | PO Box 179 | Conway, MA 01341  
413-369-4044, [www.csl.edu](http://www.csl.edu)

Waterboro Villages  
Town of Waterboro, Maine  
June 2012

Village Plan  
Waterboro Center

12/22



# WATERBORO CENTER TOMORROW A Civic Center

## SPECIAL PLACES

- 1 Hiking & Snowmobile Trail**  
Encourages easy access to local businesses and connects people to natural resources such as Little Lake Ossipee and Little Ossipee Mountain.
- 2 Greenway/Bike Trail**  
Loops around the outskirts of Waterboro Center and connects to Lakeside Park, the Community Center, and Town Hall. Young people and the elderly can safely navigate the Greenway to move in and out of the village.
- 3 Community Center**  
Located next to Town Hall, the Community Center offers a place for the community to come together for special events in all four seasons.
- 4 Trails from School to Village Center**  
The elementary school kids can use this trail to visit the fire station, the Taylor House, or to reach Lakeside Marketplace and the boardwalk at Lakeside Park.
- 5 Lakeside Park**  
Users of different ages and abilities can access this multi-season park from a boardwalk that connects to the bike trail/greenway and the hiking/snowmobile trail, and is a short walk from the Marketplace.
- 6 Town Common**  
The central town common connects to the Lakeside Marketplace, the historic Taylor House, the Town Hall, and Community Center, and is a short walk from Applewood Apartments and other homes in the village.
