

2007

2007 Nobleboro Comprehensive Plan, Companion Volume

Nobleboro (Me.)

Follow this and additional works at: <https://digitalcommons.library.umaine.edu/towndocs>

Repository Citation

Nobleboro (Me.), "2007 Nobleboro Comprehensive Plan, Companion Volume" (2007). *Maine Town Documents*. 725.
<https://digitalcommons.library.umaine.edu/towndocs/725>

This Plan is brought to you for free and open access by DigitalCommons@UMaine. It has been accepted for inclusion in Maine Town Documents by an authorized administrator of DigitalCommons@UMaine. For more information, please contact um.library.technical.services@maine.edu.

COMPANION VOLUME
TO THE
2007 NOBLEBORO COMPREHENSIVE PLAN

TABLE OF CONTENTS

| <u>Chapter</u> | <u>Page</u> |
|---------------------------------------------------------------------------|-------------|
| 1. INTRODUCTION | 2 |
| Initial Survey Results – 2003 | 2 |
| Comments from the 2003 Survey | 10 |
| Initial Survey Results – 2004 | 23 |
| 2. POPULATION | 28 |
| 3. ECONOMY | 29 |
| 4. HOUSING | 33 |
| 5. PUBLIC FACILITIES AND SERVICES | 34 |
| 6. TRANSPORTATION | 37 |
| 7. RECREATION | 41 |
| 8. MARINE RESOURCES | 41 |
| 9. NATURAL RESOURCES | 50 |
| 10. HABITATS, CRITICAL NATURAL RESOURCES, AND SCENIC RESOURCES | 66 |
| 11. AGRICULTURE AND FORESTRY | 66 |
| 12. HISTORY AND ARCHAEOLOGY | 67 |
| 13. FISCAL CAPACITY | 68 |
| 14. NOBLEBORO’S SENIOR RESIDENTS | 71 |
| 15. REGIONAL COORDINATION | 86 |
| 16. SUMMARY: TOWARD A FUTURE LAND USE PLAN | 86 |
| Proposed Smart Growth Ordinance | 86 |
| Proposed Miscellaneous Nuisance Ordinance | 92 |

Chapter 1. Introduction

This section presents the results of the two surveys that were distributed to Nobleboro residents by the Comprehensive Planning Committee.

NOBLEBORO COMPREHENSIVE PLANNING INITIAL SURVEY RESULTS- 2003

Results from 148 surveys

| Survey Question | Response Choice | <u>Number of Responses</u> |
|-------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------|
| 1. My primary residence is in the _____ section of town. (See the attached map for key.) | A | 14 |
| | B | 6 |
| | C | 29 |
| | D | 19 |
| | E | 26 |
| | F | 11 |
| | G | 19 |
| | H | 23 |
| | I (Non Resident) | 1 |
| 2. I own property in Nobleboro consisting of (check all that apply) | A Year Round Residence | 137 |
| | A Summer Cottage | 5 |
| | Land without a Dwelling | 13 |
| | Land with a Dwelling | 8 |
| | Unoccupied | 8 |
| | Not Applicable | 6 |
| 3. I own or reside on water front property on | Pemaquid Pond | 13 |
| | Damariscotta Lake | 26 |
| | Duck Puddle Pond | 5 |
| | Great Salt Bay | 3 |
| | Cook's Pond | 1 |
| | Other, (stream or wetland). | 6 |
| | Not Applicable | 90 |
| 4. My age is in the range of | 18 – 25 | 0 |
| | 26 – 35. | 1 |
| | 36 – 45 | 19 |
| | 46 – 55 | 31 |
| | 56 – 65 | 39 |
| | over 65 | 57 |
| 5. I do not own my residence. I rent | A house or mobile home | 3 |
| | An apartment | 0 |
| | Not applicable | 140 |
| 6. I have lived in Nobleboro the last | 0 - 5 years | 42 |
| | 6 -10 years | 18 |
| | 11 - 20 years | 34 |
| | 21 - 40 years | 35 |
| | 41 - 65 years | 9 |
| | over 65 years | 7 |
| | N/A, Non-Resident | 0 |
| 7. I moved to Nobleboro from | Elsewhere in Lincoln county | 35 |
| | Elsewhere in Maine | 41 |
| | Out of state | 60 |
| | N/A, been here all my life | 8 |
| | N/A, non-resident | 2 |

| | | |
|---------------------|----------------------------------------------|-----|
| 8. I plan on | Staying in Nobleboro the next ten years | 127 |
| | Moving out of town within the next ten years | 7 |
| | Unsure | 14 |

| Survey Question | Response Choice | <u>Number of Responses</u> |
|----------------------------------------------------------------------------------|---------------------------------|-----------------------------------|
| 9. I am presently | Self employed part time | 11 |
| | Self employed full time | 19 |
| | Employed part time | 29 |
| | Employed full time | 55 |
| | Unemployed, seeking work | 3 |
| | Unemployed, not seeking working | 0 |
| | Retired | 65 |
| | A student | 0 |
| 10. For my employment I work | At home | 16 |
| | Elsewhere in Nobleboro | 8 |
| | Elsewhere in Lincoln County | 67 |
| | Outside Lincoln County | 28 |
| | N/A, not presently employed | 55 |
| 11. The total annual income in my household is in the range of (optional) | Less than \$15,000 | 9 |
| | \$15,000 - \$25,000 | 6 |
| | \$25,001 - \$45,000 | 27 |
| | 45,001 – \$65,000 | 20 |
| | \$65,001 - \$85,000 | 17 |
| | Over \$85,000 | 20 |
| 12. Including myself, my household consists of | 1 adult | 34 |
| | 2 adults | 104 |
| | 3 adults | 6 |
| | 4 adults | 1 |
| | 5 adults | 1 |
| | 6 adults | 0 |
| | More than 6 adults | 0 |
| 13. My household includes | 1 child | 13 |
| | 2 children | 15 |
| | 3 children | 4 |
| | 4 children | 1 |
| | 5 children | 0 |
| | 6 children | 1 |
| | More than 6 children | 0 |
| 14. I have children that are attending school at (check all that apply) | Nobleboro Central School | 18 |
| | Lincoln Academy | 11 |
| | Medomak Valley High School | 0 |
| | Other Union 74 school | 2 |
| | Other high school | 2 |
| | College or Trade School | 8 |
| | None | 96 |

Provide your assessment of the following areas.

| | Needs significant improvement | Needs improvement | Adequate | Good | Excellent | Unsure or no opinion |
|----------------------------------------------|-------------------------------|-------------------|----------|------|-----------|----------------------|
| 15. Secondary School | 8 | 12 | 28 | 30 | 17 | 45 |
| 16. Nobleboro Central School (NCS) Education | 2 | 9 | 22 | 46 | 15 | 50 |
| 17. NCS Facilities | 2 | 6 | 21 | 41 | 27 | 45 |
| 18. Road Maintenance | 4 | 20 | 52 | 61 | 7 | 2 |
| 19. Snow Plowing, Sanding / Salting | 2 | 7 | 36 | 68 | 32 | 3 |
| 20. Fire Protection | 1 | 2 | 27 | 53 | 38 | 2 |
| 21. Police Protection | 4 | 12 | 44 | 35 | 13 | 35 |
| 22. Ambulance Service | 0 | 1 | 27 | 38 | 47 | 34 |
| 23. Senior Services | 3 | 4 | 26 | 21 | 9 | 78 |
| 24. Form Of Town Government | 0 | 4 | 35 | 76 | 20 | 11 |
| 25. Town Office Services | 0 | 4 | 14 | 66 | 60 | 3 |
| 26. Transfer Station Services | 2 | 9 | 23 | 66 | 44 | 3 |
| 27. Planning Board Policies And Regulations | 3 | 13 | 32 | 48 | 3 | 46 |
| 28. Environmental Stewardship | 4 | 19 | 35 | 45 | 9 | 34 |
| 29. Recreation Facilities | 9 | 35 | 39 | 27 | 9 | 26 |

30. Please explain any areas you identified as needing improvement in questions 15 – 29 above.

Identify what way you think your taxes should go relative to the following areas.

| | Significantly increase | Slightly increase | Stay the same | Slightly decrease | Significantly decrease | No opinion |
|----------------------------------------------|------------------------|-------------------|---------------|-------------------|------------------------|------------|
| 31. Secondary School | 7 | 24 | 54 | 16 | 10 | 30 |
| 32. Nobleboro Central School (NCS) Education | 6 | 29 | 52 | 22 | 9 | 25 |
| 33. NCS Facilities | 1 | 24 | 70 | 14 | 6 | 28 |
| 34. Road Maintenance | 6 | 43 | 82 | 2 | 1 | 9 |
| 35. Snow Plowing, Sanding / Salting | 3 | 14 | 115 | 2 | 2 | 8 |
| 36. Fire Protection | 3 | 23 | 96 | 1 | 2 | 17 |
| 37. Police Protection | 6 | 14 | 83 | 2 | 2 | 30 |
| 38. Ambulance Service | 0 | 10 | 102 | 0 | 1 | 30 |
| 39. Senior Services | 4 | 14 | 60 | 1 | 1 | 59 |
| 40. Form of Town Government | 0 | 7 | 104 | 6 | 2 | 21 |
| 41. Town Office Services | 0 | 8 | 113 | 10 | 2 | 11 |
| 42. Transfer Station Services | 1 | 15 | 106 | 7 | 2 | 12 |
| 43. Planning Board Policies and Regulations | 4 | 22 | 72 | 6 | 1 | 35 |
| 44. Environmental Stewardship | 11 | 35 | 60 | 3 | 1 | 30 |
| 45. Recreation Facilities | 13 | 43 | 57 | 5 | 3 | 21 |

| Survey Question | Response Choice | Number |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------|
| 46. Nobleboro currently has very little commercial or industrial activity. In what direction do you think the town should attempt to affect this? | Aggressive pursuit to attract industry | 9 |
| | Moderate pursuit | 27 |
| | No change. Address on a case-by-case basis | 56 |
| | Discourage industry | 48 |
| | Prohibit industry | 4 |

Nobleboro's annual population growth rate has hovered just below 1% over the last several years, which is similar to Lincoln County but about twice the rate of the State. Also Nobleboro's annual housing growth rate has increased to 3% over the last couple of years and shows signs of continuing to increase in the near future. If Nobleboro's population and housing growth rates remain at 1% and 3% respectively over the next ten years, then the population will increase from a current 1660 to 1834 and housing will increase from 729 to 980 by the year 2013.

| | | |
|----------------------------------------------------------------------------------------------|------------------------------------------|----|
| 47. In what direction do you think the town should attempt to affect the growth rate? | Encourage an increase | 6 |
| | Maintain the current rate | 54 |
| | Discourage or reduce the growth rate | 36 |
| | None, let the growth rate be what it may | 49 |

The State Planning Office encourages towns to identify "Growth" areas and "Low Growth" areas as a minimum. The State has termed this "Smart Growth." The goal is to reduce sprawl and its affects on the economy and environment. This "Smart Growth" is to encourage community development in specified areas and to discourage the spreading out of residents. Studies show that this is best for the environment and more economical for municipalities.

| | | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----|
| 48. Which of the following areas do you think could support future development? (Check all you support.) | The Mills | 20 |
| | The Center | 29 |
| | Belvedere Road to Route 1 | 26 |
| | West Neck, Lower Cross Roads | 15 |
| | East Neck, Vannah Roads | 17 |
| | West of Pemaquid Lake | 19 |
| | East of Pemaquid Lake | 29 |
| | North Nobleboro | 26 |
| | N/A, I do not support the "Smart Growth" approach | 40 |
| | Other | 28 |
| | Route 1 | 6 |
| | Between Upper and Lower Cross Roads | 1 |
| | Between East and Upper East Pond Roads | 1 |
| West Neck Road | 1 | |

As mentioned in question 48 above, the State Planning Office encourages towns to identify low growth areas. They classify these as "Rural" or "Critical Rural Areas." Large undeveloped tracts of land are important to the environment and wildlife, which in turn is important to our rural town way of life. The prevention of sprawl into these areas will be critical to maintaining Nobleboro's character. A low growth or rural area is to discourage residential or commercial development.

| | | |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----|
| 49. Which of the following areas do you think could be designated "Rural" areas? (Check all you support.) | Eugley Hill | 38 |
| | Between Upper Cross and Lower Cross Roads | 65 |
| | Between Upper Cross and East Neck and Deep Cove | 76 |
| | Between Bayview and Lower Cross Roads | 52 |
| | Around Cook's Pond | 53 |
| | Other | 29 |
| | Entire town | 3 |
| | N. Nobleboro | 5 |
| | Between East Neck and Vannah Roads | 3 |
| | Around water bodies | 2 |
| | Jack Studley's property | 1 |
| | Moody Farm | 1 |
| | Morang Cove | 1 |
| | Belvedere Road | 2 |
| | Backmeadow Road | 1 |
| West Neck Road | 1 | |
| Center Street | 1 | |

In addition to the State encouragement to identify growth and rural areas, it expects town ordinances to recognize these areas and have rules associated with their development.

