

2014 DAMARISCOTTA COMPREHENSIVE PLAN
Public Meeting – October 2, 2013

SUMMARY INVENTORY

POPULATION & DEMOGRAPHICS

- The Town's population is projected (by the State Planning Office) to decrease slowly by 4% from 2,162 in 2015 to 2,074 in 2025.
- Due in part to the Miles Complex retiree housing, the median age in Damariscotta is the highest in Lincoln County, which has the highest median age in Maine, which has the highest median age in the country. In 2010, 23% of year-round residents were over 70 years of age; 18% were school-age or younger (1-17 years old).
- Due to tourists and regional visitors, it is estimated that the Town's summertime population may double to triple over the wintertime population. In 2010 the winter population was 2,214 indicating a summer population of somewhere between 4,495 and 6,415 with an average of about 5,455. This indicates more or less 3,241 tourists and other visitors in town on a mid-summer day.

EDUCATION

- The school-age population in the AOS 93 area is projected to decrease by 7% from 1,585 in 2015 to 1,416 in 2030.
- International students attending Lincoln Academy will likely maintain the 2010 overall level of students thus providing the funding to maintain the existing level of academic, extra-curricular and sports activities.

HOUSING

- In 2010, about 7% of the houses in town were seasonal or occasional-use houses.
- Of the year-round dwellings, 76% were detached single-family houses. 3% were duplexes. 7% were in multi-unit complexes containing from 3 to 19 units. 5% of dwelling-units were in housing complexes of 20 or more units. 9% of dwellings were mobile homes.
- The 2011 median household income in Damariscotta was \$39,106. It was \$45,904 in Lincoln County and \$45,695 in Maine.
- In 2011 the Damariscotta median income was only 66% of the income of \$58,912 that would have been required to purchase the median priced home (\$202,500) in Town. In Lincoln County the median income was 103% of the income required to purchase the median priced dwelling. In Maine the median income was 97% of the median income required to buy the median priced house.
- In 2010, 59% of the total Damariscotta housing stock was more than 50 years old (built before 1960) which is the age at which historic houses could be placed on the National Register of Historic Places. At present, only the historic brick buildings on Main Street in the Village are listed on the National Register.

- There are about 9 affordable housing units in town for fixed or lower income households, 3 for the elderly and 5+ for families.

REGIONAL & LOCAL ECONOMY

- The rate of unemployment tripled in Damariscotta from 2% of the labor force in 2000 to 6% in 2010.
- In the regional (Waldoboro Labor Market) economy, the Health Care & Social Assistance Sector accounted for 22% of the total wages earned in 2012. Retail Trade accounted for 15% of the total; manufacturing for 10%; Accommodations & Food services for 7%.
- Agriculture/forestry/fishing accounted for 2% of wages earned in 2012 from the regional economy; 1% from Arts/Entertainment/Recreation.
- During 2012 in Damariscotta alone, 72% of all wages paid went to Health Care & Social Assistance (41%), Retail Trade (18%) and Finance & Insurance (13%), showing the dominant employment position of Miles Hospital and its associated assisted housing and professional offices.
- The Lincoln County Regional Planning Commission (LCRPC) reports that in 2012 revenue earned from the arts and cultural industries in the County was \$15.5 million. While a large portion of this is not likely to appear as ‘wages’, the high amount of revenue represents a significant input into the total wealth of the County and Town.

DAMARISCOTTA BUSINESSES

- Employers of 100 + Employees - {2 businesses: 1% of all establishments} - Miles Hospital and Hannaford.
- Employers of 50 - 100 Employees - {7 businesses: 2% of all establishments} - Central Lincoln County Ambulance; Chase Point Assisted Living; Central Lincoln County YMCA; GSB Community School; Mobius; Reny’s Department Store; Yellowfront Grocery.
- Employers of 5 - 25 Employees - {66 businesses: 23% of all establishments}
- Employers of 1 - 5 Employees - {217 businesses: 74 % of all establishments}

PUBLIC FACILITIES

- The 5-Year CIP (Capital Improvement Program) either funded fully or is being funded over time by annually supplied reserve accounts, sets forth a number of public facilities improvements between 2013 and 2018. Principal items include a major stormwater/sidewalk project in the Chapman & Church Streets area, Standpipe Road drainage and repaving, a new Bristol Road sidewalk from the Village to Miles Hospital, Municipal parking lot repaving, two new Fire engines and a new public works truck.
- Several projects, while listed on the FY 13-18 CIP, had not been funded as of 2013: Rt 1B sidewalk from Coastal Market Place to Church Street, Restroom/Visitor Center at the Harbor and the Taco Alley urban trail connector between Main Street and the Harbor.

