

2014 Damariscotta Comprehensive Plan

PRIORITY GOALS & POLICIES – revised 1/29/14

{revised in black; un-reviewed or further review in blue}

A. POPULATION AND DEMOGRAPHICS

Goal:

To support the traditional small town character of Damariscotta by concurrently preserving as well as enhancing and creating public and private civic spaces and maintaining the historic downtown as an attractive, economically viable center that supports the diversity and quality of life of the year-round population.

Strategies:

1. Encourage new commercial or residential growth in areas suitable for development, including new or expanded commercial buildings on Rt. 1B, while protecting those areas that contribute to the small town character: the historic downtown, the harbor, the Village and the rural conservation areas.
2. Strive for and expand full use of the historic buildings along Main Street downtown for multi-uses: residential, office, retail, restaurants and entertainment venues attractive to all year-round age groups. (Seek downtown revitalization grants).

B. EDUCATION

Goal:

1. **For economic viability and to preserve the character of the Town, maintain first-rate schools.**
2. **Expand opportunities for all age groups to acquire academic education, job education, career and job guidance counseling, cultural and artistic endeavors and job retraining and internship experiences.**

Strategies:

1. Support existing level of enrollment at Lincoln academy by supporting the hosting of international students at Lincoln academy which helps provide the number and funding for a wide range of academic, artistic and technical courses and extra-curricular activities
2. Enhance the availability and quality of job training and life-long learning opportunities locally and the region in support of quality of life for retirees and their ability to contribute to the civic affairs of the community by exploring opportunities to develop a senior college program located in Damariscotta as well as enhancing communication, partnership opportunities and publicity of local and regional programs such as at the Senior College in Thomaston.
3. Cooperate with AOS93 School Board and similarly interested groups including LC YMCA, Coastal Kids, HeadStart to move toward implementing universal public pre-K education.

C. HOUSING

Goals:

1. **To maintain the small town character of Damariscotta by supporting the older housing stock with more options for preservation and multi-uses (e.g. In-law apartments) and more maintenance support (e.g. insulation assistance from Efficiency Maine, etc.) , while at the same time support more flexibility for new or renovated housing by allowing higher density and lower lot area in selected locations (e.g. near downtown or Miles Hospital).**
2. **To encourage opportunity for private development to help build community in town within the character and scale of historic Damariscotta.**

Strategies:

1. Support the small town character of Damariscotta by being pro-active in facilitating owners of older houses in securing state and federal grants and loans to preserve these homes.
2. Encourage more diversity of housing choice to enhance the ability for retirees to age in place within the community (i.e. garden apartments, townhouses, cluster planned unit developments, apartment buildings, condos, apartments and assisted living choices).
4. Explore state financial mechanisms to assist those retirees who wish to stay in their houses.
4. Encourage more affordable housing choice by allowing denser housing development in appropriate areas to allow more young people to remain or move into town for work in the region. (See Chapter 5, Land Use Policy _____.)

D. REGIONAL AND LOCAL ECONOMY**Goals:**

1. **To cooperate with Newcastle and other regional towns in developing enterprises that would employ local people and increase local prosperity (e.g. bi-town light industrial park for entrepreneurial start-ups; aquacultural wholesale trade).**
2. **To cooperate with local and regional educational organizations to provide local youth and recently unemployed persons with the skills to find employment in the new economy based upon computers and IT.**

Strategies:

1. Maintain village Main Street as an economic asset as the central shopping location in town.
2. Maintain Lincoln Theater as an anchor building in the downtown and a principal community asset.
3. Develop the harbor waterfront (parking lot and boardwalk shorefront) to support the Town's tourist economy.
4. Encourage organizing an Economic Development Committee with Newcastle to pursue these and other economic development initiatives.
5. Cooperate with Newcastle in exploring joint ventures (e.g. development of the Newcastle RR station as a multi-modal transportation center to induce more tourist train and bus stops locally; or a joint

incubator economic park for local entrepreneurial start-ups, etc.).

6. Strive to provide the latest high speed broadband and universal wireless telecommunication access to support the remote –worker-based economy of those persons using, or who would settle in Town if telecommunications infrastructure were established to conduct long-distance businesses from their homes in Damariscotta (e.g. long-distance brokers, writers, editors, financial counselors, distance learning-based educators, accountants and other internet-based consultants).
7. Cooperate with Rt 1B corridor and businesses to enable the corridor to become over time more compatible aesthetically to the small town character of Damariscotta.