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----|
| 50. Which of the following strategies do you think would be appropriate to implement to this end? (Check all you support.) | Allow a somewhat smaller lot size in growth areas | 22 |
| | Restrict the subdivision of properties in rural areas | 71 |
| | Establish a significantly larger minimum lot size in rural areas | 45 |
| | Work with local land trusts and watershed associations | 84 |
| | Obtain conservation easements or town purchase lands | 47 |
| | Establish maximum densities for rural areas rather than lot size restrictions | 36 |
| | Only support the adoption of public roads in growth areas | 27 |
| | Promote enrollment in Tree Growth and Farm and Open Space Law. | 64 |
| | Establish requirements for subdivision of properties to include a predevelopment plan that addresses land use issues. | 65 |
| | Limit the number of building permits allowed per year in rural areas | 36 |
| | Establish access limits to arterial roads in rural areas | 33 |
| | Require subdivisions in rural areas to establish significant permanent conservation space | 62 |
| | Allow for developers to “create” environmental friendly neighborhoods as in cluster housing for low income wage earners and the elderly | 56 |
| | Impact fees | 11 |
| None. There are adequate controls already in place | 11 | |

With the development of growth areas, the development of shared public utilities become more feasible including water, sewage, sidewalks, etc.

| | | |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----|
| 51. Do you think Nobleboro should be planning for the development of public utilities over the next ten years? | Yes | 54 |
| | No | 90 |
| 52. Which of the following strategies do you think would be appropriate to implement to this end? (Check all you support.) | Increase tax rate and establish a fund for the future development | 9 |
| | Develop a detailed growth plan for each growth area that lays out utilities, roads etc. | 38 |
| | Investigate government grants | 48 |
| | Cooperate with other towns or communities for shared utilities | 45 |
| | None, don't see the need | 61 |
| 53. Do you think the town should consider purchasing certain parcels of land for the purpose of preservation or recreation? | Yes | 95 |
| | No | 48 |

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----|
| 54. If the town were to purchase or acquire land, I would rank the importance of different types of land to consider as follows: (Rank using numbers 1 – 6, where 1 is most important.) (First choices results.) | Shoreland for public access to water | 43 |
| | Shoreland or wetland for natural resource or habitat protection | 76 |
| | Woodlands | 7 |
| | Open fields | 6 |
| | Views and vistas | 4 |
| | Other | 3 |
| | • agriculture preservation | 1 |
| | • historical properties | 1 |
| | • balanced approach to all | 1 |
| | • town beach | 1 |
| | • town park | 1 |

Likely of most significance is Nobleboro's substantial lake frontage. These properties are greatly valued by their owners yet may pose the greatest potential negative affects to the environment. Uncontrolled development along these lakes will be a detriment to the water quality, wildlife, and environment. Contaminants from disturbed soils, roads and driveways, faulty septic systems, etc., all have the potential to end up in the watersheds.

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----|
| 55. Which of the following strategies do you think would be appropriate to implement to better control the development of lake water frontage? (Check all you support.) | Work with the local watershed associations | 100 |
| | Restrict the percentage of developed water frontage | 63 |
| | Implement stricter controls for set back | 60 |
| | Implement stricter controls for developing or changing properties | 71 |
| | Require lake front property owners to have third party septic system testing on some frequency. | 57 |
| | Town acquire and establish public areas for multipurpose access to the lakes | 47 |
| | Track the camp to residence conversions to include year round and seasonal complete houses. | 54 |
| | Restrict lot uses by the size of lot and accessibility to it | 47 |
| | None. There are adequate controls already in place | 21 |
| 56. Which of the following strategies do you think would be appropriate to implement to reduce the amount of contaminants flowing into our lakes from developments along the shore? | Require all roads to comply with minimum state requirements | 75 |
| | Require all roads/driveways within shore land zone to be surfaced with hot top | 14 |
| | Require swales or berms to catch run off and filter it where possible. These would be maintained by the property owners. | 63 |
| | Require vegetation to be restored after road/driveway completion | 92 |
| | Establish strict use requirements for home businesses in watershed areas, e.g. automotive, junkyard, metal collection, etc | 104 |
| | Establish incentives for cleaning up debris saturated parcels of land | 81 |
| | None. There are adequate controls already in place | 13 |
| 57. Do you think a maximum horsepower rating for boats on our lakes should be established? | Yes | 108 |
| | No | 37 |

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|----------|
| 58. Do you think personal water (jet skis) and snowmobiles craft should be banned from our lakes? | Jet skis | Yes 94 | No 51 |
| | Snowmobiles | Yes 86 | No 58 |
| 59. Do you think ATV's should be restricted use in Nobleboro? | | Yes 103 | No 40 |
| 60. Do you think the current three-vehicle limit for unregistered vehicles should be reduced? | | Yes 71 | No 65 |
| 61. Do you think the town should have an ordinance that establishes minimum guidelines for the aesthetic appearance of structures? | | Yes 64 | No 72 |

62. Special concerns.
(See comments below)

NOBLEBORO COMPREHENSIVE PLANNING

COMMENTS FROM 2003 SURVEY

Results from 148 surveys

| Survey Area | Comments |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Secondary School | <ul style="list-style-type: none"> • The needs of our children to get the best education possible is primary. • Need to support Lincoln Academy infrastructure upgrade. • Excellent teaching in spite of inadequate facilities. • Lack of supervision - students come and go off campus anytime they choose. • Lincoln Academy needs updated facilities and needs to be more accountable to the town. If this is not possible then perhaps we need a public high school. |
| Nobleboro Central School Education | <ul style="list-style-type: none"> • The run away school budget. • I would like to see at the school administration level and above be drastically cut back. It is time for COUNTY superintendents, not towns, nor SAD anymore; we are in the 21st century. • I would like to see more extra curricular activities for children. • Need to evaluate methods of instruction. Grade average and sports participation and passing of students to next grade level. • Get school costs under control • Need to remove games from computer. • Pupil teacher ratio should be smaller in lower grades. • Always room to improve educational practices and methods. • The school seems to be fine but I think pupil ratio to teacher is ridiculous and not fair to taxpayers at all. There's an awful lot of extras that really are not used. And shouldn't there be a separation of school and government in all areas including budget committee? • They should just 1 year go to 1 room! Probably do better in scores. |
| Nobleboro Central School Facilities | <ul style="list-style-type: none"> • From experience, NCS has had difficulty with their plumbing situation. They are in need of a space for a computer lab. • School infrastructure hasn't been touched in years, especially on the exterior. Groundwork is terrible. Athletic fields need yearly maintenance, dugout buildings, or new benches. • School is filthy dirty! • Facilities good, just not enough! • Lamp poles and sign needs attention. |

| Survey Area | Comments |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road Maintenance | <ul style="list-style-type: none"> • There are some roads that are crumbling and need repair. • Filling of potholes. • Bad situation over culvert area at bottom of Lower Cross Road. Now all the repaired and renewed culverts make very bumpy travel. • Road maintenance: road shoulders are not being graded so as to allow water to easily run off. End result: pavement life is at least cut in half. Replacement of culverts, as is being done now is less than half-done! • Roads are often rough - more frequent paving. • Upper Cross Road should be improved to allow year round use. Needed for ambulance and fire protection. Shortest route to West Neck and Kieve from fire station and ambulance service. • Roads are narrow, winding and surface breaks up. • Roads need to be re-tarred. • Roadway trash on Center Street. • Roads are a consistent problem due to weather conditions, but drainage conditions could be improved on upper east pond road where ice buildup is a problem and dangerous for travel, i.e. bus travel for students. Is there a spring there? Or closed drain pipe? • Recently the York contractors have done sloppy work replacing culverts. Left a mess and didn't fill in the dug areas enough; they'll tar later I presume, but now it could be better. Also the ruts and heaves are bad this time of year. I am not happy with the Mills one way road situation, especially hugely wide junction of Austin and Mills Road, which is 3 times wider then it need to be. The beautiful, historical area should not have been covered with tar! • Roads need repairs when finances improve. • Springtime we need a sweeper at intersections and on hills. • Heavy sand trucks traveling on East Pond Road and doing damage there of to the road. • Too many potholes. • Way too much sand and salt on back meadow rd. • Duck Puddle Road - Potholes. Bennett Road- potholes. Waltz Road- would like it paved. |
| Plowing, Sanding, Salting | <ul style="list-style-type: none"> • On Backmeadow Road it's excellent. • West Neck Road: this winter was rather haphazardly plowed, etc. • More sanding, salting, plowing and scraping. • Use a little more sand. • I know this is a state-wide issue, but it seems that salt is used too frequently and the grade of sand is becoming too coarse - rocky! I had to replace my windshield. I would rather see my tax dollars go to more plowing, less sand/salt spreading. I don't expect the roads to be perfectly clear - I just drive more carefully with snow tires. |

| Survey Area | Comments |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Protection | <ul style="list-style-type: none"> • My insurance co rated (on a scale of 1-10, where 1 is excellent) our fire dept as a 9. Whether they need more financial support, training, equipment, facilities, I don't know. I am in full support of this department as they do a vital job, like the police, and put themselves in danger to help us. |
| Police Protection | <ul style="list-style-type: none"> • Need to enforce and review speed limits. • There is none except for county sheriff. • Not sure if we need more thorough enforcement of laws. • In a crisis, there have been known to be 30+ minute wait for a sheriff. Neighbors are handier. • Police protection the poorest I've ever seen, understand Sheriff Brackett. SPEEDING IS OUT OF CONTROL ON DUCKPUDDLE ROAD PERIOD, and I'M TIRED OF IT!! 45-65 MPH IN A 35 MPH ZONE IS ZERO TOLERANCE. • County Sheriff not very responsive. • Speeding on Backmeadow Road and others. • Lots of excessive speed on secondary roads. Never monitored by police 'til an accident occurs. Camp Kieve vans transporting kids and taking East Neck Road as shortcut drive far too fast in summer. Road is very narrow in places and it needs better monitoring. |
| Ambulance Service | <ul style="list-style-type: none"> • Not pleased with ambulance ride in Aug., 2001 |
| Form of Town Government | <ul style="list-style-type: none"> • I am used to town meeting government and think it's the best way to go and bd. of selectmen. • Voter turn out at polls and town meetings is too low to truly represent citizen sentiment. Candidates for budget committee should campaign on basis of skills and experience and position. As it is now, committee is de facto self-perpetuating. • Our tax bill should have 2 payment dates - 6 months apart. • I feel town meeting is not very effective or inclusive. Why referendum items instead of warrant items, where issues can be discussed. Town meeting should be advertised, made much of a town affair and responsibility. Baby sitting, fun, and luncheon, involve high scholars as stewards and guests. • Way, way too much administration, superintendents etc!! Time to change this. • Selectmen and budget committee need more control of the school board and school administration, i.e. budget. • Property taxes need to be reduced. Businesses and individuals have had to decrease spending in the economy. Why shouldn't town, state, and federal governments? • |

| Survey Area | Comments |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Form of Town Government <i>(continued)</i> | <ul style="list-style-type: none"> • Nobleboro should consider some form of hired administration with part-time selectmen serving as policy making body. Administration and workload and expertise needed is now more than should be expected of a part-time board. • A lot of people do not participate or volunteer because they feel intimidated by the "powers that be." A friendly newsletter with personal thoughts from the "p.t.b." group might help. People feel special interests run the town and of course in a way that's true; like some of budget items could have been reduced. People get jobs - people lose jobs due to supply and demand. But you can't keep people just because you hired them. • Form is good. Needs more natives! Well, we oldies over the hill, wish more of the Nobleboro long time residents would participate in town government. More notification is needed to involve citizens - to encourage - to invite participation. (This survey is a start - but more information needs to get out to citizens. What are problems? How can a citizen help? What plans can a person have input? Why not a newsletter - an informal type - don't sound too biggety thou. |
| Town Office Services | <ul style="list-style-type: none"> • Town office should be open more hours - Sat AM and 1 or 2 evenings a week. No increase in staff is needed, just staggering hours. • A little high in comparison to others. Seems like more personnel than needed. • Town office should be open at least after work daytime one day a week. • Girls are always pleasant. • Town office should be open one Saturday a month so that working people can conduct business w/o having to take a day off from work. People who work there should be more polite and friendly. |
| Transfer Station Services | <ul style="list-style-type: none"> • Attendants not helpful compared to other towns. • The transfer station should be open on Sunday and closed on Monday. • Clean up litter at transfer station. • Residents should be allowed to pick the dump. • Nobleboro should require all towns using our facility to recycle their waste as well as rubbish collection services providing trucks for recycle-able waste. • Area grounds need better policing. • Don't pollute with computers or mercury but no way to dispose of them so they pile up in the shed. Anytime the government makes a (?) they should also provide an easy means of doing it. • Transfer station should handle oil and hazardous household materials (used engine oil, paint, dry cell batteries, insect and weed poison). |

| Survey Area | Comments |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Transfer Station</p> <p>Services</p> <p><i>(continued)</i></p> | <ul style="list-style-type: none"> • The town needs to establish a hazardous waste collection site for oil, paint thinner etc. Would like to see wider variety of plastics being recycled. • It would be nice if the transfer station was more picked up - stuff blown into the woods. People are sloppy with their dumping and stuff on the ground is unattractive and does not help people to take pride in maintenance of this nice facility. • Transfer station management and expense - (service is ok) • Should be kept cleaner. Attendants could more to help people, esp. elderly. Be open half day on Sundays. Allow for oil to be collected and recycled. Deal with the most difficult materials to dispose of by informing customers how to get rid of them, examples - used gasoline, chemicals, old computers, etc. • Needs better signage. • Transfer station should be open Sunday! • Good services but layout is poor • Need facility for toxic waste disposal • Facilities for disposal of toxic waste. • I think that trash haulers like regional rubbish should be scheduled for off peak hours. When one is unloading it causes quite a hold up. Especially when the other spot is blocked by an unoccupied vehicle i.e. occupant talking to dump personnel. • More helpful attendants, especially to elderly. • Would like to see transfer station take more plastic recyclable products and have a hazardous waste day. • More aggressive recycling policies/practices at transfer station, composting of leaves etc. • The transfer station could use more oversight. What is the issue with "dump-picking" (which I see happening all the time) - Is it an injury liability problem? Some transfer stations where I have lived have a shed where people put unwanted but useable items for others to take if they can use them - just another form of recycling instead of creating more trash. |
| <p>Planning Board Policies and Regulations</p> | <ul style="list-style-type: none"> • If current laws were enforced, there would be less need for new ones. • We need zoning and ordinances restricting ATV's, PWC's unregistered vehicles, mobile / modular homes and junk in front and side yards. Need ordinances restricting commercial and home businesses to commercial areas. • especially re: modular / mobile homes. • Start enforcing exist laws before creating new. • Until town accepts some real zoning, there's no reason to change present policies. • If we'd enforce the ordinance we have, we'd not need new. • Existing regulations on house additions are too restrictive. • Planning board should allow for more variances. • Unapproved camp roads around lakes and ponds need to be addressed. |

