



**Town of Damariscotta, Maine  
Select Board Meeting  
October 30, 2023  
86 River Rd, Newcastle, ME 04553  
6:00 PM**

**AGENDA**

- I. Pledge of Allegiance**
- II. Call Select Board Meeting to Order**
- III. Housing Study Presentation**  
LCRPC Staff will provide an overview of the recent housing study they commissioned as well as some of their next steps.
- IV. Board Discussion**  
Discussion among the Damariscotta and Newcastle Select Board members about areas the two boards can work more collaboratively.
- V. Adjournment**

# Damariscotta and Newcastle Select Boards Joint Workshop

On Monday, the two Select Boards will participate in a presentation from the Lincoln County Regional Planning Commission on the Housing Needs Assessment. Recognizing the regional and state challenges related to housing option, town staff from both communities are interested in learning more from our governing bodies what, in addition to housing, you might like for us to collectively and consistently consider working on.

adorr@damariscottame.com [Switch account](#)



Not shared

\* Indicates required question



Here is the list of topics that staff developed (In alphabetical order). While there \* may be different interpretations of what these topics might mean to you, please choose the three (3) that you'd like to see town staff develop further.

- Agriculture Preservation
- Community Engagement Strategy
- Community Event Coordination
- Historic Preservation efforts
- Housing Strategies
- Joint Emergency Management Planning
- Managing Use of the River (Mooring, Recreation, Aquaculture, Intertidal, Access, etc..)
- Planned Development Strategy (Residential, Commercial, Industrial, etc..)
- Shared Staffing / Departments
- Shared Ordinances (i.e. – Harbor, Shellfish Conservation)
- Streetscape Design (multi-modal, civic spaces, green spaces, etc)
- Tax Increment Financing (TIF districts)
- Transportation Solutions/Coordination (Parking, Road/Sidewalk Improvements, Traffic Studies, Grants, etc..)
- Other:

If your top priority(ies) is/are not included above, please list them, up to 3, here.

Your answer



Based on the answers from the members of both Select Boards, staff will draft a summary of responses and develop a few follow up questions which will be proposed to the group after the presentation from the Lincoln County Regional Planning Commission. Please let us know if you have anything else you'd like to add.

Your answer

Submit

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# FUTURE GROWTH OPPORTUNITIES

## LINCOLN COUNTY, ME

### Comprehensive Plan Districts

-  Growth
-  Limited Growth
-  Rural
-  Shoreland Zoning, Conservation, and Preservation
-  One Mile Buffer of Existing Public Utilities

**Growth:** Growth areas are determined by towns in their comprehensive plan per the Growth Management Law. These are areas that are suitable for added growth as determined by each municipality.

**Limited Growth:** Limited Growth areas are defined further in individual comprehensive plans. These areas do not define unrestricted growth.

**Rural:** Rural areas are meant to preserve town character and do not include growth.

**Shoreland Zoning, Conservation, and Preservation:** These three districts are combined only in this map. They represent areas that cannot contain any growth and are to be protected.

**One Mile Buffer of Existing Public Utilities :** This area was determined by the proximity to existing public water and sewer utilities. The areas within one mile of the utilities were examined by looking at the Town's most recent Comprehensive Plan Future Land Use designated districts.

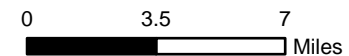
Please refer to each town's Comprehensive Plans for exact designated district areas. Comprehensive Plan District definitions are defined further individually by municipalities.