- 7 Sidewalk to Friendship Park**  
Connects pedestrians from this main recreational park to the village center.
- 8 Bandstand**  
Across a lawn from the Taylor House, the bandstand hosts speakers, musicians, and other performers. The lawn is large enough for community events.
- 9 Lakeside Marketplace**  
The Marketplace's liner buildings, built closely together and next to the sidewalks, contain a diversity of businesses and offices, and some second-story apartments here have views of the waterfront.
- 10 Boardwalk**  
The boardwalk connects the Marketplace with the park and the lake.

\* Buildings shown in color do not currently exist.



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Waterboro Villages  
Town of Waterboro, Maine  
June 2012

Perspective Drawing  
Waterboro Center

13/22



## EAST WATERBORO TODAY

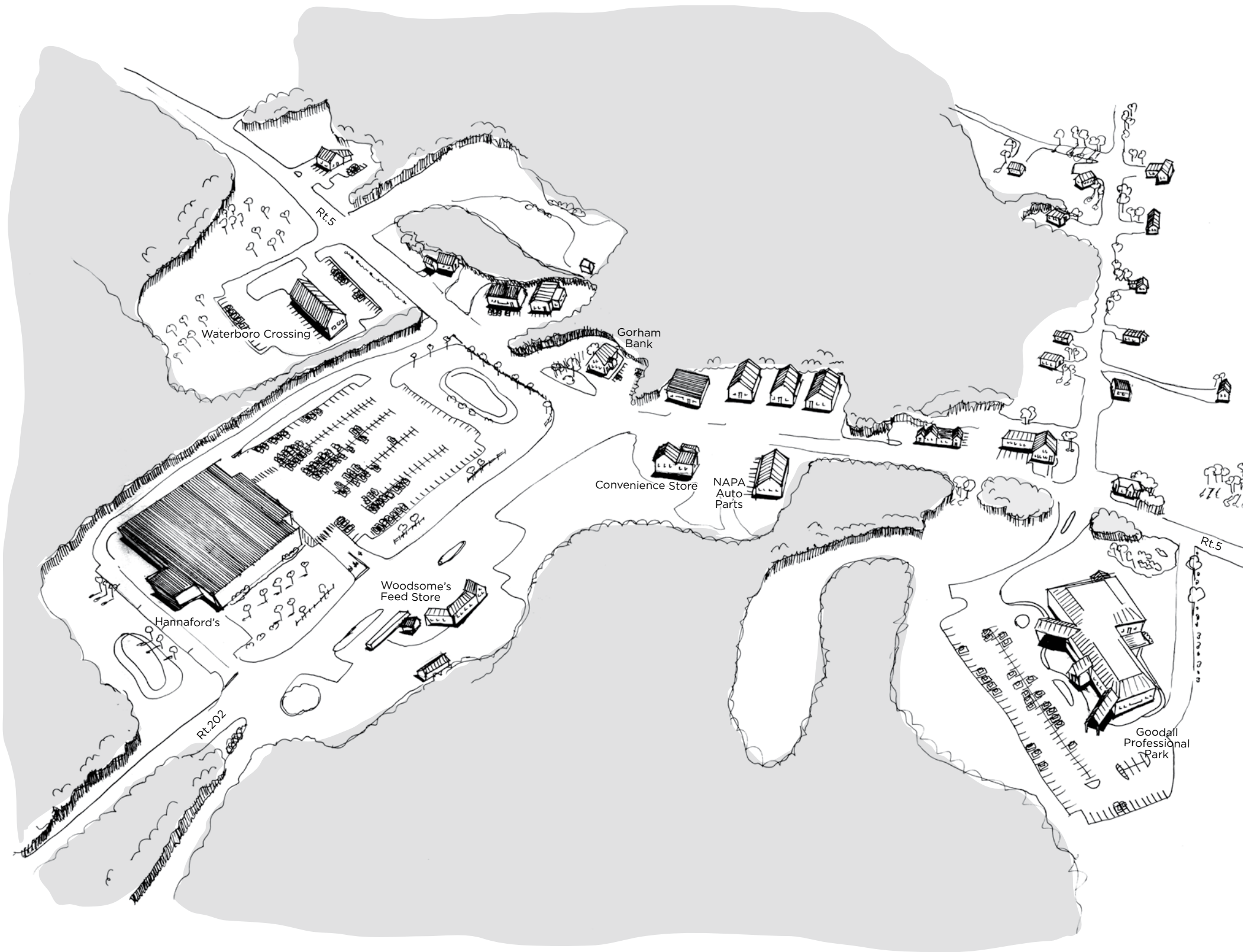
East Waterboro was home to two major logging operations and a train station. Trains of the Portland and Rochester Railroad would pull up and take two days to load timber to be taken to Portland and Boston. Today, East Waterboro has a number of big commercial stores and a high volume of traffic. Hannaford's, the only supermarket in Waterboro, is here along with two banks and other stores. East Waterboro has few residential homes in the main village area. The Goodall Professional Business Center provides medical services.