| Survey Area | Comments |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Board Policies and Regulations <i>(continued)</i> | <ul style="list-style-type: none"> • Need to enforce ordinances and strengthen development and building practices with code enforcement, developers and builders to see that building practices are environmentally enhancing and adhered to. • Regulations are not enforced. Town does not enforce existing regulation of salt bay ice fishing shacks or support home owners by having them removed from private property. There are no regulations over oyster creek. • Often don't understand regulations, need more training. • Board needs to treat people fairly. • Enforce regulations. • Enforcement. • With projected 1% growth rate I see no need for more rules. Our CEO is doing a fine job enforcing our present state and town rules. • More detailed permitting forms and follow up. • Not public enough with activities - need more coverage in Lincoln County News. • See the need for more ordinances around environmental issues and enforcement of such. • But do more than meet - inform. • As far as we are informed. |
| Environmental Stewardship | <ul style="list-style-type: none"> • Not enough effort at land protection. • A group or board from each town surrounding each lake needs to be formed to address preventative methods for protecting lakes from abuse, overuse, pollution, invasive aquatic plants and poor water quality. These small groups when combined would be more effective. Prevention is the only way to protect our lakes and we need to address it now as bass fisherman begin their season and the rest will follow. • Boaters do not respect speed laws; as a result loon nesting is disturbed/flooded/destroyed. • Need to improve understanding among town residents of how their actions affect waterways and other environmental properties People who know why and what they should do are more apt to do the right thing. • Preventative intervention to protect our lakes for everyone. • See the need for more ordinances around environmental issues and enforcement of such. • There are erosion sites that need tending to. • Is there a plan to protect? Who over watches? Who enforces? Town has a lot of watershed - Is there a coordinated effort of stewardship? |

| Survey Area | Comments |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recreation Facilities | <ul style="list-style-type: none"> • The plans for the future seem excellent. • A park at Pemaquid landing is a great idea for the community. • There doesn't seem to be any recreation facilities in Nobleboro. • Hopefully get on with the preparation of the boat landing area. • Follow through on plans for ball field and waterfront park. • Recreation facilities will be good when the playgrounds near the boat ramp are built and in use. • We need the town recreation facility on Duck Puddle. • Facilities good, just not enough! • When recreation area on Route One is completed my answer would certainly be "good." • Baseball fields should be built before 2005. • I would like to see a park or a safe place for children and mothers to congregate. We need more family related activities. • We have no adequate public access to Damariscotta Lake or Pemaquid Pond. There should be public swimming access. There is no access to Salt Bay. There is public owned land along bay. This would be a great place for a community sailing program. We need to complete the planned facility at Pemaquid. Also need green ways within town for walking and non-motorized biking. • There are no recreation facilities for any age. • Do not exist. • Have to finish boat ramp area. • Need more public swimming access areas. • Do not support current plans for recreational facility at Pemaquid lake site. • Really think it is important to have a swimming area for children. • What recreation facilities? When will that be worked on? • The boat landing area at Pemaquid Pond should be moved so that town children and adults could have a proper swimming place. • Nobleboro seems to be addressing the issue of recreation facilities. • Can improve when money situation is better. • Suggestion: It's difficult to park near water for bird/ducks. We have a lovely area for bird watchers. Future plans could help enhance this recreation. • Recreational facilities should be more of a county project. • The plans for the recreation area near the boat landing should be implemented. • Good for children. • It would be nice to complete the recreation facility on Pemaquid lake. |

| Survey Area | Comments |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unregistered Vehicles | <ul style="list-style-type: none"> • Reduce to 0 unless garaged. |
| Future Planning Comments | <ul style="list-style-type: none"> • Would like to see a safer area to walk - side walks or walking area that could also be used for roller blading - biking and roller skates. • I would like to improve quality of life / environmental protection / and taxation policies without unneeded restrictions on individual property owners. • #46: Clean industry - no toxic wastes - a larger tax base will help for the future. I cannot say "no change" as we must always be ready to change depending upon the challenges that come along. However, I think you must explore each opportunity as it comes along. Stay aware of possibilities. #47: Best to manage rather than see growth out of control. Smart growth! #48: No strip malls! A planned plaza w/ traffic control and adequate parking and landscaping is best. #50: I'm against "eminent domain" until or unless all testing, research, and proper planning is done to show absolute necessity for the good of the town. Absolutely fair prices must be offered. #51: Not in this decade - perhaps in the following - 1% population growth hardly warrants it. #52: Do not tax for future development. That cost must be borne by those who dwell here at the time. That would be tax w/o representation if you were to do so now. #56: Roads - Require that are maintained by property owners in good condition. No crumbling or deterioration t • #51: put in a windmill for power. • #50: "...smaller lot size..." Not practical unless there's town sewage system. #51: There isn't money enough for the school systems - how could town afford to think of public utilities? #52: at this time but, the need will develop eventually. #53: Town already has a large parcel of land for recreation. When it is fully developed there maybe need for additional property. In the meantime town officials should keep an eye out for real bargain property. #54: "views and vistas" See the previous comprehensive plan; it determined what vistas the townspeople liked. You couldn't afford to buy any of them. #56: "...pave shoreland roads..." This would only increase the run off! #61: Without a town police dept. this would be nearly impossible to enforce. • #53: Jack Studley's land on Damariscotta Lake • #51: Only for sidewalks in Nobleboro Center for children walking to school. • #46: Green type industries. Should not be considered as a tax cash cow. #47: Housing clusters should be encouraged maintaining open space around the clusters. #48: Areas not checked have impact on fresh or salt water. Grow areas A, B, E on map. #54: I support acquisition to provide recreation opportunities for the town. #57: Damariscotta and Pemaquid are not rural lakes. Restrict HP on small ponds and small lakes. #58: This is discrimination. #59: Controlled but not restricted. • Maintain rural character of Nobleboro. Do not permit route 1 to develop like Newcastle and Waldoboro. Require a coordinated appearance and landscaping to route 1 construction. Limit driveway access to route 1. |

| Survey Area | Comments |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Future Planning Comments <i>(continued)</i></p> | <ul style="list-style-type: none"> • #27: Prior too any significant growth, town should plan ahead for access roads from expanding residential areas to US rt1, avoiding as much as possible, existing residential roads. Morgan Hill may be an example of this problem. • I would like to see Nobleboro retain its rural character by encouraging nonpolluting industries, i.e., Tidewater Telecom - but in already established areas. Why not have more interaction between towns - Waldoboro, Damariscotta, Newcastle. If the state support of combining town's services it would encourage this and perhaps help control sprawl.#53: We already have a parcel of land on Pemaquid Pond for recreation. • Fear that US Route 1 will see unrestricted commercial development. We don't want to like US 1 in southern Maine. • According to information shown in the survey, the average annual population of the town is increasing at a rate of under 1%. The number of housing units (the tax basis) is increasing at an average rate of 3%. My research shows that over the last 5 years the average annual number of school children is decreasing at a rate of 1%. Taking the information shown above, a simple calculation would dictate that the relative tax burden should be decreasing. But, golly whiz, the average annual school expenditure is up by 9%, 44.8% over the last five years. Go figure, better yet, go planning. Obviously, the only way you can manage these figures is to build a casino! Therefore, I submit we should start planning now. I don't know where it should be built, but probably somewhere in North Nobleboro where there seems to be more vacant land . Maybe on tax exempt property - we could get better bang for our buck. • We believe that the number of public lake accesses is adequate. Support a requirement for lakefront owners to establish buffer zones. #46: Except agriculture. • increase lot size for mobile homes. • Updating Nobleboro's growing needs should be surveyed perhaps every 5 years. • #51: Study and assess the town's long term utility needs. • #46: With specific goals of increasing the tax base and creating good jobs. #47: Controlled to balance increased tax base with rural character of community. • Nobleboro, like many small Maine towns, needs to reduce lot size, road frontage size, etc. The present encourages sprawl and the reduction of family farms and wooded tracts to 2-5 acre house lots. Please encourage cluster housing and increase the number of stories in dwelling, encourage multi family units together. To do this I assume the issue of city/town water and sewage systems need to be expanded and/or built. • Want to hear about how the town plans to keep sprawl and overbuilding within bounds. • We have a problem with tarred roads into lake residences. That is probably better for lakes but not good for the rural camp unique and attractive still - Maine. Do you want it to look like Florida? Maybe New Jersey? YUK! |

| Survey Area | Comments |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Future Planning Comments (continued) | <ul style="list-style-type: none"> • Raise taxes (rate) on newly constructed single family non-cluster housing. • Nobleboro is valuable because of its rural environment. We support smart growth as a way to maintain this. • Support smart growth but no opinion on areas. • Do not know enough to make an intelligent answer. Am against sprawl. • In a controlled manner so as to balance growth and open space in all areas of town. • I support the smart growth approach, but I'm not sure on this one. Whatever the most appropriate spots are. |
| Miscellaneous | <ul style="list-style-type: none"> • Other areas above where I am still too new to really know - I care deeply about environmental concerns, believe recreation is very important to all our citizens. I have not used senior services but may in the future. I have to meet with town board on regulations to see what can be done to make my house adaptable to that I can live here the rest of my life. • I am so happy here in Nobleboro. I cannot believe my good fortune to find myself in a community that is so compatible with my lifestyle, hope, and expectations. It is a wonderful place and I have no desire to ever, ever leave here. • Nobleboro has always been a little town with a big heart that allowed people freedom to be and exist in different environments and classes of social status. That will be difficult to do or maintain if we continue to impose standard ideas and rules of a few under the guise of comprehensive planning. We lose the freedom to use our property in a way profitable or pleasing to our needs and desires. It feels like a form of communism to me. It's the towns or state becoming a dictator of sorts. Let's not sell out to the 'big' (state) government. • #31-45: Unsure of question. Are we talking allocation of existing property taxes or increasing/decreasing property taxes in general? #47: By what means: taxes, moratoriums, other regulatory means? • Hollis' shop in Damariscotta Mills is in serious state of deterioration and if towns don't work together to correct will threaten access to public swimming area - building should be a public landmark and converted to house museum of mills history under auspices of a joint historic trust association. • Nobleboro should take an active role in helping to preserve the farmlands in town, especially those on the east side of Damariscotta lake. Too many have been lost already. Town should better recognize its historic properties and play an active role in their preservation. • We came here because we liked the rural atmosphere. Services from the town have been good. Don't change what's not broken. It would be disappointing to see the town change into a "city town" like the ones people leave to move here. • I feel restrictions are like laws and they are taking away freedom. The reason our settlers came to America. No more rules, regulations and laws!!!! • #46: What kind of tax base does Nobleboro have compared to Damariscotta who has lots of commercial activity? • #53: What land areas are owned and maintained as preservation or recreation as of now? • Stop picking on the waterfront properties. Look at the farms. They polluted duck puddle pond! |

| Survey Area | Comments |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Miscellaneous <i>(continued)</i> | <ul style="list-style-type: none"> • Community access to the water. • Public access and swimming at water. • Disparity of incomes - million dollar properties versus poverty - standards of living - ability to remain within the community on per say 'the family farm's homestead due to upcoming reassessment. • Increasing taxes on undeveloped land which forces sale and subdivision thereby increases cost of education and thereby increases taxes in an endless spiral of development. • #53: Primarily should be done by land trusts, not town. • Nobleboro is a rural community, and I am concerned that the "Big City" - "Big Brother" influence will invade us. • Need to have access to boat landing area for swimming. • #53: Depends on cost and available funds. Taxpayers are overburdened now. |
| Horsepower Limitation | <ul style="list-style-type: none"> • But higher on larger lakes and lower on smaller lakes. • #57 - 59: I don't care for these toys, but I don't feel comfortable controlling others enjoyment of them. Private owners should control their own land. • Stricter enforcement. There are places where even 5 hp wide open is excessive. • Damariscotta and Pemaquid are not rural lakes. Restrict HP on small ponds and small lakes. |
| Jet Skis and Snowmobiles | <ul style="list-style-type: none"> • Unrestricted use of snowmobiles and ATVs without property owners consent. • Jet skis are prime source of Milfoil, etc. • I am very concerned about the increased use of jet skis on Dam lake. They are used irresponsibly, often driven close to loon nesting sites, and driven at high speeds. There is a non-stop noise on some summer days which totally destroys the quiet rural atmosphere. • Limit hours to day light use - do accidents happen more at night? • #57 - 59: I don't care for these toys, but I don't feel comfortable controlling others enjoyment of them. Private owners should control their own land. • Stricter enforcement. There are places where even 5 hp wide open is excessive. • This is discrimination. • Regulated yes. • Or more control. Jet skis are really a hazard and annoyance to others - people and wildlife. Usually people with have come here from where it is banned. |