E. PUBLIC FACILITIES

Goal:

- 1. To encourage an adequate level of public facilities to serve the town and be supportive of surrounding neighbors. Tailor services and facilities for both year-round living and tourist industry.**

Strategies:

1. As public or private funding sources become available, implement the 2010 Master Shore & Harbor Plan concerning re-grading for sea-level rise /storm surge drainage control, attendant stormwater facilities, potable and sanitary pipe replacement (in cooperation with the GSB Sanitary District), hardscaping, landscaping and pedestrian/bicycle amenities including a shoreline boardwalk and pedestrian-scale lights.

F. INFRASTRUCTURE

Goals:

- 1. To use the availability of public water and sewer service as a tool in managing the development pattern of the Town. Direct most new commercial development to designated Growth Areas.**
- 2. Encourage development of appropriate infrastructure to support those areas of the community where growth is desired.**
- 3. Encourage additional infrastructure to support the increasing communication needs of commercial businesses and home occupation residential users.**

Strategies:

1. Designate a town committee to discuss with the Board of the Sanitary District ways to coordinate between the Town and Sanitary District to better direct the emerging pattern of development in town.
2. The Town should coordinate with the State, Lincoln County, the surrounding Towns and business groups such as TVA (Twin Villages Alliance) in seeking the installation of high-speed wide-band internet services in Town to support home occupations.

G. TRANSPORTATION

Goals:

- 1. Maintain working relationship with Maine Eastern Railroad and Newcastle on the Newcastle Railroad Station.**
- 2. To build inter-connected pedestrian and bicycle pathways into an overall local transportation system.**

Strategies:

1. As public or private funding sources become available, implement the 2008 Master Pedestrian/Bicycle Plan on extending sidewalks (with attendant stormwater, curbing and esplanade/street tree facilities) northward out Church Street and Rt. 1B to the GSB School and southward along Bristol Road (RT 129) to Miles Hospital. Include sloped curbing where appropriate.
2. As public or private funding sources become available, implement the 2008 Master Pedestrian & Bicycle Plan, the 2010 Heart & Soul and 2009 Gateway I Plans concerning sidewalks, pathways, Rt 1B parks and bicycle facilities such as sharrows (bike lane designations).
3. Coordinate with MaineDot in designing ‘context sensitive’ improvements in the RT 1B corridor including the School Street /Rt 1B intersection in order to facilitate safety and efficient traffic flow to/from the Penikese Peninsula while preserving the existing scale and character of School and Rt 1B.
4. Consider where feasible the concept of ‘Complete Streets’ in designing and constructing streets to meet the needs of all users, motor vehicles, pedestrians, bicyclists, and public transit. for new streets and to the reconstruction or substantial improvement of existing streets especially within the village area (such as Bristol Road).

H. NATURAL & MARINE RESOURCES**NATURAL AND CRITICAL RESOURCES****Goals:**

- 1. To protect the water quality in lakes, ponds and streams.**
- 2. To protect wetlands from adjacent development.**
- 3. To protect the Damariscotta River and its shoreline by incorporating up-to-date methods and technologies for keeping pollutants from entering the river.**

Strategies:

1. Stay up-to-date on new methods for wetland protection. Strive to adopt locally such as LID (low impact development) measures such as vegetated catch basins.
2. Use the results of state and non-profit agencies such as the Maine DEP and DMR, the DRA and PWA, Darling Marine Center and Bigelow Laboratory to improve water quality for all natural bodies of water.

- 3 Stay up-to-date on changes to the State Shoreland Zoning regulations to incorporate into the Town's Shoreland Ordinance.

MARINE RESOURCES

Goals:

1. To maintain and enhance the diversity of the natural marine biota to support the sustainability of the local marine ecosystems upon which the environmental health of the inhabitants depend.
2. To protect the clam flats along the River and In Great Salt Bay.
3. To maintain and enhance the marine resources in the town to support the quality of the local ecosystems that supports the quality of life, the local aquaculturists, other fishermen, recreational boaters, residents and visitors.