Hannaford's Grocery is the main grocery store in Waterboro.



The new Waterboro Crossing adds to the commercial feeling of this village center.





# SUMMARY ANALYSIS FOR EAST WATERBORO

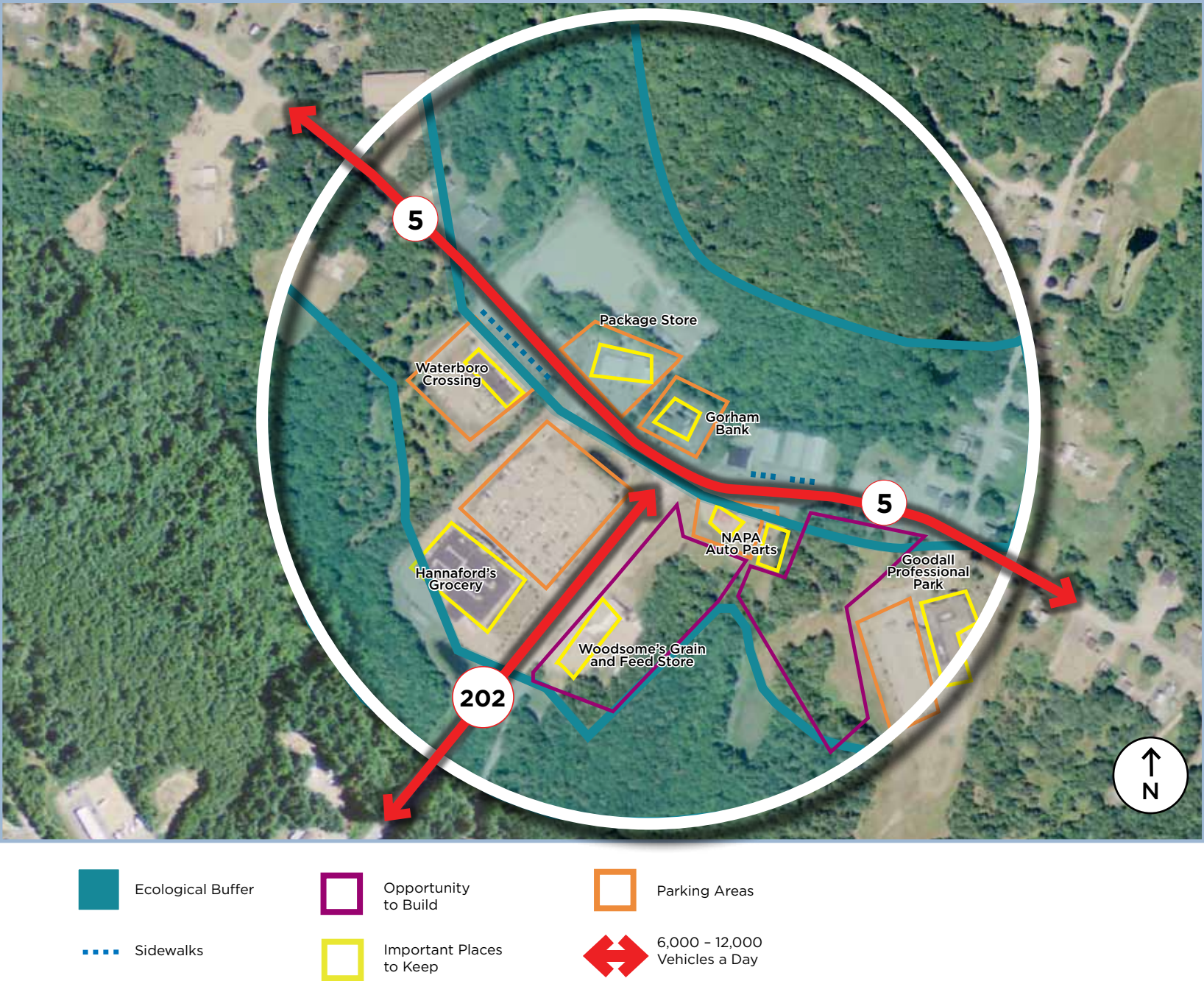
WHITE CIRCLE IS A 1/4-MILE RADIUS

## OBSERVATIONS

- The main intersection in East Waterboro is the meeting of Route 202 and Route 5. This intersection sees approximately 9,600 daily vehicles according to the Maine Department of Transportation.
- There are several large businesses in East Waterboro that have substantial parcels of land, including Hannaford's, Goodall Professional Park, and the Waterboro Crossing.
- According to the Maine Department of Natural Resources, an ecological buffer encompasses more than half of the 1/4 mile radius of the proposed village center. The buffer does need to be delineated before future development is planned.
- The road widths are approximately 60-80 feet, without sidewalks or curbs in some areas.

## IMPLICATIONS

- Several large parking areas, associated with large commercial businesses, encompass approximately 5 acres. These large parking areas are close to the ecologically sensitive areas and some are within the boundary of these areas.
- The width of the roads makes East Waterboro feel open and exposed.
- The lack of sidewalks coupled with high vehicle traffic creates an unpleasant environment for walking and contributes to a feeling that the stores, banks, and businesses are not connected. Driving is encouraged because destinations are disconnected. The lack of crosswalks makes crossing the street unsafe.
- The ecological buffer severely constrains this center and creates a limited area where build-out is appropriate.





## EAST WATERBORO TOMORROW A Village of Shops

In this vision of the future, East Waterboro's comfortable, tree-lined streets interconnect the areas of this vibrant commercial village. It is a busy village and a hub of activity for commerce.



*The esplanade along the street encourages pedestrians to get out to walk around the village center and enjoy the street and the shopping.*

\* Buildings shown in color do not currently exist.