Towns with designated Future Growth Areas that are not within one mile of public water and sewer include:

- Edgcomb
- Nobleboro
- Somerville

Towns' Utility District and Latest Comprehensive Plan			
Town Name	Water District	Sewer District	Comprehensive Plan Date
Boothbay	Boothbay Region Water District	Boothbay Harbor Sewer District	August, 2016
Boothbay Harbor	Boothbay Region Water District	Boothbay Harbor Sewer District	July, 2015
Damariscotta	Great Salt Bay Sanitary District	Great Salt Bay Sanitary District	October, 2014
Newcastle	Great Salt Bay Sanitary District	Great Salt Bay Sanitary District	March, 2022*
Waldoboro	Waldoboro Utility District	Waldoboro Utility District	February, 2019
Wiscasset	Wiscasset Water District	Wiscasset Wastewater Treatment Plant	January, 2008

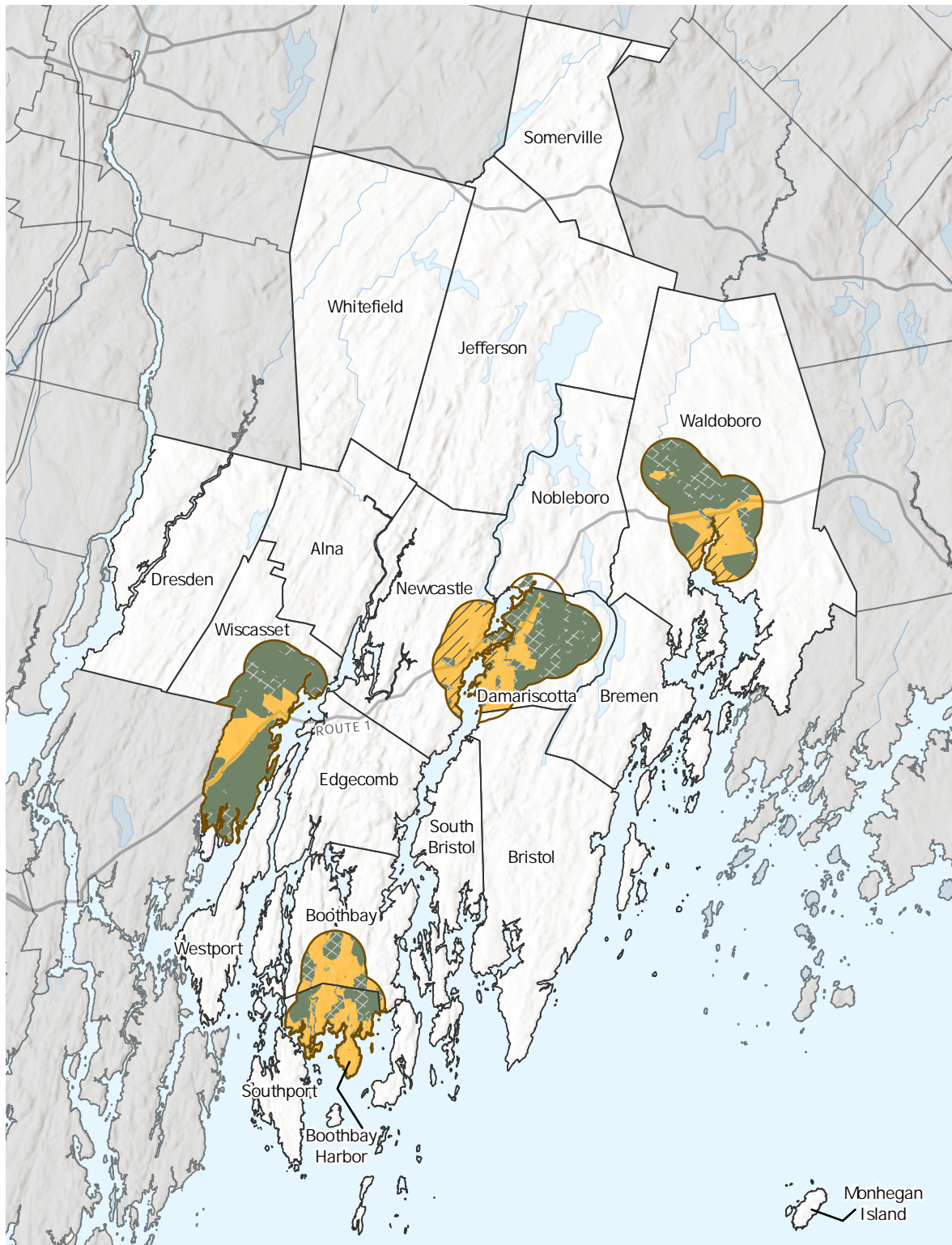
\*Date submitted to the State, was not found complete.