- There are public facilities recommendations from the five input plans into the 2014 Comprehensive Plan. Major components of the Master Sidewalk Plan along Rt 1B and Bristol Road were completed or underway in 2014. Projects in the Harbor area from the Shore & Harbor Plan were only in the engineering stage as of 2014. Other than some bicycle racks, major construction elements of the Heart & Soul Plan had not been scheduled as of 2014 such as proposed new ‘square-around’ parks at four locations on Rt 1B.

NATURAL & MARINE RESOURCES

- A report on the environmental health of the Damariscotta River estuary by the Damariscotta River Association (DRA) in 2012 indicated that the following estuarine elements to be below standard, designated as. ‘D’. And for those elements with minimal (pollution abatement) controls in place, ‘F’ was designated. Along with other elements for which there is no current field data, these factors need more field study resulting in more conservation work to improve their health and, therefore, the health of the surrounding ecosystem.
(Symbol below is: ↓ = condition worsening.)

<u>Parameter</u>	<u>Grade</u>	<u>Current Trend</u>	<u>Data Limitations</u>
Nickel (heavy metal)	D	↓	Replicate samples variable
Pesticides (PCB, DDE, DDT)	Unknown	Unknown	No Data
Antibiotics	Unknown	Unknown	No Data
Endocrine Disrupters	Unknown	Unknown	No Data
Marine Invasive Species	F	↓	Minimal historical data
Sea Urchin	D	↓	Carrying capacity unknown
Clam	Unknown	Unknown	No pop. studies available
Eel Grass	Unknown	Unknown	No Data available
American Eel	Unknown	Unknown	No Data available
Rainbow Smelt	Unknown	Unknown	No pop. Studies; only presence or
(Federal List Species of concern)			Absence of spawning sites
Horseshoe Crab	Unknown	Unknown	No Data available
Short-nosed Sturgeon	Unknown	Unknown	Data Limited
(Federally Listed Endangered Species)			

HAZARDOUS CONDITIONS

Sea-level Rise

The Main Office of GIS (MGIS) maps the 100 year flood level in 2014 (the flood level with a 1% chance of occurring in any given year) at elevation 10 feet above normal sea-level. This level (experienced in the 1978 storm) already covers the Harbor Parking Lot up to the back foundations of the historic Main street buildings.

The amount of sea-level rise over the next 50 years (to around 2065) is forecasted to be anywhere from 1 foot to 6 feet. Under the scenario of the Damariscotta River’s normal sea-level, if it were to rise by 2 feet, then the hundred-year storm may be projected to be at 12 foot elevation. Such a flood would inundate the entire historic Village from the bridge up to Skidompha Library. Another low area along the River is the Miles Road from Bristol Road into the Miles Hospital complex, which would similarly be inundated by a flood level of 12 foot elevation thus perhaps cutting off ambulance and other vehicle access to the hospital.

AGRICULTURAL & FORESTRY RESOURCES

Agriculture

- Damariscotta in 2013 has two local farmers' markets, one at DRA (Damariscotta River Association) Headquarters, the other at Rising Tide food store.
- In 2014 there was one active farm in Damariscotta, the 150 acre Reny Apple Orchard property fronting Biscay Road at the town line with Bremen at Pemaquid Pond. About 117 acres grows mixed hard and soft woods and is in the State Tree Growth category for reduced property taxes, the remaining 33 acres appear to comprise the residential house site and apple orchard. On the other side of town fronting US Route One near the Nobleboro line is the 75 acre Maine Farmland Trust property, formerly Phillips Farm, which lay fallow in 2013 awaiting sale to owners who would meet the Trust's requirement to actively farm it. The total land in town in 2014 in Open Space (farmland) reduced tax status was about 50 acres and in Tree Growth reduced tax status about 1,079 acres. Together these constituted about 13% of the total land in Town.

Forestry

- There are seven large undeveloped blocks of forested land in the interior of Damariscotta totaling about 2,502 acres, about 27% of the Town. The largest block is 774 acres, 31% of all the undeveloped land in town, which is largely contained in the Great Salt Bay Sanitary District land around its water supply, Little Pond. Under appropriate management these forested lands should be able to continue to provide lumber for building and for fuel. Wood pellets, for example, are likely to continue to be in demand as a renewable energy source with a net zero carbon footprint.