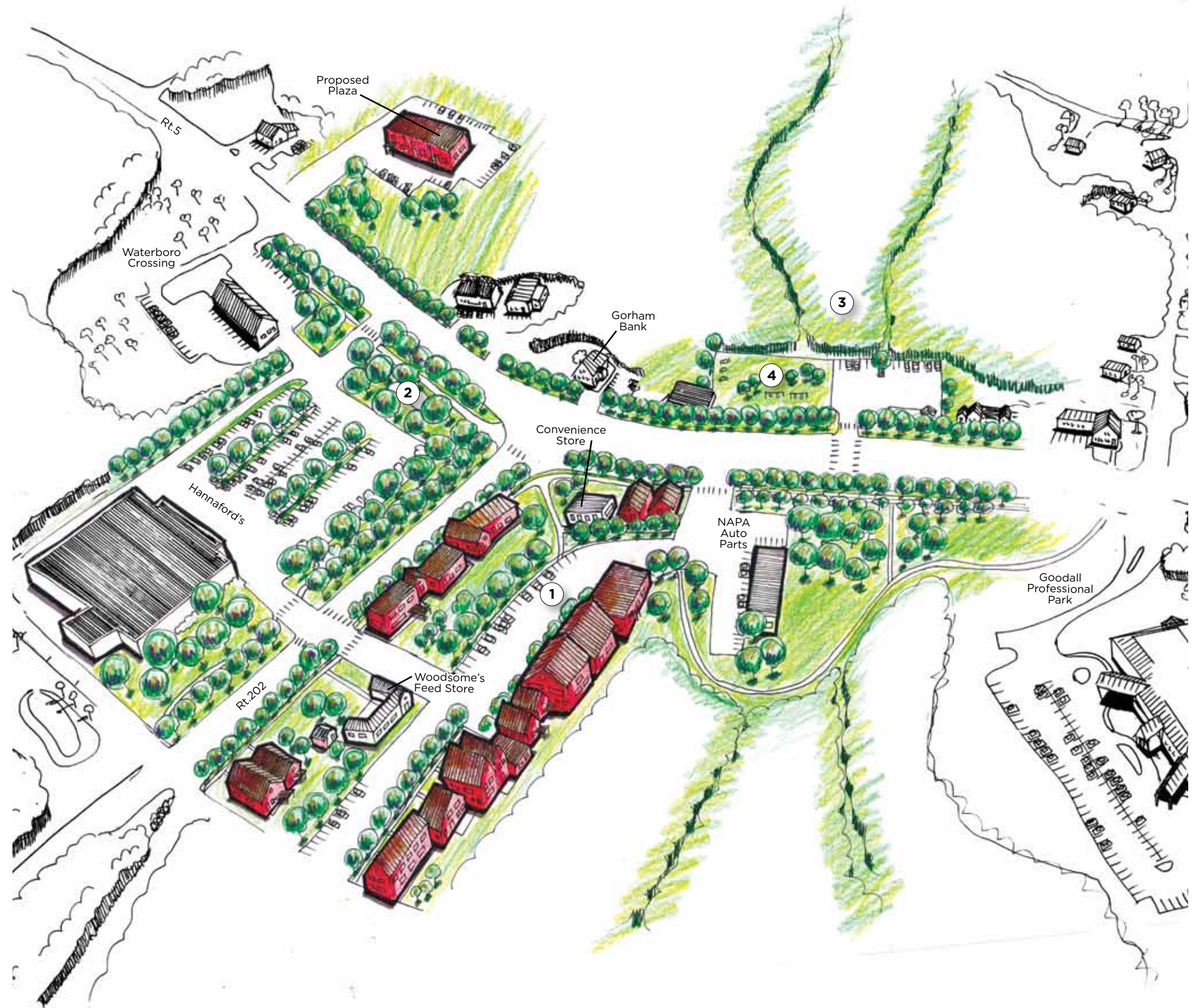
# EAST WATERBORO TOMORROW

## A Village of Shops

### SPECIAL PLACES

- ① **Marketplace**  
This lively central commercial area connects businesses through sidewalks and parking areas. Its second-story apartments are attractive to those who like to walk to shops—and don't like to shovel snow in the winter.
- ② **Esplanade**  
The esplanade incorporates green space into a commercial setting, giving pedestrians of all ages a pleasant and safe place to walk, shop, and people-watch.
- ③ **Hiking & Snowmobile Trail**  
These trails connect the village center's stores and residences to the area's natural resources. Locals and visitors can hike right from the village center into the woods.
- ④ **Village Park**  
Encourages chance meetings between neighbors and provides a place for teenagers to gather and children to play.

\* Buildings shown in color do not currently exist.