Data Sources:  
Lincoln County  
State of Maine

Produced by Lincoln County Regional Planning Commission  
Information Current as of March 2023

\*THIS MAP IS FOR PLANNING PURPOSES ONLY\*



# FUTURE GROWTH OPPORTUNITIES

## BOOTHBAY & BOOTHBAY HARBOR, ME

### Comprehensive Plan Districts

- Growth
- Limited Growth
- Rural
- Shoreland Zoning, Conservation, and Preservation
- One Mile Buffer of Existing Public Utilities

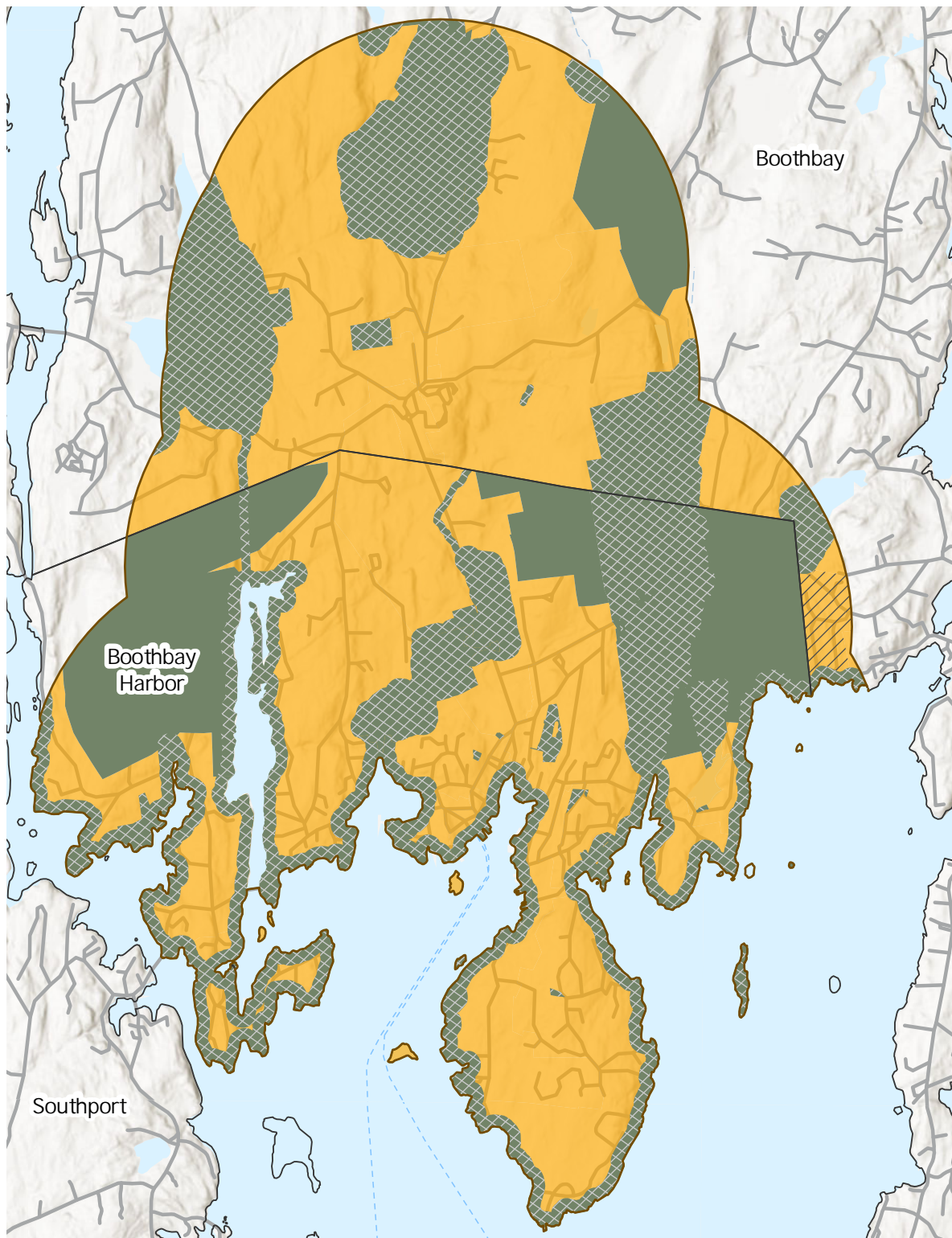
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### List of Town Identified Areas