| Survey Area | Comments |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ATV's | <ul style="list-style-type: none"> • Unrestricted use of snowmobiles and ATVs without property owners consent. • Give areas for ATV and motor bikes for fun, safe riding. • #57 - 59: I don't care for these toys, but I don't feel comfortable controlling others enjoyment of them. Private owners should control their own land. • They should be set up like snowmobiles. I see too many on town accepted roads. • Controlled but not restricted. • Not beyond that of snowmobiles. • Regulated yes. |
| Unregistered Vehicles | <ul style="list-style-type: none"> • Reduce to 0 unless garaged. • If there are problems. • Some people have over 6! Unless it is a business. • Empty trailers, old cars should be removed from properties to better |
| Aesthetics | <ul style="list-style-type: none"> • If it is true that taxes are higher for water views, how about lowering taxes for views of door yards full of unused cars, demolition debris, old refrigerator, a truck full of garbage, falling down rotting fence? I live in a SLUM! It never used to be that way. I hope this survey can bring about a change. • Areas in town that could be considered to be an eyesore. • Trashy properties (Vannah Road) and dumpy trailers should be given a time limit to comply with maintenance and appearance so not to degrade their neighbors' property valuation. • Perhaps some of our residents are unable to clean up their property and could use community help, private or open to Nobleboro student community service? • Puts too much power in what is aesthetically acceptable. • Enforcement of state laws regarding junkyard, graveyard, fire hazards, nuisances, and environmental hazards as well as misrepresentation of permitted use. • Beauty is in the eyes of the beholder, though we all want a 'pretty" Nobleboro. |

| Survey Area | Comments |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aesthetics <i>(continued)</i> | <ul style="list-style-type: none"> • Without a town police dept. this would be nearly impossible to enforce. • One transfer station - not private residence collectors. • Rules for the able and help for the unable. • Junk! It's everywhere except the transfer station. Is it the user fee that keeps people from taking junk to the dump/transfer station? Have a free dump day. I feel so sad when I drive or walk near my home, which isn't as bad as some parts of town, there's junk, unused cars/trucks/tractors everywhere. I am speaking of the private residences near my home NOT the phone company or Ma's Bobbin, both of which are well maintained as far as removal of unused no longer functioning stuff. • Require incentives for cleaning up yard I.e. tire, garbage, fallen the building. Clean up the trashy yard. • And should be enforced!! • Depends on what minimum means. Let's not take too many rights away. |

NOBLEBORO COMPREHENSIVE PLANNING
INITIAL SURVEY RESULTS- 2004

Results from 66 surveys

| Survey Question | Response Choice | <u>Number of Responses</u> |
|---------------------------------------------------------------------------------|----------------------------------|----------------------------|
| 1. My primary residence is in: | Damariscotta Mills | 9 |
| | Nobleboro Center | 46 |
| | North Nobleboro | 11 |
| | Other area | 0 |
| | Non-resident | 0 |
| 2. I own property in Nobleboro consisting of (check all that apply) | A Year Round Residence | 64 |
| | A Summer Cottage | 4 |
| | Land without a Dwelling | 5 |
| | Land with a Dwelling, unoccupied | 2 |
| | Not Applicable | 1 |
| 3. My age is in the range of | 18 – 25 | 1 |
| | 26 – 35. | 3 |
| | 36 – 45 | 10 |
| | 46 – 55 | 18 |
| | 56 – 65 | 12 |
| | over 65 | 23 |
| 4. I have lived in Nobleboro the last | 0 - 5 years | 13 |
| | 6 -10 years | 12 |
| | 11 - 20 years | 16 |
| | 21 - 40 years | 16 |
| | 41 - 65 years | 7 |
| | over 65 years | 16 |
| | N/A, Non-Resident | 0 |
| 5. I am presently | Self employed part time | 6 |
| | Self employed full time | 7 |
| | Employed part time | 9 |
| | Employed full time | 29 |
| | Unemployed, seeking work | 0 |
| | Unemployed, not seeking working | 3 |
| | Retired | 18 |
| | A student | 0 |
| 6. The total annual income in my household is in the range of (optional) | Less than \$15,000 | 5 |
| | \$15,000 - \$25,000 | 5 |
| | \$25,001 - \$45,000 | 8 |
| | 45,001 – \$65,000 | 20 |
| | \$65,001 - \$85, 000 | 7 |
| | Over \$85,000 | 9 |
| 7. Including myself, my household consists of | 1 person | 9 |
| | 2 people | 41 |
| | 3 people | 4 |
| | 4 people | 4 |
| | 5 people | 7 |
| | 6 people | 0 |
| | More than 6 people | 0 |
| 8. I have children that are attending school at (check all that apply) | Nobleboro Central School | 9 |
| | Lincoln Academy | 6 |
| | Medomak Valley High School | 0 |
| | Other Union 74 school | 2 |
| | Other high school | 1 |
| | College or Trade School | 6 |
| | None | 43 |

| Survey Question | Response Choice | Number of Responses |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------|
| 9. Nobleboro currently has very little commercial or industrial activity. In what direction do you think the town should attempt to affect this? | Aggressive pursuit to attract industry | 6 |
| | Moderate pursuit | 17 |
| | No change. Address on a case-by-case basis | 37 |
| | Discourage industry | 3 |
| | Prohibit industry | 3 |

Nobleboro's annual population growth rate has hovered just below 1% over the last several years, which is similar to Lincoln County but about twice the rate of the State. Also Nobleboro's annual housing growth rate has increased to 3% over the last couple of years and shows signs of continuing to increase in the near future. If Nobleboro's population and housing growth rates remain at 1% and 3% respectively over the next ten years, then the population will increase from a current 1660 to 1834 and housing will increase from 729 to 980 by the year 2013.

| | | |
|----------------------------------------------------------------------------------------------|------------------------------------------|----|
| 10. In what direction do you think the town should attempt to affect the growth rate? | Encourage an increase | 4 |
| | Maintain the current rate | 24 |
| | Discourage or reduce the growth rate | 15 |
| | None, let the growth rate be what it may | 22 |

The State Planning Office encourages towns to identify "Growth" areas and "Low Growth" areas as a minimum. The State has termed this "Smart Growth." The goal is to reduce sprawl and its affects on the economy and environment. This "Smart Growth" is to encourage community development in specified areas and to discourage the spreading out of residents. Studies show that this is best for the environment and more economical for municipalities.

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| 11. Based on the state's "Smart Growth" definition, do you think the Town of Nobleboro should adopt a plan that designates "growth" and "low growth" areas? | Yes | 27 |
| | No | 21 |
| | No opinion | 19 |

| | | |
|----------------------------------|-----------------------------------------------------------------------------|--|
| If yes, where? | Establish a task force | |
| | East Pond, Mills and East Neck | |
| | Town wide | |
| | Route 1 Corridor and Center | |
| | Proximity to Route 1 | |
| | Based on high value plan and animal habitat | |
| | Low growth on lakes and rural areas – higher growth in populated sections | |
| | Center, Mills, North Nobleboro (Upper East Pond) | |
| | Growth Center – Low growth East Neck, Upper Cross, Cooks Pond, Jones Stream | |
| | West Neck to Center Street and East Neck | |
| | Wetlands and lakefronts | |
| | Leave to planners | |
| | Low growth around Damariscotta Mills and rural areas | |
| | Along the coast, no growth lakes | |
| | Low growth along the bay and lakes, the Mills and natural habitats | |
| Low growth on lakes | | |
| Center of town radiating outward | | |

As mentioned in question 11 above, the State Planning Office encourages towns to identify low growth areas. They classify these as “Rural” or “Critical Rural Areas.” Large undeveloped tracts of land are important to the environment and wildlife, which in turn is important to our rural town way of life. The prevention of sprawl into these areas will be critical to maintaining Nobleboro’s character. A low growth or rural area is to discourage residential or commercial development.

| | | |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------|----|
| 12. Do you think that specific areas in Nobleboro should be designated “Rural” areas? | Yes | 31 |
| | No | 17 |
| | No opinion | 18 |
| <i>If yes, where?</i> | Watershed areas | |
| | North Nobleboro and East Route 1 | |
| | The Neck | |
| | Establish a task force | |
| | East of US #1 | |
| | Any parcel 5 acres or over | |
| | North Nobleboro farm areas | |
| | Bordering Route 1 and current large open tracts | |
| | Watershed, woodlands and open spaces near bay and lakes | |
| | Same as question number 11 | |
| | Large lake front, farms, wooded and wildlife habitat areas | |
| | All except Route 1 | |
| | Whole town | |
| | Eugley Hill | |
| | North and East Nobleboro | |
| | North End | |
| | Leave to planners | |
| | Low growth around Damariscotta Mills and North Nobleboro | |
| | Farm lands, watershed areas, natural habitats (animal routes) | |
| | Areas on Damariscotta Lake not yet populated | |
| Agricultural areas | | |
| Both sides of Deep Cove | | |
| All | | |

In addition to the State encouragement to identify growth and rural areas, it expects town ordinances to recognize these areas and have rules associated with their development.

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----|
| 13. Which of the following strategies do you think would be appropriate to implement to this end? <i>(Check all you support.)</i> | Allow a somewhat smaller lot size in growth areas | 18 |
| | 23 | 71 |
| | Establish a significantly larger minimum lot size in rural areas | 23 |
| | Work with local land trusts and watershed associations | 38 |
| | Obtain conservation easements or town purchase lands | 23 |
| | Establish maximum densities for rural areas rather than lot size restrictions | 19 |
| | Only support the adoption of public roads in growth areas | 16 |
| | Promote enrollment in Tree Growth and Farm and Open Space Law. | 35 |
| | Establish requirements for subdivision of properties to include a predevelopment plan that addresses land use issues. | 35 |
| | Limit the number of building permits allowed per year in rural areas | 9 |
| | Establish access limits to arterial roads in rural areas | 8 |
| | Require subdivisions in rural areas to establish significant permanent conservation space | 21 |
| | Allow for developers to “create” environmental friendly neighborhoods as in cluster housing for low income wage earners and the elderly | 21 |
| | Impact fees | 9 |
| | None. There are adequate controls already in place | 4 |

| | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---|---|---|---|---|----|
| With the development of growth areas, the development of shared public utilities become more feasible including water, sewage, sidewalks, etc. | | | | | | | |
| 14. Do you think Nobleboro should be planning for the development of public utilities over the next ten years? | Yes | | | | | | 21 |
| | No | | | | | | 24 |
| 15. Do you think Nobleboro should upgrade existing roads and accomplish better maintenance? | Yes | | | | | | 39 |
| | No | | | | | | 24 |
| 16. Which of the following strategies do you think would be appropriate to implement to this end? (Check all you support.) | Increase tax rate and establish a fund for the future development | | | | | | 2 |
| | Develop a detailed growth plan for each growth area that lays out utilities, roads etc. | | | | | | 21 |
| | Investigate government grants | | | | | | 31 |
| | Cooperate with other towns or communities for shared utilities | | | | | | 27 |
| | None, don't see the need | | | | | | 19 |
| 17. Do you think the town should consider purchasing certain parcels of land for the purpose of preservation or recreation? | Yes | | | | | | 25 |
| | No | | | | | | 17 |
| | No opinion | | | | | | 12 |
| 18. If the town were to purchase or acquire land, I would rank the importance of different types of land to consider as follows: (Rank using numbers 1 – 6, where 1 is most important.) (First choices results.) | 1 | 2 | 3 | 4 | 5 | 6 | |

| | Most Important | | | | | Least Important |
|-----------------------------------------------------------------|----------------|----|---|----|----|-----------------|
| Shoreland for public access to water | 29 | 8 | 4 | 1 | 6 | 2 |
| Shoreland or wetland for natural resource or habitat protection | 17 | 16 | 7 | 2 | 0 | 0 |
| Woodlands | 6 | 9 | 8 | 8 | 6 | 0 |
| Open fields | 2 | 3 | 6 | 17 | 5 | 1 |
| Views and vistas | 8 | 4 | 9 | 3 | 12 | 1 |
| Other – Historic Sites | | | | | | |

Likely of most significance is Nobleboro's substantial lake frontage. These properties are greatly valued by their owners yet may pose the greatest potential negative affects to the environment. Uncontrolled development along these lakes will be a detriment to the water quality, wildlife, and environment. Contaminants from disturbed soils, roads and driveways, faulty septic systems, etc., all have the potential to end up in the watersheds.

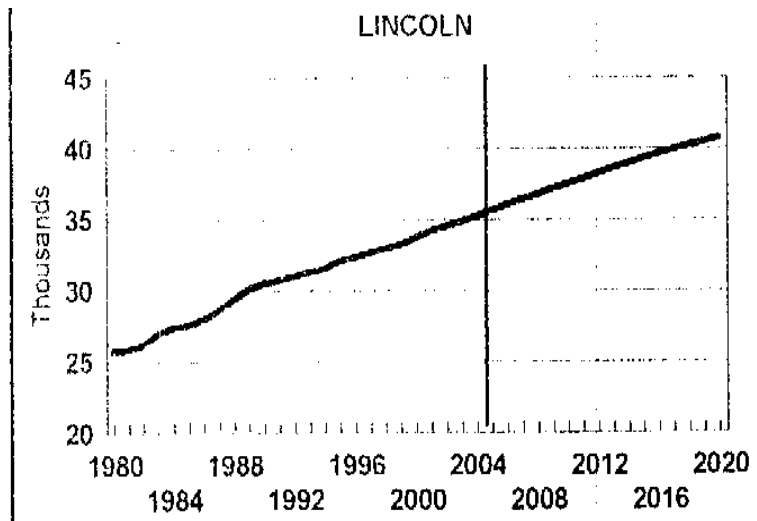
| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----|
| 19. Which of the following strategies do you think would be appropriate to implement to better control the development of lake water frontage? (Check all you support.) | Work with the local watershed associations | 42 |
| | Restrict the percentage of developed water frontage | 27 |
| | Implement stricter controls for set back | 32 |
| | Implement stricter controls for developing or changing properties | 30 |
| | Require lake front property owners to have third party septic system testing on some frequency. | 38 |
| | Town acquire and establish public areas for multipurpose access to the lakes | 20 |
| | Track the camp to residence conversions to include year round and seasonal complete houses. | 25 |
| | Restrict lot uses by the size of lot and accessibility to it | 16 |
| | Approve a watershed protection ordinance, as suggested by MEDEP | 33 |
| None. There are adequate controls already in place | 6 | |

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 20. Which of the following strategies do you think would be appropriate to implement to reduce the amount of contaminants flowing into our lakes from developments along the shore? | Establish strict use requirements for home businesses in watershed areas, e.g. automotive, junkyard, metal collection, etc | 51 |
| | Establish incentives for cleaning up debris saturated parcels of land | 35 |
| | Require all roads to comply with minimum state requirements | 33 |
| | Require swales or berms to catch run off and filter it where possible. These would be maintained by the property owners. | 32 |
| | Require vegetation to be restored after road/driveway completion | 32 |
| | None. There are adequate controls already in place | 5 |
| | Require all roads/driveways within shore land zone to be surfaced with hot top | 4 |
| 21. Do you think a maximum horsepower rating for boats on our lakes should be established? | Yes | 36 |
| | No | 11 |
| | No opinion | 1 |
| 22. Do you think personal watercraft (jet skis) should be banned from our lakes | Yes | 43 |
| | No | 22 |
| 23. Should the use of snowmobiles in Nobleboro be restricted? | Yes | 30 |
| | No | 37 |
| 24. Should the use of ATV's in Nobleboro be restricted? | Yes | 39 |
| | No | 27 |
| 25. Do you think the current three-vehicle limit for unregistered vehicles should be reduced? | Yes | 38 |
| | No | 25 |
| | If yes, the limit should be reduced to: 2 vehicles | 14 |
| | 1 vehicle | 16 |
| | 0 vehicles | 8 |
| 26. Do you think the town should have an ordinance that establishes minimum guidelines for the aesthetic appearance of structures? | Yes | 24 |
| | No | 37 |
| | No opinion | 1 |
| 27. Do you think that Nobleboro should have an ordinance that establishes minimum guidelines for the purposes of litter control? | Yes | 37 |
| | No | 10 |
| | No opinion | 1 |
| Comment on question 27 | We think the town should make every effort to not impose itself on the rights over personal landowners. We have more and more open grumbling about what one person or another thinks is an eye sore on someone else's property. We feel strongly that the town should stay out of such conflicts and not respond by placing zoning restrictions on landowners that have to do with their personal use or aesthetics. | |

Chapter 2. Population

Nobleboro can anticipate growth at the same rate or greater than that for Lincoln County. Population Projection for Lincoln County from Maine State Planning Office, based on 2000 Census data: In 1990, the population of Lincoln County was 30,485; in 2000, the population had increased to 33,708; 2004, 35,286; 2010 projection, 37,512; and 2020 projection, 40,706, projection growth rates of 0.9%. Maine's projected average growth rate is 0.5%.

Lincoln County Population Projection to 2020



Source: Maine Census Data Center, State Planning Office [data based on U.S. Census Bureau]
State level projections, April 2005

Chapter 3. Economy

Summary of Nobleboro Businesses in 2006

| Business Name | Number of Employees | | |
|-----------------------------|----------------------------|------------------|-----------------|
| | Full Time | Part Time | Seasonal |
| Kieve-Wavus Education, Inc. | 39 | 38 | 105 |
| Tidewater Telecom | 43 | 2 temps | |
| Nobleboro Central School | 31 | | |
| Tourco, Inc. | 23 | | |
| Trap Barn | 10 | | |
| 87 businesses | ≤ 9 | | |

Source: Individual Businesses

Lincoln County Regional Businesses

The Lincoln County regional businesses are part of the Nobleboro economy as they provide most of the support services for residents. In Lincoln County the largest employers include:

- 500-599 employees: Miles Memorial Hospital
- 100-249 employees: First National Bank, St. Andrews Hospital and Healthcare, Hannaford (Damariscotta), St. Andrews Village Retirement, Cove's Edge, Inc., Rocktide Inn and Restaurant, Fisherman's Wharf Inn, YMCA, Mobius (Bremen), Masters Machine Company, Hannaford Supermarket (Boothbay Harbor)
- 50-99 employees: Great Salt Bay School, Moody's Diner, Boothbay Regional Elementary School, Medomak Valley High School, N.C. Hunt, Inc., Hunt Lumber, Lincoln Academy, Miller Grade School, Cove's Edge Nursing Home, Miles Home Health/Hospice, and Washburn and Doughty Associates, Inc.

Source: Labor Market Information Service – Labor Market Options, ME Dept of Labor

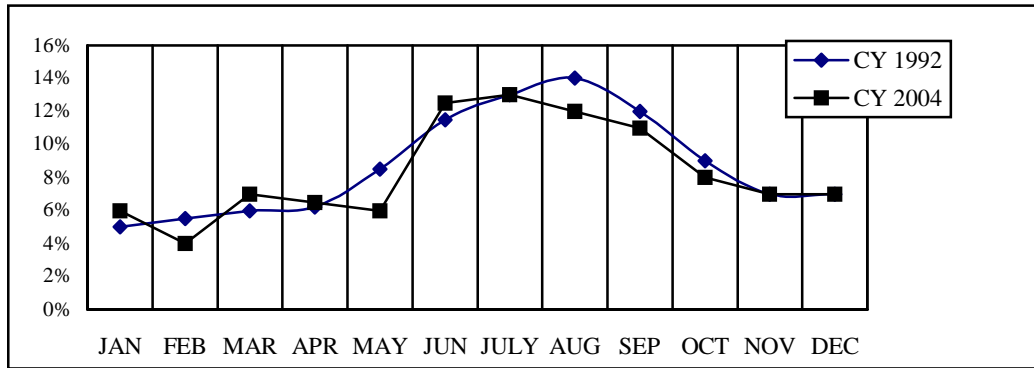
New regional jobs predicted from 2002 to 2012

The State Planning Office reported that between 2002 and 2012 Maine industries expect to add the most jobs in coastal Maine (Lincoln, Knox, Sagadahoc, and Waldo counties). These jobs are expected to include: local government, 1,196; food services and drinking places, 1,165; nursing and residential care facilities, 857; health clinics, 722; and hospitals, 536.

Lincoln County Taxable Consumer Retail Sales

Over the past decade, retail sales in Lincoln County during the summer months of June, July, and August have been between two and three times as large as sales during other months, which clearly indicates the importance of tourism to the regional economy including Nobleboro.

**Share of annual Taxable Consumer Retail Sales by Month,
Lincoln County, 1992 and 2004**



*Source: Maine State Planning Office
<http://www.maine.gov/spo/economics/economics/retailsales.php>*

In 2004, total taxable consumer retail sales in Lincoln County amounted to approximately \$316.5 million. Compared to the state average, Lincoln County had a slightly greater dependence on meals and lodging sales (22% versus 16%) and a slightly slower increase over the past decade (77% versus 70%). The State Planning Office forecasts that taxable retail sales for Lincoln County will increase to about \$500 million in 2010 and to \$833 million in 2020.

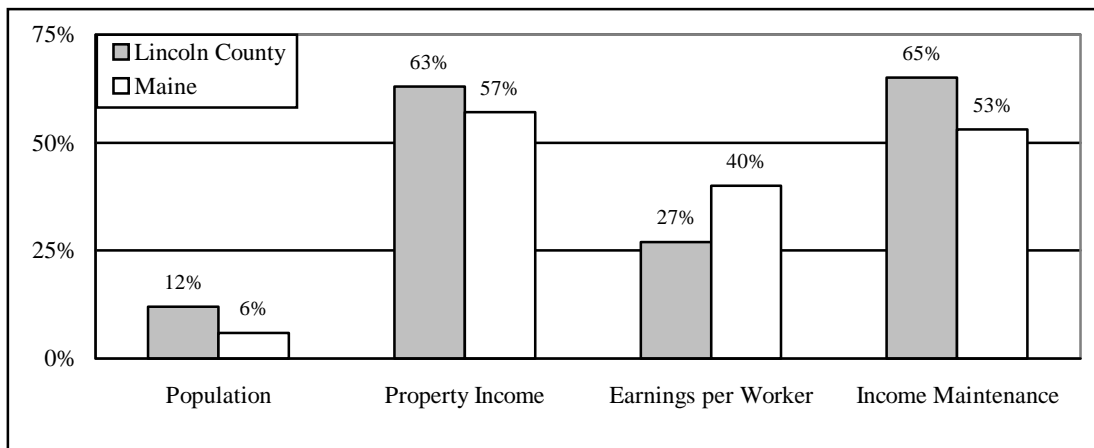
Nobleboro Consumer Retail Sales

According to the Maine State Planning Office, from 1984 to 2000 Nobleboro consumer retail sales increased significantly from \$0.6 million to \$4.1 million; there was a 23% increase from 1999 to 2000. Damariscotta increased from \$20.0 million to \$52.0 million over the same time period.

Relative Growth Rates of Lincoln County vs. Maine 1992-2003

According to the Maine State Planning Office, over the past decade Lincoln County’s population has grown at twice the rate of the state as a whole (12% compared to 6%), and the population of Nobleboro has increased slightly faster. Lincoln County’s income from property sources increased at a faster rate than for the state as a whole (63% versus 57%). Yet at the same time, the average earnings per worker in Lincoln County increased far less than for the state as a whole (27% versus 40%) and income from social assistance programs increased much faster than the state average (65% versus 53%).

Relative Growth Rates, Lincoln County and Maine 1992-2003



Behavioral Healthcare Services in Lincoln County

| Services | Damariscotta | Coopers Mills | Wiscasset | Waldoboro |
|--------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------|------------------------|
| CHILDREN’S SERVICES | | | | |
| Psychiatry/Medication | Sweetser | | Sweetser | |
| Therapy – Mental Health | Sweetser | Health Reach Community Health at Sheepscot Valley Health Center | Sweetser | |
| Substance Abuse Outpatient Treatment | Addition Resource Center | Health Reach Community Health at Sheepscot Valley Health Center | | Alternative Choices |
| School Based Counseling | Kennebec Valley Mental Health | | | |
| Mobile Crisis | Sweetser | | | |
| Case Management | Sweetser, Mobius | | | |
| Home-based (in-home support) Services | Home Counselors, Sweetser | | | |
| Day Treatment – Mental Health | Addiction Resource Center | | | |
| Day Treatment – Department of Education | Great Salt Bay School - ACES Program | | | |
| Parenting/Family Mediation | Healthy Kids | | Youth Promise | |
| Recreation/Social Services | Teen Center | | | |
| Education/Training | Healthy Kids | | Career Center CED Academy Hill Youth Promise | |
| Employment/Vocational Services | Mobius | | Career Center | |

| Services | Damariscotta | Coopers Mills | Wiscasset | Waldoboro |
|---------------------------------------------|---------------------------|-----------------------------------------------------------------|------------------|-------------------|
| ADULT SERVICES | | | | |
| Psychiatry/Medication | Sweetser | | | |
| Therapy – Mental Health | Sweetser | Health Reach Community Health at Sheepscot Valley Health Center | | |
| Substance Abuse Outpatient Treatment | Addiction Resource Center | Health Reach Community Health at Sheepscot Valley Health Center | | Alternate Choices |
| Hot Line (Domestic Abuse) | New Hope for Women | | | |
| Adult Community Integration/Case Management | Mobius | | | |
| Intensive Outpatient | Addiction Resource Center | | | |
| Day Treatment | Addiction Resource Center | | | |
| Inpatient/Hospitalization | Miles Memorial Hospital | | | |
| Education/Training | | | Career Center | |
| Supported Employment/Vocational Training | Mobius | | Career Center | |

Chapter 4. Housing

General Standards for Defining Affordability

Affordability - Housing is considered affordable when a household pays no more than 30% of its income on housing. (HUD definition)

Low-income Household - A household with an income of 80% or less than the median household income. There are variations on this definition depending on the geographic reference involved – the municipality, the metropolitan statistical area, or the county. The median income for Nobleboro is \$43,093. The Nobleboro median home cost is \$175,000. That median income can only afford \$128,841 for a home. Income needed to purchase a \$175,000 home is \$58,532. Income by the hour would have to be \$28.14. (*MSHA*)

Moderate Income Household - Household in which gross income does not exceed 150% Of the median income of the county or metropolitan statistical area in which the household is located. (*MRSA Title 30-A, §5002.2*)

There are also adjustments that can be made based on the number of people per household. The threshold for low-income is different for a family with two adults and three children than it is for a household of one adult.

A variety of issues range from basic shelter (homelessness), to a need for affordable rental housing, to home ownership. To understand these issues they have been broken down and categorized into groups. Keep in mind that affordability is an issue at the lower end of the housing cost spectrum, meeting basic needs. These are a few ideas that could be applied.

- The ability of a low-income household to rent safe, decent, year round housing without spending a disproportionately large portion of their income to do so;
- The ability of households to purchase their first homes;
- The availability of all types of housing units, to ensure access to a variety of housing types throughout a range of costs;
- The legal ability to construct affordable units, which are typically smaller than average, may have to be constructed at a higher density, and of a form other than traditional stick-built single-family detached house;
- The ability of long-time residents, especially senior citizens, to retain the houses they have owned for years, put in jeopardy because property values and property taxes have escalated much faster than income.

Chapter 5. Public Facilities and Services (including Education)

Public Facilities and Services (¹ Dates in parentheses indicate end of term)

Municipal Officers¹

- Treasurer/Tax Collector/Town Clerk, Registrar/Office Manager: Mary Ellen Anderson
- Deputy Treasurer, Tax Collector, Town Clerk: Carol Newbert
- Office Clerk: Nancy Conary
- Road Commissioner: John York (4/1/07)
- Trustee to Salt Bay Sanitary District: David Pierce (4/1/08)
- Fire Chief/Fire Warden: Michael Martin
- Animal Control Officer: Allan Jones
- Town Historian: To be determined by Selectmen
- Director of Civil Defense: Michael Martin
- Director Ambulance Service: Larry Hallowell
- Code Enforcement Officer/Plumbing/Building Inspector: Stanley Waltz

Selectmen, Assessors, Overseers of the Poor, Fish Committee

- Richard Spear, Chairman (4/1/09)
- Allan Jones (4/1/08)
- Stanley Waltz (4/1/07)

Planning Board

- Laurence Keith, Chairman (4/1/08)
- Dawn Wright (4/1/07)
- Ken York, (4/1/07)
- Richard Hatch (4/1/09)
- Britt Hatch (4/1/08)
- Christopher Hagar (4/1/07)
- Sharon Abair, Secretary

Appeals Board

- David Libby, Chairman (4/1/08)
- Nelson Hancock (4/1/09)
- Jim Bickford (4/1/09)
- Jeffrey Peck (4/1/08)
- Harold Lewis (4/1/07)
- Sharon Abair, Secretary

Budget/Advisory Committee

Center:

- Peter Lawrence (4/1/09)
- Bernard Houghton (4/1/07)
- Kellie Peters (4/1/08)

North:

- Harold Moody (4/1/09)
- Allan Lewis (4/1/07)
- Buddy Brown (4/1/08)

Mills:

- Richard Powell (4/1/09)
- Timothy Andrews (4/1/07)
- Joan Hallowell (4/1/08)

Conservation Commission

- William Hill, Chairman (4/1/07)
- Al Railsback (4/1/06)
- Ralph Knowles (4/1/07)
- Sharon Abair (4/1/08)
- Carolyn Hardman (4/1/09)

School Board

- Bruce Hartford, Chairman (4/1/08)
- Lisa Steeves (4/1/07)
- Richard Gaeth (4/1/07)
- Hilary Peterson (4/1/07)
- W. Joshua Hatch (4/1/07)

Education

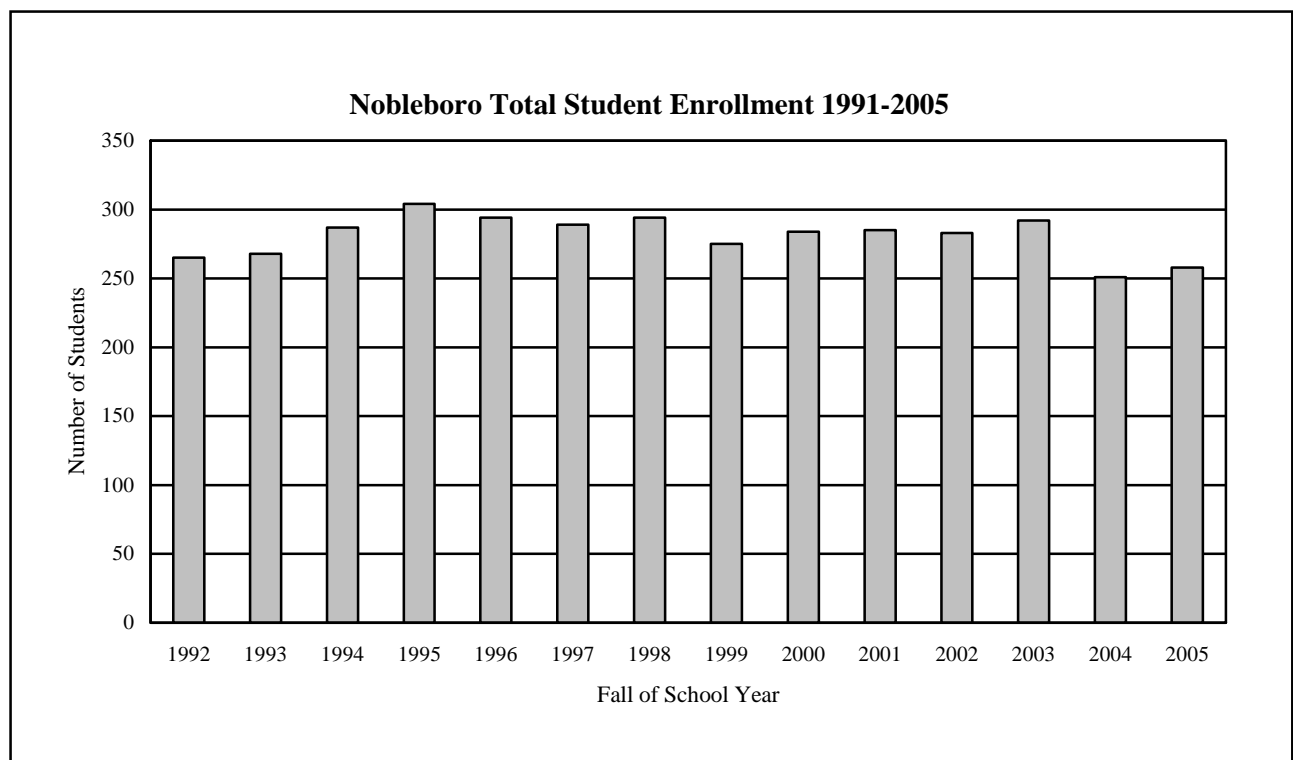
Maine School Administrative Union No. 74 Long Range Plan 2002-2007 and Core Values, which was approved December 13, 2001

- I. Implement, review and revise K-12 curriculum incorporating rigorous standards and appropriate assessments.
 - A. Assure that the K-12 curriculum incorporates all content areas in the Maine Learning Results.
 - B. Establish a format and schedule to effectively communicate to the public.
 - C. Involve staff and community in the implementation/review/revision process.
 - D. Maintain a standard process for periodic review and evaluation of curriculum.
 - E. Develop a local comprehensive assessment system, which meets state standards.
 - F. Align grading system and/or report card to the assessment system.
- II. Expand, evaluate, and coordinate educational programs to guarantee equal opportunity for all School Union No. 74 students.
 - A. Create alternative learning opportunities for students.
 - B. Establish interest in and support each program.
 - C. Enlist the communities' interest and support for the programs.
 - D. Ensure that students are active participants in the learning process.
- III. Continue to explore opportunities to improve effectiveness & efficiency of Union No. 74
 - A. Explore facility growth options
 - B. Determine the feasibility of a union-wide teachers' contract.
 - C. Explore alternative scheduling options.
 - D. Continue to provide the Central Office with the necessary resources for policy and program implementation.
 - E. Determine the feasibility of creating a S.A.D.
 - F. Determine the feasibility of a public high school.
- IV. Improve the educational opportunities for secondary students in Union No. 74
 - A. Expand local vocational options for students in Union No. 74.
 - B. Explore alternatives with Lincoln Academy for funding and governance for Union No. 74 secondary students.
 - C. Continue and expand student to student interaction between high school and elementary students.
 - D. Involve appropriate secondary education staff in all relevant Union No. 74 educational activities

**Nobleboro Student Fall Enrollment in Primary and Secondary Schools
1991 - 2006**

| Year | Primary | Secondary (tuitioned) | Total | % Prim. | % Sec. |
|-------------|----------------|----------------------------------|--------------|----------------|---------------|
| 1991 | 198 | 69 | 267 | 74.2 | 25.8 |
| 1992 | 203 | 62 | 265 | 76.6 | 23.4 |
| 1993 | 192 | 76 | 268 | 71.6 | 28.4 |
| 1994 | 220 | 67 | 287 | 76.6 | 23.4 |
| 1995 | 209 | 95 | 304 | 68.8 | 31.2 |
| 1996 | 203 | 91 | 294 | 69.0 | 31.0 |
| 1997 | 204 | 85 | 289 | 70.6 | 29.4 |
| 1998 | 202 | 92 | 294 | 68.7 | 31.3 |
| 1999 | 200 | 75 | 275 | 72.7 | 27.3 |
| 2000 | 202 | 82 | 284 | 28.9 | 71.1 |
| 2001 | 187 | 98 | 285 | 34.2 | 65.8 |
| 2002 | 181 | 102 | 283 | 36.0 | 64.0 |
| 2003 | 183 | 109 | 292 | 38.1 | 61.9 |
| 2004 | 157 | 94 | 251 | 37.5 | 62.5 |
| 2005 | 166 | 89 | 258 | 35.7 | 35.7 |

Source: State of Maine: Department of Education October 1st Enrollment Report



Chapter 6. Transportation

Types of Roads in Nobleboro

- There are 4.00 miles of *arterial highway* in Nobleboro, which is defined by the Maine Department of Transportation (MDOT) as a travel route that carries high speed, long distance traffic. Route 1 in Nobleboro is a federal arterial highway.
- There are 0.25 miles of *major collector roads*, which are defined by MDOT as highways that provide connections between arterials and local roads. The only major collector road in Nobleboro is Main Street.
- There are 6.74 miles of *minor collector roads*, which MDOT classifies as roads that provide connections between major collector roads and local roads. East Pond Road and Center Street are minor collectors.
- There are 25.70 miles of *local public roads* that provide connections between collector highways and access to adjacent land.

State Laws and Local Ordinances

Access Management

MDOT has adopted an Access Management Rule that controls the development of driveways and entrances on all state and state-aid roads. These are identified in Attachment 13-1 as arterials, major collectors, and minor collectors. A driveway is an access that serves up to 5 dwelling units or other uses that generate less than 50 vehicle trips per day while an entrance includes anything that exceeds these driveway thresholds.

These standards are higher for U.S. Route One, which is considered a “retrograde mobility” arterial, and includes minimum spacing between entrances and, potentially, the use of shared accesses. Standards for entrances are generally higher than for driveways and may include paving and enhanced drainage requirements. In addition, there is a prohibition on the siting of public facilities, including schools, state municipal facilities, etc., on mobility arterials with a speed limit greater than 45 mph, which includes the entire portion of U.S. Route One in Nobleboro.

Because the Access Management Rule is primarily intended to ensure safe use of and access to roadways, towns are encouraged to adopt similar standards for development on municipal roads. Minimum sight distance requirements, drainage improvements, and width standards, are just as important for the safe use of local road as for state highways. Some of Nobleboro’s municipal roads, including Duck Puddle Road, Morgan Hill Road, Bayview Road, East and West Neck Roads, Eugley Hill Road, and Upper East Pond Road, among others, have horizontal and vertical curves that limit visibility of driveways. A minimum sight distance standard for all new driveways would go far to improve safety on town roads in the future.

Town of Nobleboro Bridge Assessment

| Name/Location | Feature Spanned | Owner | Year Built | Span Type/ Materials | Structure Condition ¹ | Posted Load (tons) | Last Inspected | Sufficiency Rating ² |
|----------------------------------------|-----------------------|-------|------------|----------------------|----------------------------------|--------------------|----------------|---------------------------------|
| Jones Bridge East Pond Road | Jones Stream | State | 1934 | Slab Concrete | 6-7 | | 2001 | 75.2 |
| Head Gate Main Street | Damariscotta Lake | State | 1945 | Girder Steel | 5-6 | | 2003 | 38.3 |
| Oakhill Oyster Creek Bayview Street | Oyster Creek | Town | 1997 | Culvert Aluminum | 7-8 | | 2002 | 97.8 |
| Duck Puddle Bridge Duck Puddle Road | Duck Puddle Stream | Town | 1981 | Culvert Steel | | | 2002 | 80.8 |
| Salt Bay Belvedere Road | Salt Bay | State | 1968 | Culvert Steel | | Yes | 2003 | 45.8 |

¹Structure Condition ratings from 0-9 with 9 representing the best condition

²Sufficiency Rating reflects functionality, structural conditions, water analysis

Source: Maine DOT Bridge Maintenance Division January 8, 2004

Dangerous Intersections and Roads Nobleboro Intersections, Accidents Reported to MDOT January 2000 – December 2002

| Road 1 | Road 2 | Accidents 2000-2002 | CRF 2000-2002 |
|----------------------|-------------------------|------------------------|------------------|
| U.S. Route One | at Vannah Road | 7 | 1.79 |
| U.S. Route One | at Winslow Hill Road | 1 | 0.00 |
| U.S. Route One | at Old County Road | 3 | 0.00 |
| U.S. Route One | at Back Meadow Road | 2 | 0.00 |
| Main Street | at Borland Hill Road | 1 | 0.00 |
| Center Street | at Evergreen Estates | 1 | 1.21 |
| East Pond Road | at Upper East Pond Road | 1 | 1.00 |
| East Pond Road | at Morang Cove Road | 1 | 1.12 |
| Bayview Street | at Morgan Hill Road | 1 | 1.02 |
| Upper East Pond Road | at Eugley Hill Road | 1 | 1.29 |
| <u>Total</u> | | 19 | |

Town of Nobleboro MDOT Traffic Counts

| Road/Description | Average Annual Daily Traffic (AADT) counts | | | | | | | | % Change | |
|------------------------------------------------|--------------------------------------------|-------|-------|-------|-------|--------|--------|--------|-----------|-----------|
| | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 1995-2002 | 1997-2002 |
| U.S. Route One 1.4 mi. NE/O Damariscotta TL | 9,208 | 9,296 | 9,428 | 9,655 | 9,895 | 10,030 | 10,150 | 10,490 | 14% | |
| U.S. Route One E/O Waldoboro TL | | | 8,720 | | | | | 9,930 | | 14% |
| Duck Puddle Road SE/O Winslow Hill Road | 610 | | 600 | | | | | | | |
| Back Meadow Road N/O U.S. Route One | | | | | | | | 280 | | |
| Back Meadow Road SE/O U.S. Route One | | | | | | | | 710 | | |
| West Neck Road N/O Borland Hill Road | 360 | | 300 | | | | | 380 | 6% | |
| Bayview Street SW/O Borland Hill Road | 580 | | 510 | | | | | 680 | 17% | |
| East Neck Road NE/O Center Street | 390 | | 440 | | | | | 420 | 8% | |
| East Pond Road N/O Eugley Hill Road | 810 | | 990 | | | | | | | |
| East Pond Road SW/O Eugley Hill Road | 670 | | 840 | | | | | | | |
| East Pond Road N/O U.S. Route One | 990 | | 1,520 | | | | | 1,410 | 42% | |
| Lower Cross Road at MCRR | 330 | | 400 | | | | | 350 | 6% | |
| Upper Cross Road W/O East Neck Road | | | | | | | | 70 | | |
| Eugley Hill Road SE/O East Pond Road | 480 | | 510 | | | | | 260 | | |
| Winslow Hill Road SE/O U.S. Route One | | | | | | | | 240 | | |
| Vannah Road NW/O U.S. Route One | | | | | | | | | | |

**Nobleboro Road Segments, Accidents Reported to MDOT
January 2000 – December 2002**

| Road 1 | Road 2 | Accidents 2000-2002 |
|------------------|-----------------------------------------------------|------------------------|
| U.S. Route One | Damariscotta Town Line to Back Meadow Road | 3 |
| U.S. Route One | Back Meadow Road to Delinger Road | 3 |
| U.S. Route One | Delinger Road to Center Street (north) | 5 |
| U.S. Route One | Center Street (north) to Winslow Hill Road (south) | 4 |
| U.S. Route One | Vannah Road to East Pond Road | 3 |
| U.S. Route One | East Pond Road to Old County Road | 3 |
| U.S. Route One | Old County Road to Waldoboro Town Line | 1 |
| U.S. Route One | Borland Hill Road to Newcastle Town Line (north) | 1 |
| Main Street | Damariscotta Town Line to Evergreen Estates | 1 |
| Center Street | School House Street to Transfer Station Road | 2 |
| Center Street | Jefferson Town Line to Upper East Pond Road (north) | 1 |
| East Pond Road | Upper East Pond Road to Moran Cove Road | 2 |
| East Pond Road | Morang Cove Road to Upper East Pond Road (south) | 3 |
| East Pond Road | Upper East Pond Road (south) to U.S. Route One | 7 |
| East Pond Road | Borland Hill Road to Lower Cross Road | 4 |
| West Neck Road | Lower Cross Road to Upper Cross Road | 1 |
| West Neck Road | Borland Hill Road to Belvedere Road | 4 |
| Bayview Street | Belvedere Road to Morgan Hill Road | 2 |
| Bayview Street | Damariscotta Town Line to Bayview Street | 1 |
| Belvedere Road | West Neck Road to Morgan Hill Road | 1 |
| Lower Cross Road | Center Street to Palmer Hill Road | 4 |
| East Neck Road | East Neck Road to U.S. Route One | 3 |
| Vannah Road | Benner Road to Upper East Pond Road | 1 |
| Eugley Hill Road | Winslow Hill Road to Bennet Road | 1 |
| Duck Puddle Road | Bremen Road to Brown Road | 3 |
| Duck Puddle Road | U.S. Route One to Damariscotta Town Line | 1 |
| Back Meadow Road | | 1 |
| | <i>Total</i> | <i>66</i> |

Traffic Control Devices

The only traffic control devices employed in Nobleboro are stop signs at all intersections. MDOT has not indicated the need to install additional traffic control devices within the community.

Chapter 7. Recreation – no materials

Chapter 8. Marine Resources

Marine Resources Damariscotta River Estuary: A Management Plan

(Excerpted and updated from Damariscotta River Estuary Project, 1995)

Background

In Fall 1992, the Maine State Planning Office was awarded a National Oceanic and Atmospheric Administration Grant. They brought together representatives from seven towns, parts of which make up the Damariscotta Estuary. The towns of Boothbay, Bristol, Damariscotta, Edgecomb, Newcastle, Nobleboro, and South Bristol participated in the project, which was completed in December 1995 with the publication of a *Management Plan*. The Damariscotta River Association (DRA) and Boothbay Region Land Trust served the project as well. DRA administered the project.

Project Goals

- To encourage cooperation on resource concerns among the citizens of the seven towns within the Damariscotta River Estuary watershed.
- To reach agreement on the use of the Damariscotta River resources so the River continues to contribute to the local economy and improve the quality of life in the area for years to come.

These goals were accomplished by:

- Supporting efforts to inventory and monitor the natural systems of the estuary watershed
- Identifying threats to water quality, health of the fisheries and other natural systems
- Developing, with people and their town governments, recommendations for regional land and water management that sustain the use and promote thoughtful stewardship of the River and watershed
- Educating the regional community to balance conservation with natural resource use and encourage public participation in all aspects of the project

Estuary definition: An estuary is a semi-enclosed body of water, connected to the sea, and measurable diluted by fresh water. A place where fresh and salt waters meet.

Watershed definition: A watershed includes all lands that drain into a lake, river, estuary or other water body. The Damariscotta River Estuary Watershed includes all the lands that eventually drain into Damariscotta Lake, as well as all the lands that drain into the Damariscotta River.

Recommendations:

1. **Establish a “Planning Alliance” to oversee coordination between towns and other groups on estuary-related issues.**

PADRE (Planning Alliance of the Damariscotta River Estuary) was made up of representatives from the Town Planning Boards. The alliance met regularly for several years beginning in 1995 to coordinate planning efforts of mutual interest along the river. This was funded by the State Planning Office and met in a rented space on Main Street in Damariscotta. The PADRE is now defunct.

2. **Establish annual or semi-annual forums for planning board members of all the estuary towns.** This practice has been discontinued since the PADRE office closed in 2000.

3. **Maintain the geographic information system (GIS) database and assist towns with the use of the technology to meet specific information needs.**

Maine's "Beginning With Habitat" program developed a series of GIS overlays showing undeveloped habitat blocks, public and conservation lands, High Value Plant and Animal Habitats, water resources and riparian habitats, and wetland characterization maps for Nobleboro. These maps were provided to the Nobleboro Comprehensive Plan Commission in 2003. Nobleboro and Newcastle co-organized a *Beginning with Habitat* presentation in Newcastle. Much of the GIS work in 2005 is being done for towns in the region, including Nobleboro, by the SVCA (Sheepscot Valley Conservation Association) Computer Technology Support Center and by Mainely Earth Images of South Bristol.

4. **Convene an annual River Day where scientists and students at the Darling Center, volunteer water quality monitors, aquaculturists, fishermen, and other river users and the public could exchange information on the river and update each other on research and trends.**

A gathering was held in 2005 at the Darling Marine Center and sponsored by the Maine Coastal Program, Gulf of Maine Foundation and the Damariscotta River Association. An offshoot of this was the DRA's Damariscotta River Stewards/River Ambassador initiative as a way of connecting local citizens with the River through weekly river trips and a biweekly newspaper column entitled "On the Incoming Tide." Plans are in the works for a 2007 River Day

5. **Continue to work with schools in the Damariscotta River Watershed to encourage experiential education related to natural resources of the area.**

A decade after this was written such activities have expanded in Nobleboro Central School, under the "Earthways" program developed in the early 1990's by PWA (Pemaquid Watershed Association). In 2005, DRA launched a new environmental education program under the auspices of "The Field School for Naturalists." Five years of pilot programs identified a need in the community for hands on observation based teaching. The DRA now involves elementary and middle school students from schools throughout the region in replication of a Native American Village on their Salt Bay Farm and Heritage Center overlooking Great Salt Bay. An educator has been hired to launch an after-school Jr. Naturalists program and a summer naturalist day camp.

6. **Develop a regional river festival that includes all the communities on both sides of the estuary.**

Such an event – Oyster Festival - was held at Schooner Landing on the bank of the River at the Damariscotta-Newcastle Bridge in September 2005 to honor the founding father of aquaculture in the region, Ed Myers. This has become an annual event bringing under one tent the conservation/environmental/aquaculture interests making available information to all and celebrating the rich diversity of the River.

7. **Develop opportunities for ecotourism activities in the region.**

In September 2005, DLWA, DRA and Camp Kieve combined to organize a bicycle tour of conserved lands in the Lake and Estuary watersheds, including the fish ladder, alewife stream and Chimney Farm. David Pope has led geological tours. DRA holds an archaeological field school each summer. Tom Arter and Bernie McAlice have organized numerous educational field trips. Paula Roberts has published On the Trail in Lincoln County, a guide to hiking trails, which are open to the public. PWA sponsors the "Pemaquid Paddlers" which creates several canoeing opportunities open to the public. Regular excursion trains (Portland to Rockland) now run through the estuary on Summer and Fall weekends.

The DRA will publish for the first time in 2006, a River Paddlers map/guide to the upper River. Signs will be installed at all access points to Great Salt Bay describing the area's first Marine Protected Area. Interpretive signs educating people about the rich diversity of the River will be installed in 2006 at the Riverside Park in Damariscotta.

8. **Focus on the removal of remaining overboard discharges that impact priority shellfish areas.**
There are no overboard discharges permitted by DEP for Nobleboro. The clam-flats at the head of the bay have been closed for several years. In 2004, Great Salt Bay was designated a Marine Protected Area – Shellfish Reserve as a move to protect it as a source of shellfish seed and nutrients contributing to the productivity of the estuary.
9. **Provide additional boat pump-out facilities**
Does not impact Nobleboro.
10. **Incorporate requirements for the use of “Best Management Practices” into local land use regulations and ordinances that would apply within the entire watershed of the Damariscotta River.**
Nobleboro’s Ordinances were thoroughly reviewed by the Planning Board in December 2003. These ordinances were previously reviewed by County Planner Robert Faunce in 2000. For the most part, the land use ordinances follow conventionally acceptable “best management practices.”
11. **Develop training program for municipal officials, road crews, and local contractors on the proper use of Best Management Practices (BMPs) to control soil erosion and runoff.**
Several such workshops have been sponsored by Knox-Lincoln Soil and Conservation District with support from DEP and DOT, working with DLWA and PWA, 2000-2005. A Maine NEMO (Non-Point Source Education for Municipal Officials) presentation was held in February 2004 in Damariscotta.
12. **Work with marina operators and boatyards to reduce pollution from oil, gas and other materials related to boat maintenance and construction activities**
Nobleboro has no marinas or boatyards.
13. **Establish a voluntary marine debris collection program along the river.**
Each year, the DRA and other community groups participate in Coastal Cleanup. As needed, there is a Great Salt Bay cleanup to retrieve debris from smelt shacks that have washed up on shore.
14. **Reduce the debris left by smelters on the Salt Bay each winter by continuing regular clean-ups and encouraging local control over smelt shanties.**
The Nobleboro Conservation Commission has volunteered to police the bay since 2003. Several abandoned smelt shacks have been removed.
15. **Remove Failing Septic Systems around the outlet to Damariscotta Lake**
Most of the failing systems have been tied into the municipal sewer system in Damariscotta Mills. On-site systems have been fixed or replaced.
16. Does not apply to Nobleboro because they pertain to parts of the estuary, which are downstream from the town.
17. **Develop a public awareness campaign aimed at the importance of septic system maintenance.**
Nobleboro Conservation Commission shall review this subject to determine action needed to develop a public campaign.

18. **Provide opportunities for households and businesses to properly dispose of old paints, oils, household chemicals, and other toxic materials.**
Preliminary research indicates that this needs funding and coordination at the county and state level. A computer recycling day in Lincoln County was successful in 2002. Residents were able to drop off computers, monitors, and printers at the Transfer Station. Computer monitors are especially rich in toxins. A new state law was enacted in January 2006 to facilitate pickup by the counties from the transfer stations. The cost of recycling will be absorbed by the manufacturers. Program to be up and running by July 2006.
19. **Encourage town support of the water quality testing program**
Nobleboro has provided some funding annually to support the Pemaquid Watershed Association Volunteer Lakes Monitoring Program
20. **Maintain Town support of regional (river-wide) management of the soft-shell clam resource**
The Great Salt Bay is now a marine protected area closed to clamming and other benthic disturbance.
21. **Incorporate provisions into local shoreland zoning and/or harbor ordinances to protect highly productive clamming coves.**
Unknown.
22. **Work with landowners to protect buffer areas along small streams that flow onto productive shellfish flats.**
Wild Atlantic oysters have been found in a recent survey of Oyster Creek, which should encourage respect for stewardship by landowners along the stream.
23. Does not apply to Nobleboro because it pertains to parts of the estuary, which are downstream from the town.
24. **Develop landowner commitments to monitor and improve smelt stream habitat**
The Damariscotta Mills Alewife Initiative, formed in 2005, has members from the surrounding landowners.
25. **On a trial basis, transport alewives from the base of the fish ladder in Damariscotta Mills to the Lake to enhance the stocking of the Lake.**
This recommendation (1995) was made at a time when the number of alewives moving up to the Lake was very low. A moratorium was declared on harvesting alewives during the 1990's. The population has rebounded since 1999, to make use of the vacuum truck unnecessary, except for emergency transport of stranded fish, such as occurred in 2005.
26. **Encourage development of small alewife runs by installation of fishways over dams at the outlet of ponds adjacent to the river**
It appears as though all of the suitable habitat available for alewives is being used; the best of this habitat being Damariscotta Lake.