## SOUTH WATERBORO TODAY

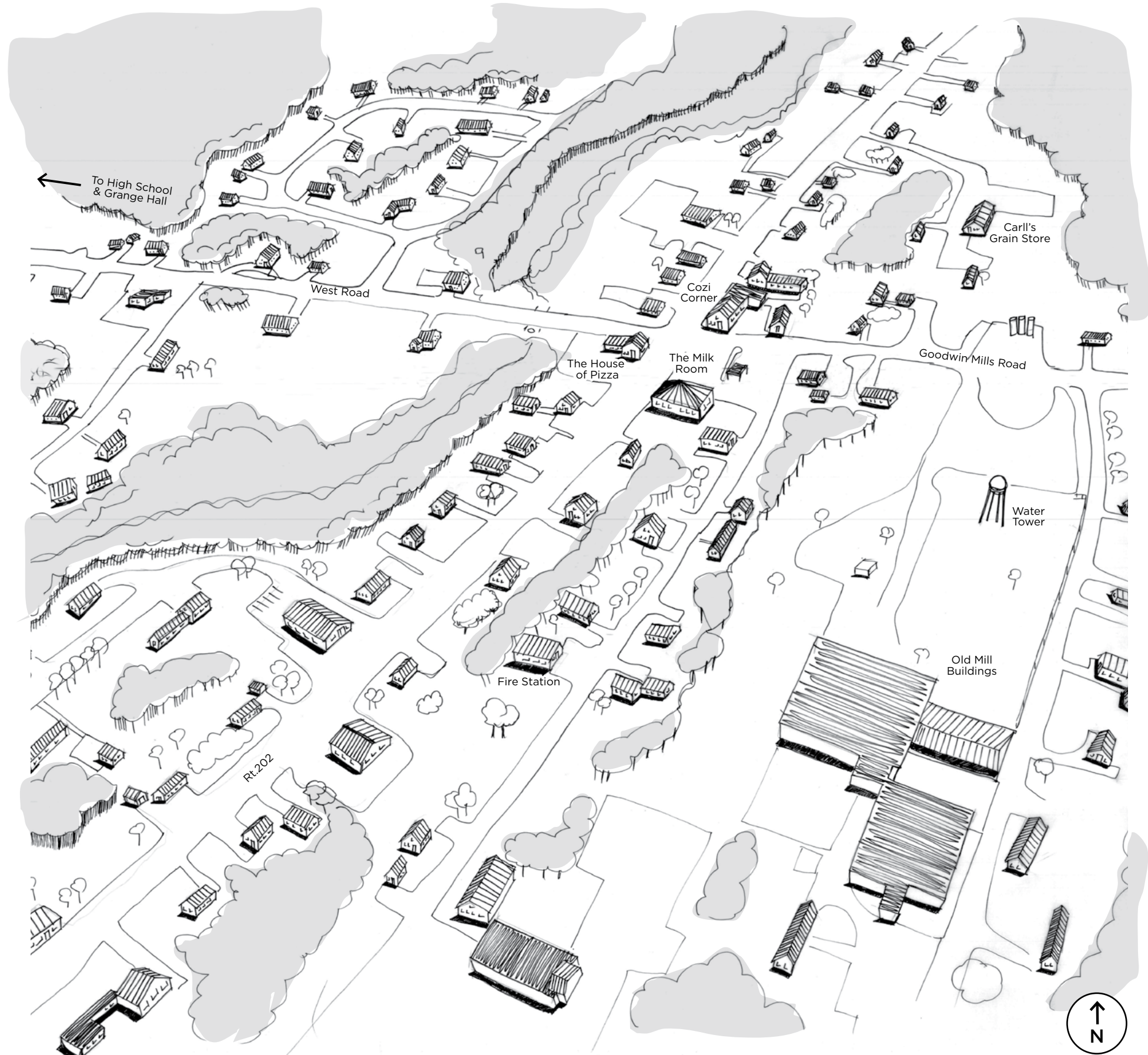
South Waterboro was once the industrial center of Waterboro. The Rochester Portland train would come through town, stopping here to fill the train cars with grain from the old granary. It was an active center with a dance hall and general store where people would gather and talk about the day's events. Today, South Waterboro is a mixed residential and commercial district with several businesses in the downtown area. The fires of 1947 burned all of the houses south of the main intersection. This creates a diverse town center with older houses built in the early 1900s north of the main intersection and houses built in the 1970s to the south. South Waterboro is home to the recently renovated Grange Hall, a post office, a fire station, and the Massabesic High School, which has 800 students.



The only buildings to survive the 1947 fires were those north of the House of Pizza, along Main Street.



The Milk Room is a convenience store and eatery popular with high school students.





# SUMMARY ANALYSIS FOR SOUTH WATERBORO

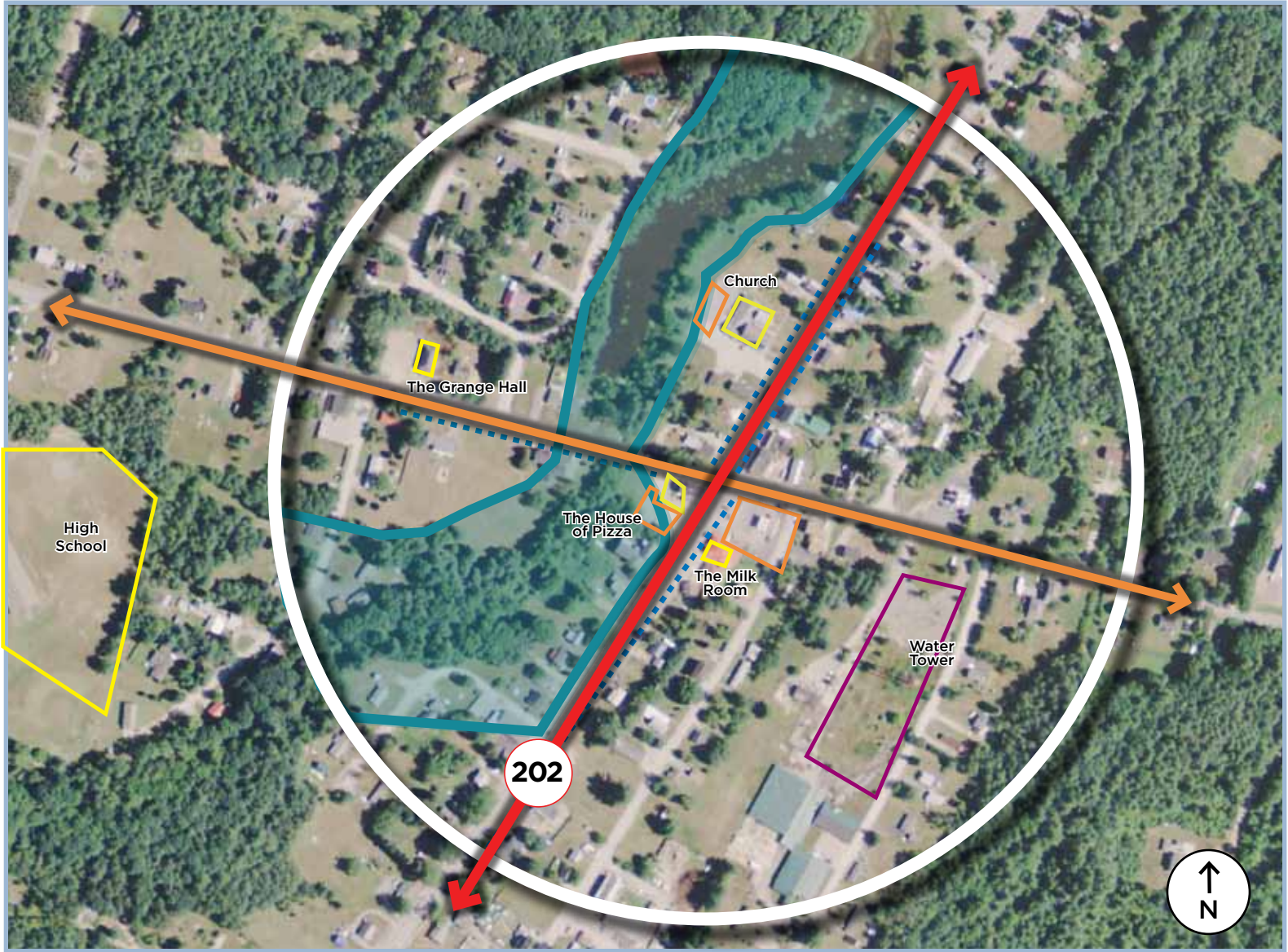
WHITE CIRCLE IS A 1/4-MILE RADIUS

## OBSERVATIONS

- An ecologically sensitive area runs north-south to the west of South Waterboro's main road, Route 202. This area comprises approximately 10-15 acres of land within the 1/4-mile radius of South Waterboro's village center.
- Sidewalks line both sides of Route 202, however, they are in disrepair and are narrow. These sidewalks do not extend down West Road, which leads to the high school and the newly renovated Historic Grange Hall which serves as a function hall.
- The iconic water tower is surrounded by 4-5 acres of land that is fenced in and not maintained. A vacant industrial mill building is adjacent to the land.
- A substantial number of private residences line the streets of South Waterboro.
- The high school has 800 students and traffic to and from it causes congestion during certain times of day at the main intersection of Route 202 and West Road.

## IMPLICATIONS

- Protecting the ecologically sensitive land could also create recreational green space near the village center.
- Because of the presence of the high school and the large number of residents in the village center, it is important to create safe walking and biking spaces.
- There are several opportunities in South Waterboro to use existing spaces and structures for future revitalization. The land with the water tower and old mill building, for example, could be a central location for community space.



Ecological Buffer

Opportunity to Build

Parking Areas

3,000 - 6,000 Vehicles a Day

Sidewalks

Important Places to Keep

6,000 - 12,000 Vehicles a Day



## SOUTH WATERBORO TOMORROW

### Bringing Back the Glory Days

In this vision of the future, South Waterboro's renovated and innovative historic buildings are at the heart of this bustling village. Former industrial spaces now promote community interaction and project an image that firmly builds on the past while moving into the future.



*The fairgrounds are at the old water tower site, with old mill buildings refurbished and displaying livestock and arts and crafts. The townspeople gather for many different events at the fairgrounds including car shows and swap meets.*

\* Buildings shown in color do not currently exist.



Shana Hostetter & Molly Hutt

The Conway School  
Graduate Program in Sustainable Landscape Planning & Design  
332 S. Deerfield Road | PO Box 179 | Conway, MA 01341  
413-369-4044, [www.csld.edu](http://www.csld.edu)

Waterboro Villages

Town of Waterboro, Maine  
June 2012

Village Plan  
South Waterboro

20/22



# SOUTH WATERBORO TOMORROW Bringing Back the Glory Days

## SPECIAL PLACES

- 1 **Greenway**  
The greenway passes through ecologically sensitive habitat with minimal disturbance and connects local people and visitors to the natural resources of South Waterboro.
- 2 **Fairgrounds**  
The fairgrounds bring together the entire community to enjoy festivals, fairs, and other special events.
- 3 **Community Center**  
The building can be used as year-round community meeting space.
- 4 **The Village Common**  
A New England tradition, this pleasant, central public space is where school kids can eat their lunch and socialize, and where neighbors can meet after work or before they eat or shop along Main Street.
- 5 **Sidewalks Connecting Key Places**  
Provide a safe way for students and staff to move between the high school, the newly renovated Grange, and the village center.

\* Buildings shown in color do not currently exist.





# ACTION PLAN

## FOR SUSTAINABLE DEVELOPMENT OF WATERBORO’S FOUR VILLAGE CENTERS

“All visions and progressive planning need follow-through. Everyone needs to be keenly aware of the value of the Town’s rural character and keeping intact the integrity of its natural resources, while still being mindful that well-planned commercial growth is important to the Town’s economic vitality. These actions are a part of the magic of master planning. They should be continuously reviewed and revised to ensure that they reflect the desires of the townspeople and the business community. This action plan seeks to encourage many future discussions and to inspire positive, sustainable change within the Town of Waterboro.”

—*Tom Ursia, Waterboro Town Planner*



*Diligent planning can help to preserve the natural resources of the town of Waterboro.*

### THE NEXT STEPS

- Hold a series of community forums, including residents, municipal officials, members of the Planning Board, and business owners, to review the four village areas and discuss assets and opportunities for growth and preservation.
- Use Conway School work (this document and the April 2012 report) to launch conversations.
- Identify existing places in each village that are special to townspeople.
- Examine current zoning laws and draft new zoning laws with incentives that would promote dense, walkable village centers.
- Examine ways that village development might attract new businesses, residents, and visitors.
- Explore what combinations of uses in each village might best serve the future development of the community.
- Identify ways that existing recreational facilities and trail systems might be integrated into future village developments.
- Establish and expand a strong communication/coordination system among the Town Administrator, Board of Selectmen, Waterboro Planning Board, Town Planner, Waterboro Water District, the RSU 57 School District, the Waterboro Land Trust, the Conservation Committee, and other appropriate Town committees and boards.
- Seek out potential funding sources for projects that might further the development of village centers.
- Research and set priorities for village infrastructure investments that will promote sustainable community development.