#### Boothbay:

##### Growth Areas:

- Bigelow Laboratory Special District
- Boothbay Village Center Area
- Boothbay Village Fringe Area
- Boothbay Village Mixed-Use Area
- Commercial Corridor Area
- East Boothbay Village Area
- Manufacturing/Business Area
- Maritime Commercial Area
- Residential Area

##### Limited Growth:

- Coastal Residential Area
- Scenic Gateway Area

##### Rural Areas:

- Rural Mixed-Use Area

##### Resource Conservation Areas:

- Resource Protection Area
- Shoreland Overlay Area
- Water Reservoirs Protection Area
- Watershed Overlay District
- Wellhead Protection Area

#### Boothbay Harbor:

##### Growth Areas:

- Business Park District
- Downtown Business
- General Business (Route 27 Corridor)
- General Residential-Growth
- Special Residential District

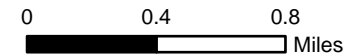
##### Waterfront Areas:

- Lake Watersheds
- Other Coastal Areas
- The Waterfront and Harbor

##### Rural Areas:

- General Residential-Rural District
- Rural District

\*\* REFER TO COMPREHENSIVE PLAN FOR DISTRICT DETAILS\*\*



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# FUTURE GROWTH OPPORTUNITIES

## DAMARISCOTTA & NEWCASTLE, ME

### Comprehensive Plan Districts

- Growth
- Limited Growth
- Rural
- Shoreland Zoning, Conservation, and Preservation
- One Mile Buffer of Existing Public Utilities

Newcastle's Shoreland Zoning only includes the State 250 foot buffer of the coastline, please refer to the town's ordinance for all included areas.

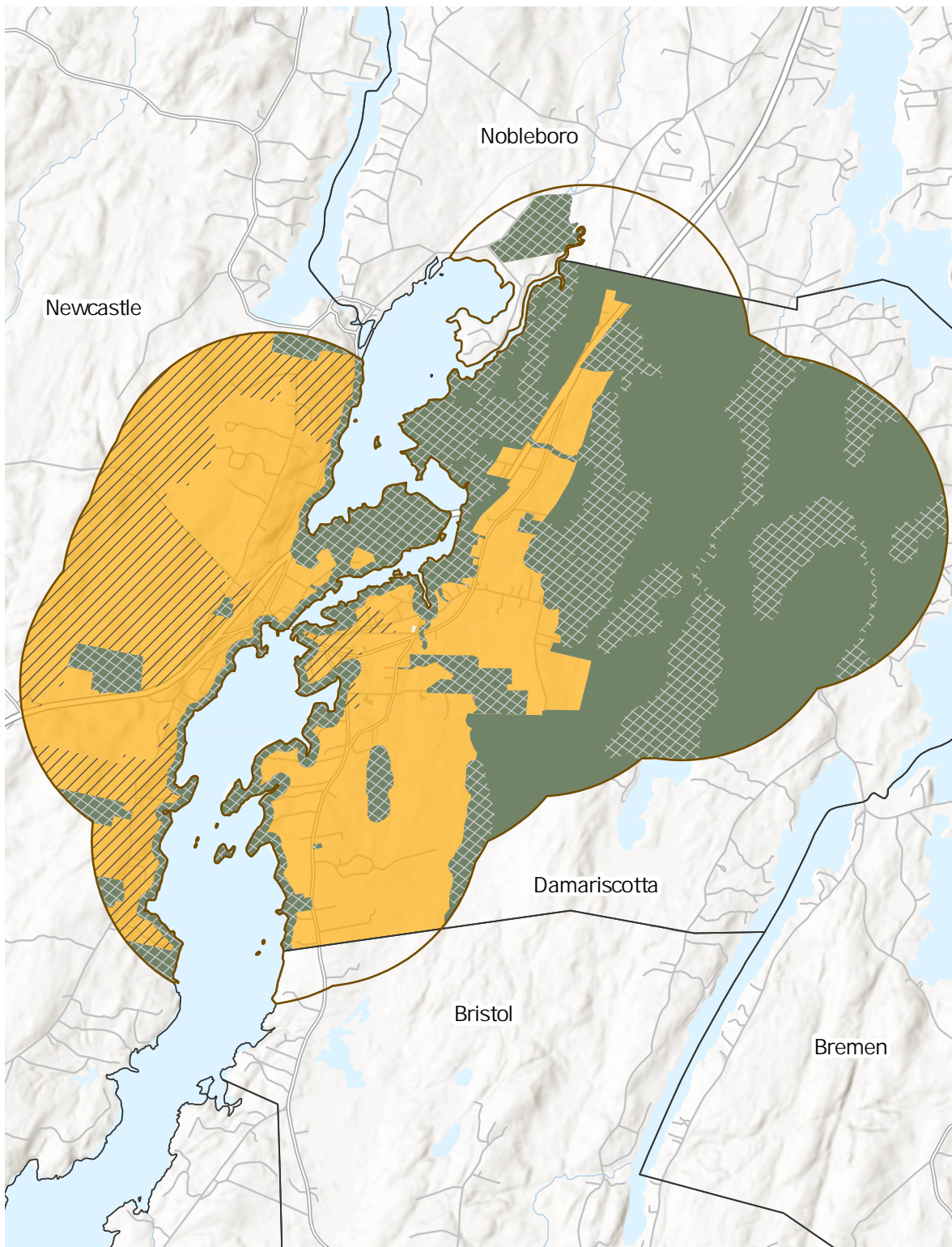
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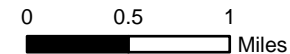
#### Damariscotta:

- Growth Areas:**
- Industrial District
  - Inner Commercial Corridor
  - Medical Area
  - Outer Commercial Corridor
  - Planned Business Park Area
  - Residential Area
  - Village Expansion Area
- Limited Growth:**
- Downtown Fringe Area
  - Historic Downtown
  - Village Residential Area
- Rural Areas:**
- Rural

#### Newcastle:

- Intended Growth:**
- G-2 Intended Growth Sector
  - SD - Campus Special District
  - SD - Fabrication Special District
  - SD - Highway Commercial Special District
  - SD - Marine Special District
- Limited Growth:**
- G-1 Rural Sector
- Conservation:**
- C-1 Conservation Sector
- Preservation:**
- P-1 Village Sector

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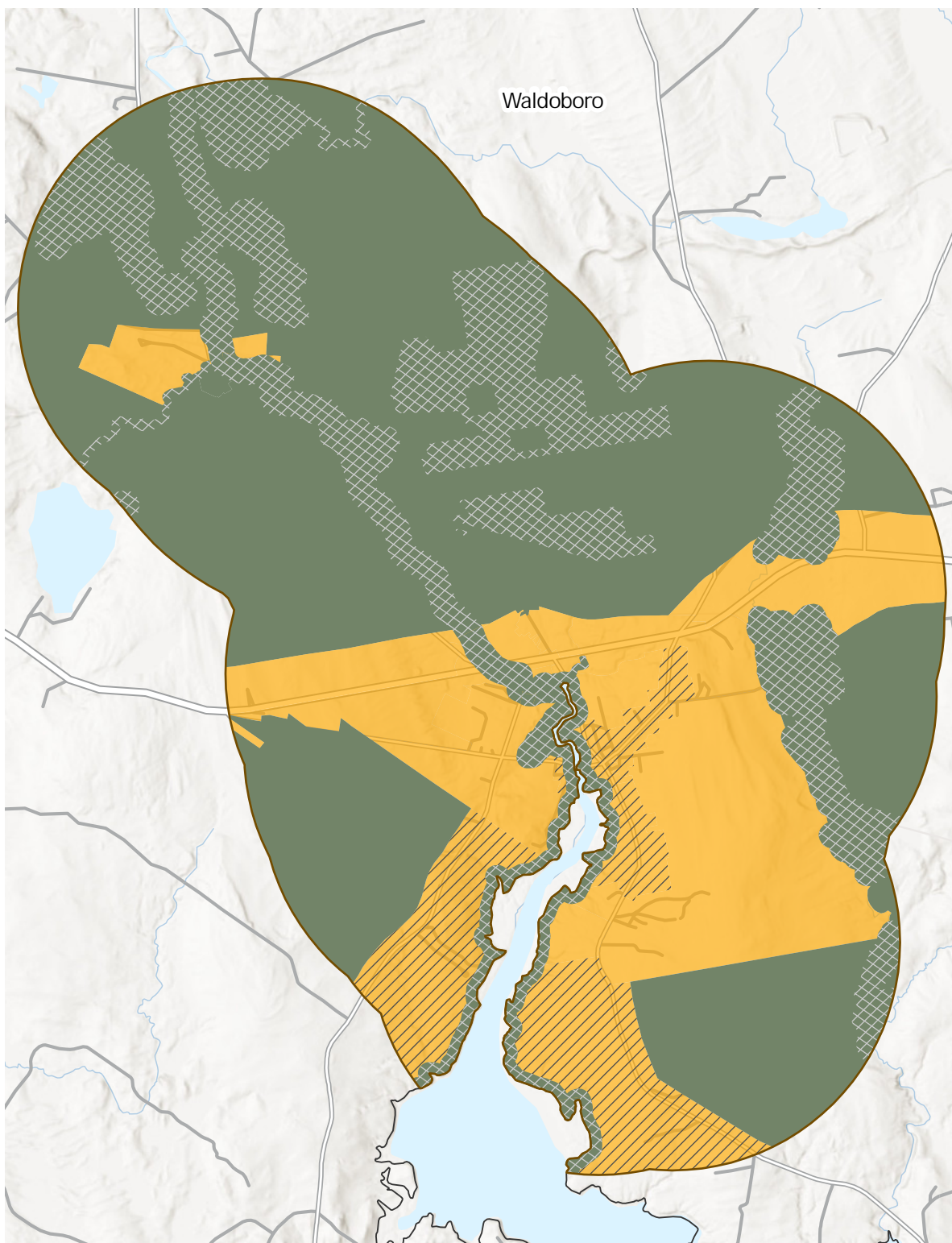
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# FUTURE GROWTH OPPORTUNITIES

## WALDOBORO, ME



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- Rural
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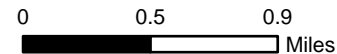
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- Waldoboro:
- Growth Areas:**
- Industrial District
  - Route One A and B Commercial Districts
  - Village District
- Limited Growth:**
- Historic Village District
  - Residential
- Rural Areas:**
- Rural

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# FUTURE GROWTH OPPORTUNITIES

## WISCASSET, ME

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-  Rural
-  Shoreland Zoning, Conservation, and Preservation
-  One Mile Buffer of Existing Public Utilities

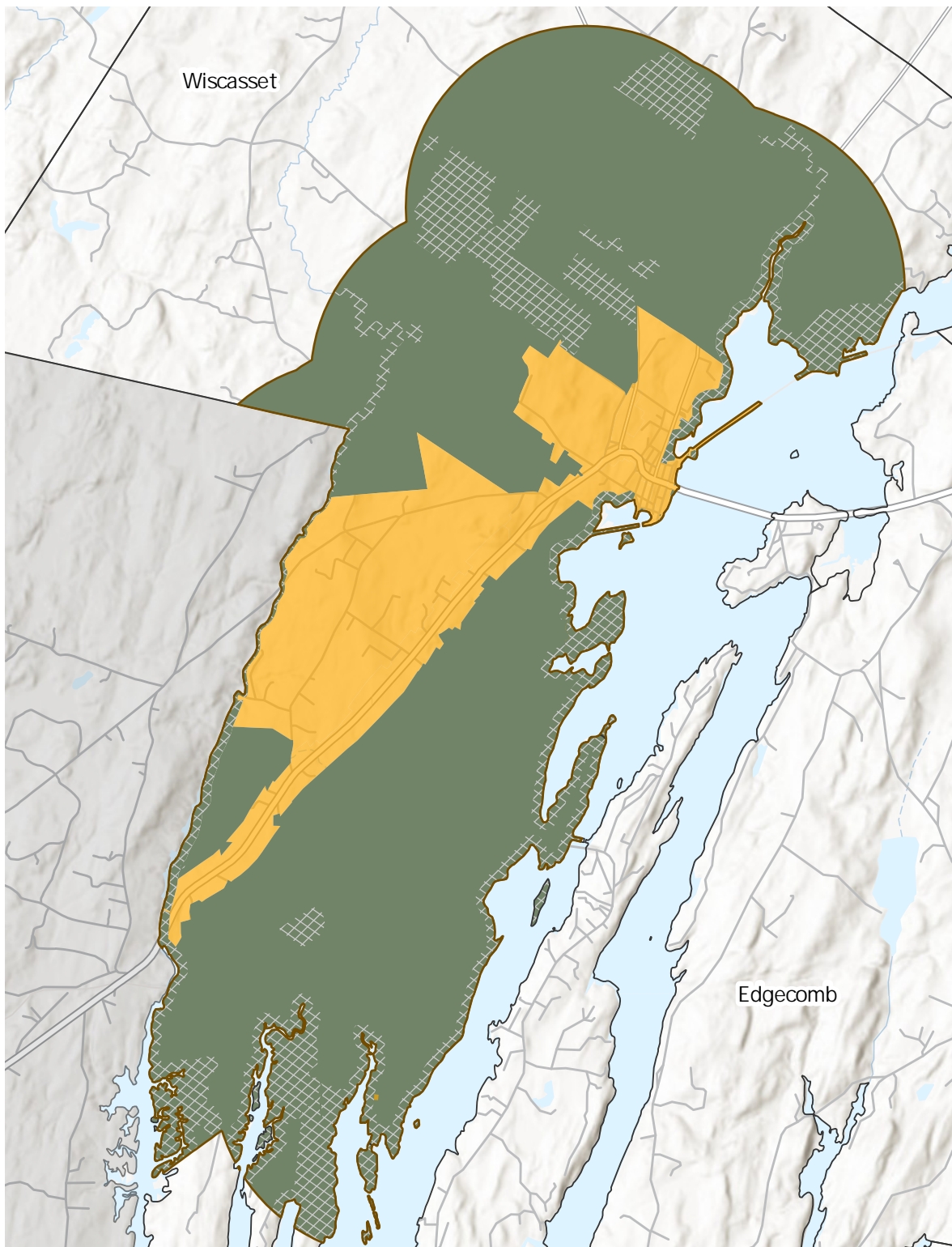
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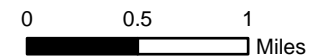
Growth Areas:

- Village 1
- Village 2
- Village Waterfront
- Residential
- Rural Commercial / Industrial
- Airport
- Commercial / Industrial
- Planned Development
- Route 1 Corridor
- Shoreland Business II / Marine Overlay

Rural Areas:

- Rural 1
- Rural 2

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