Strategies:

1. Cooperate with DEP in remaining unharmed to water quality, perhaps eliminating, the three remaining private overboard wastewater discharges into the Damariscotta River at Houston Cove.
2. Cooperate with the Maine DMR (Department of Marine Resources) in programs to monitor and preserve healthful and productive clam flats.
3. Cooperate with GSBSD (Great Salt Bay sanitary District) in programs to monitor any negative effects of algae blooms perhaps from discharged wastewater and *Dafnia* in the Damariscotta River, which eat the algae, on the water quality affecting aquaculture and other fisheries.
4. Cooperate with and encourage the State DMR (Dept. of Marine Resources), Maine DEP and the IF&W (Dept. of Inland Fish and Wildlife) and other state, federal and non-profit research agencies in their local studies and field monitoring of pollutants, especially pesticides, endangered species (flora and fauna) and invasive species. To protect the local aquacultural industry cooperate fully with programs to mitigate the green crab population explosion through economic incentives for their large-scale harvest such as for fertilizer or pet food.
5. Cooperate in programs for the Town to sufficiently monitor hydro-carbon pollutants from winter snow dumping at the harbor as to negative effects on downstream aquaculture
6. Cooperate with the DRA (Damariscotta River Association), the PWA (Pemiqid Watershed Association), Darling Marine Center (U of Maine) and Bigelow Laboratory for Ocean Sciences in studying and field research in all their freshwater, riverine tidal and ocean water projects.
7. The Town should continue salting and total snow removal in cooperation with the downtown Main Street businesses to support the year-round local service center economy and reduce inadvertant pick-up of water polluting hydrocarbons resulting from sanding.

HAZARDOUS CONDITIONS

Sea-level Rise

Goals:

- 1. To maintain the historic village in the face of the consequences from sea-level rise and associated storm surges.**
- 2. To preserve public safety by maintaining uninterrupted functioning of vital arterials and local roads in future flooding events.**

strategies:

1. Cooperate with the Maine Floodplain Management Program in instituting updated FEMA floodplain insurance program requirements for the Town's property owners that entails updated floodproofing techniques within the Town's Floodplain Management Ordinance.
2. Work with the Maine Floodplain Management Agency, the property owners in the Village and potential Village public and private grantors and donors to find ways to flood- harden the historic building in the village to withstand future higher elevation flooding and remain habitable.
3. Work with Miles Hospital on plan and design of Miles Road and other accesses for emergency vehicles during future higher flooding.
4. Work with Maine DOT, Newcastle and Bristol to plan and put in place emergency routes for times of high flooding.
5. Work with Maine DOT, Newcastle to plan and design ways for the bridge over the River between the Twin Towns may be made passable during future higher floods to maintain public safety circulation for emergency vehicles.

I. AGRICULTURAL & FORESTRY RESOURCES

Goals:

- 1. Strive to preserve and protect the remaining large blocks of forested and agricultural land for their forestry, habitat, agricultural and recreational values.**

Strategies:

1. Review the Land Use Ordinances for farmer's markets, farm stands and accessory farm buildings and related structures or equipment
2. Remain current with Best management practices for pesticide and herbicide use to mitigate possible negative side effects from farmers upon their neighbors. Study the Maine 'Right to Farm' Statute if

conflicts arise.

3. Publicize the benefits of the ‘Open Space’ and ‘Tree Growth’ property tax options for landowners to help preserve farmland and forested land.

J. HISTORIC, CULTURAL & ARCHEOLOGICAL RESOURCES

Goals:

- 1. To preserve the Town’s character and historic buildings in the Town’s Historic District identified by the National Register of Historic Places (NRHP).**
- 2. To preserve identified historic and pre-historic archeological sites protect them from inappropriate development.**

Strategies:

1. Explore with historic building owners the benefits and costs of a town historic district and artifacts ordinance to help preserve historic facades and to facilitate State historic tax credits and other funding and grant benefits.
2. Cooperate with local arts organizations to relax normal parking standards at cultural events so as not to limit audience attendance.
3. Work with local landowners to facilitate academic research related archeological digs in town.

K. RECREATION & OPEN SPACE

Goals:

- 1. Over time, complete the 2008 Master Bicycle & Pedestrian Plan.**
- 2. Create public access to open space in Town for passive recreation.**
- 3. To provide adequate public access to the River and ponds in Town along with associated parking.**

Strategies:

1. Pursue grants and other funding for Brownfields assessments of the old town dump and Harbor parking lot for remediation needs to enable future redevelopment and recreational uses.
2. After Brownfields assessment, pursue funding for any required mitigation measures.
3. Cooperate with the DRA in pursuing design, engineering and funding for its Riverwalk from DRA at Great Salt Bay to the Harborside Park.
4. After Brownfields assessment and any resulting required mitigation measures at the former town

dump, pursue funding to implement the public outdoor recreational facilities.

5. Discover additional passive recreational uses of DRA, PWA, GSB School and YMCA land.

L. WATERFRONT {see separate memo}

Goals:

Strategies: