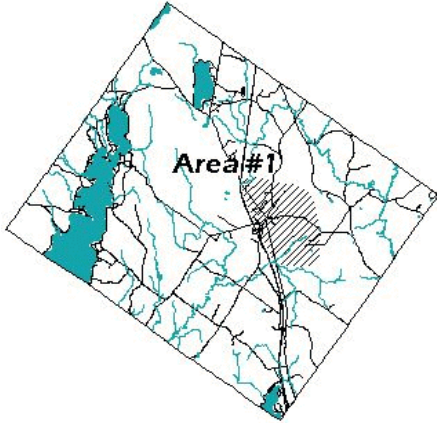


1 ~ Village Center Growth Area



The Village area is presently the town's center of commerce and governmental services. Its location at the crossroads of several major roadways has contributed to high traffic usage which also makes it attractive to businesses. The Village's New England character, which results from its compact development, historic buildings, narrow streets, and mixture of land uses, is something that residents have indicated is important to maintain. Enhancing the vitality of the Village will depend on preserving these characteristics and providing opportunities to add new businesses as well as residences to support these types of activities.

ISSUES

- Existing "village area" has limited land for expansion.
- Existing roadway network is serving the needs of both regional and local traffic.
- Turnpike exit "funnels" large traffic volumes through center of village.
- Traffic circulation is congested at peak hour periods.
- Gravel pit expansion and related truck traffic is incompatible with continued growth of the village area.
- Traffic volumes and limited amount of sidewalks does not create a pedestrian-friendly environment.
- Parking availability is limited.
- Lack of mandatory building design guidelines has resulted in the creation of buildings that do not mesh with the village's historic character.
- Location of aquifer for municipal well must be addressed.
- Commercial strip development on roads leading to the village will compete with potential expansion of this area as a commercial hub.
- Historic buildings are being altered or removed.

OPPORTUNITIES

- Area has existing cluster of government/civic buildings
- Still has a significant amount of historic buildings with possibility of establishing a historic district.
- Access is available to inter-urban railroad right-of-way for possible pedestrian use.
- Gray Meadow wetland complex offers possibilities for recreation and education.
- The area is serviced by the municipal water system.
- Existing base of commercial establishments on which to build.
- High traffic volumes offer potential customer base for future business development.
- Undeveloped land is available adjacent to existing village for future expansion.
- Higher density of development offers opportunities for the creation of senior and affordable housing.
- Construction of the planned bypass should help to enhance the village environment for business and pedestrians uses.
- Create a "boulevard" on Shaker/Lewiston/Portland Roads with tree planting/landscaping, sidewalks, signage to announce entrance into village area.

~ Vision Concepts

- Expanded land area of village "environment"
- High density, mixed residential and commercial uses
- Broader mix of commercial goods and services
- Senior/multi-family housing options
- Establish building/site design standards compatible with New England village character
- Enhanced pedestrian environment/Less auto-intensive
- Improved traffic circulation and parking
- Preserve and enhance historic properties
- Government functions/community gathering places