Recommendations #27 - #36 of the Management Plan do not apply to Nobleboro because they pertain to parts of the estuary which are downstream from the town.

37. **Insure that there are procedures in place and appropriate materials available to control minor oil and fuel spills**

Lincoln County has a hazardous materials response team under the direction of the Lincoln County Emergency Management Department. Its effectiveness and cooperation with other agencies was demonstrated in July 2006 in South Bristol where a fuel spill occurred at Christmas Cove. (Exhibit 7-1)

Recommendations #38 and #39 the Management Plan do not apply to Nobleboro because they pertain to parts of the estuary, which are downstream from the town.

40. **Develop a voluntary shore access registry program to protect traditional paths to shellfish areas**

Unknown

41. **Establish a network of walking paths around the Salt Bay and work to provide safe ways for biking and walking.**

This issue still needs to be addressed in Nobleboro.

A pathway has been established by DRA (Damariscotta River Association) around a portion of the Bay at Route 215 and Route One in Newcastle and beginning at the DRA Office on Belvedere Road on the East Side of the Bay. A trail overlooking the Glidden Midden is now accessible from Business Route One near the Great Salt Bay School.

42. **Encourage research documenting historic public rights-of way.**

Over the years, many historically used rights-of-way have been lost from public memory. The Nobleboro Conservation Commission will work with Dr. George Dow, Town Historian, in 2006 to explore and map his files on old roads.

43. **Support the work of local land trusts and private landowners to provide public access to open space on private lands through outright acquisition or the establishment of conservation easements that limit development and allow use by the public.**

The Damariscotta River Association (DRA) is actively working to acquire development rights and conservation easements for habitat protection or for public access to the estuary. Steven Hufnagel directs the Land Stewardship Program for DRA and can be reached by interested landowners at 563-1393.

44. **Encourage the Towns of Nobleboro, Damariscotta, and Newcastle to manage the Great Salt Bay as a multiple use conservation area and standardize the shoreland zoning setback around the Great Salt Bay**

This is still a good idea and should be considered in the context of the newly established Marine Protected Area.

45. **Develop a volunteer monitoring program to monitor the ice-smelt fishery, use of the bay by shorebirds, and seabirds, and spring elver and alewife runs.**

While not designed exactly as described here, the annual Great Salt Bay Intern/research that has been conducted on the Bay is focused on characterizing the ecological resources of the Bay. This along with the horseshoe crab tagging effort of the DRA and water characteristics monitoring will continue into the future.

46. Does not apply to Nobleboro because it pertains to parts of the estuary, which are downstream from the town.

47. **Provide current information on Maine’s Tree Growth and Open Space Tax Abatement programs to area landowners.**

The Nobleboro Conservation Committee and Comprehensive Plan Committee, working with DLWA have chosen to focus on the related “Farm” tax abatement program, given that Nobleboro still has active, but dwindling, farm acreage. The concept of “Current Use” taxation is the basis for all three programs and is promoted in the Draft Comprehensive Plan.

A few farms in Nobleboro are situated directly on the estuary and one of these, the Wriggins Farm, is protected by a conservation easement with DRA.

48. Does not apply to Nobleboro because it pertains to parts of the estuary, which are downstream from the town.

49. **Develop an educational program in schools and the communities focused on vernal pools, their role in the landscape and importance to local ecology.**

Teacher workshops were sponsored by the Darling Center in the late 1990’s and were attended by staff from most area schools. Since this time, the DRA has offered an annual lecture and field trip focused on training citizens about vernal pools.

50. **An effort should be made to conserve examples of each of the 25 upland natural community types found in the Damariscotta River Watershed.**

A study by Weber and Rooney (November 1994) included the Damariscotta Lake Watershed as well as the immediate watershed of the river itself. Examples of the 25 communities were mapped. Strategic plans of the DRA and the DLWA are currently based on a “whole landscape” approach to land protection. Large tracts of contiguous acreage will contain many or most of the typical communities. One such tract, containing over 1,000 acres, straddles the Nobleboro-Jefferson border near Cook’s Pond, east of Damariscotta Lake. DLWA (2000) published a preliminary biological inventory of three Nobleboro sites, including Cook’s Pond and “The Heath.”

The Great Salt Bay is Maine's First Marine Protected Area

Landmark legislation designated the Great Salt Bay ecosystem as Maine’s first (permanent) marine protected area.

| | | |
|-----------------------|---------------|---------------------|
| 535.16 acres area | .84 sq. miles | 2.17 sq. kilometers |
| 23 miles of shoreline | 5 islands | 4 tributaries |

In the spring of 2000, the DRA took the initiative to pull together a group of citizens to discuss the concept of a special conservation designation for the Great Salt Bay ecosystem. The concept of a Marine Protected Area for Great Salt Bay was born. There were several meetings and discussions covering various topics including water quality monitoring, aquaculture, shellfish harvesting, and horseshoe crabs. This initiative succeeded in bringing attention to the plight of the horseshoe crab and culminated in passage of legislation. This legislation directed the Department of Marine Resources to cooperate with local citizens to survey horseshoe crab populations and raise public awareness regarding the importance and management of this species, native to the Damariscotta River. In addition to this effort, this initiative culminated in a public hearing where the Commissioner of Marine Resources, George LaPointe, heard/took public comment.

This group recognized the following important points about the Bay and supported the establishment of a “protected area.” This area would ensure that the known values remain protected and that new and better information about other values could be researched carefully unhindered by the threat of future disturbance.

- It is highly valued by all three of the surrounding communities. Of special note is the identification of the Great Salt Bay system in the adopted Comprehensive Plan for Damariscotta. Here it is identified as a resource deserving of special protection and the Plan states; "The Town should encourage protection of the natural, cultural and historic resources of the Upper River and Salt Bay, which are of national, state and local significance."
- Information is currently being gathered to provide cultural, historic, and scientific information about the Bay as a pathway to recommending how the resource should be managed.
- The Great Salt Bay area offers a unique scientific opportunity to compare dug or dragged estuarine habitat with an area that has not been dug or dragged. Here is one of very few opportunities in Maine offering a chance to study and describe relatively pristine marine habitat ecology to better understand how we might manage harvested flats to optimize production for a variety of species.
- The Great Salt Bay contains some of the most extensive and dense eelgrass beds East of Casco Bay.
- The Great Salt Bay contains a registered Critical Area for three marine species as part of the state's Natural Areas Program: horseshoe crab, red beard sponge, and red chenille algae.
- A previously unknown species of bryozoans was recently discovered in the Bay by researchers at the Darling Center.
- It is an integral part of an annual alewife migration route.
- The Bay has one of nine documented breeding sites for horseshoe crabs in Maine and two other sites in the Bay have recently been identified.

Designation of the Great Salt Bay Marine Shellfish Preserve

In March 2002, the Maine Legislature passed a bill, sponsored by Representative Chris Hall and following closely the recommendations of the Great Salt Bay Study Collaborative. It created Maine's first marine shellfish preserve. L.D. 2172 – An Act to Designate the Great Salt Bay Marine Shellfish Preserve. It passed unanimously in committee and on the floors of the House and Senate. The Marine Resources Committee was careful to exempt the taking of fin fish from the Great Salt Bay, recognizing the importance to the surrounding communities of existing and sustainable recreational fishing for a variety of species including smelt and striped bass.

This bill charges both the Department of Marine Resources and the Great Salt Bay Study Collaborative with an important task. It asks the Collaborative to develop defining criteria, research priorities, and to set management guidelines for the designated area. It sets in motion a process that will help to guide state policy with respect to marine reserves and it will answer several longstanding questions regarding the supporting role marine conservation areas play within the greater marine system and down estuary areas that are commercially harvested. This beneficial function, long recognized on the land through the creation of wildlife refuges, needs to be verified for marine systems. This bill provides an opportunity to do just that.

Damariscotta Mills Hydropower Project

(From Charles Wymess 2005 presentation to DLWA)

Background:

- History: Power plant constructed in current state as local load generation facility in 1923.
- Purchased from Lawrence Keddy by Consolidated Hydro Inc. (CHI) in 1987.
- Purchased from CHI by Ridgewood Renewable Power LLC in 1996.
- Operations and Management agreement between CHI and Ridgewood ended on May 1, 2004.

Project Facilities:

- Impoundment, Intake dam, Waste Gate Dam, Fishway and Dam, Penstock, Powerhouse and Tailwater exit
- Powerhouse has one horizontal, double 30 inch Francis Runner, 460kW turbine
- Produces an average of 1.83 million kW-hours per year.
- Displaces 3025 barrels of oil or 840 tons of coal fired generation

Damariscotta Mills Project License

- Issued by FERC on December 4, 2003
- Expires December 4, 2033 (30 year license term)
- Subject to the terms and conditions of the Federal Power Act (FPA) and regulations the Commission issue under the provisions of the FPA
- Must be consistent with federal and state comprehensive plans
- Subject to the conditions of federal and state agencies such as US Department of the Interior (DOI) and Maine Department of Environmental Protection (DEP)

Licensing Process

- Determined Jurisdictional by FERC in 1989
- Appeal dismissed on July 7, 1993, initiating licensing process
- Studies conducted in 1993 and 1994 with consultation with agencies and interested parties including Towns of Nobleboro and Newcastle and Damariscotta Lake Watershed Association (DLWA).
- Draft License Application issued to agencies and interested parties on July 24, 1995.
- DLWA moved to intervene at the outset of the public participation process which began in August, 1996.
- A series of meetings held between CHI, agencies including Towns and DLWA to resolve the Lake Level rule curve
- Comments from agencies and interested parties incorporated into Final License Application filed with FERC on December 7, 2002.

License Conditions: The Damariscotta Mills Project license is subject to:

- Water quality certification (WQC) conditions submitted by the DEP
- Certification of consistency with the state's Coastal Zone Management Program (WQC in Maine)
- DOI Fishway Prescriptions
- Applicable recommendations of Federal and State Wildlife Agencies.

Water Quality Certification Conditions – Minimum Flows

- From December 1 through March 31, a minimum flow of 13 cfs (cubic feet per second) through the Middle Outlet Channel;
- From April 1 through the commencement of upstream fish passage flows, a minimum flow of 10 cfs through the Middle Outlet Channel and 3 cfs through the fishway;
- From May 1, or such later date as agreed to by DMR and the Towns of Nobleboro and Newcastle and upon notice to DEP, through June 15, a minimum flow of 35cfs through the Middle Outlet Channel and 3 to 6 cfs through the fishway;
- From June 16 through September 30, a variable minimum flow of leakage to 10cfs through the Middle Outlet Channel and 3 to 6 cfs through the fishway.
- From October 1 through November 30, a minimum flow of 10 cfs through the Middle Outlet Channel and 3 to 6 cfs through the fishway.

Water Quality Certification Conditions – Lake Levels

- From January 1 to March 31, level at Mill Pond staff gauge shall be 6.5 feet.
- From April 1 to April 30, no operation below a linear rise from 6.5 feet on March 31 to 8.5 feet on May 1.
- From July 1 to November 30, no turbine operations at any lake level, except by mutual agreement among the licensee, the Fish Committee of the Towns of Nobleboro and Newcastle, and the DMR
- From December 1 to December 31, no operation below a linear decline from 7.0 feet on December 1 to 6.5 feet on December 31.

Water Quality Certification Conditions – Project Discharge and Flood Control

To the extent possible, the licensee shall maximize discharge from the project “by removing the stoplogs and opening the two waste gates at the release gate dam”* whenever the lake level rises above the following levels, as measured at the Mill Pond staff gauge:

- April 16 to December 15 = 8.6 feet
- December 16 to April 15 = 8.0 feet

**USA FERC Ridgewood Maine Hydropartners L.P. Project No. 11566-000 Order Issuing Original License (Issued December 4, 2003)*

Lincoln County Hazardous Materials Response Team

Attached is a 3-page article from *Lincoln County News*, 7/20/06, describing an example of the Lincoln County Team’s clean-up response.

Damariscotta Mills Alewife Article

Attached is a 2-sided summary paper from the Damariscotta Mills Alewife Initiative, Summer 2005.

Chapter 9. Natural Resources

The following template is a proposed ordinance for the Town of Durham which would address water quality issues for the major waterbodies in Nobleboro. It was drafted by Lakes and Resource Management Associates of Turner in January 2003. It is presented here as a possible model for Nobleboro.

Template to address:

Policy 2: The Town wants clean water in its lakes and ponds and in Salt Bay.

Strategy 3: The Town will address stormwater run-off, which carries excess phosphorus that may cause algae blooms. To prevent waterbodies from “going green,” the Planning Board will consider the ability of lakes and ponds to absorb increased phosphorus resulting from new construction. The Town will consider issuing building permits at a measured rate.

TEMPLATE for Proposed Nobleboro Ordinance: An Ordinance Pertaining to the Protection of the Runaround Pond Watershed

Section 1: Statement of Purpose

Development and land use changes can have a profound negative impact on water quality. Of particular concern is the protection of lake and pond water quality by ensuring that development within the watershed of a lake does not generate more phosphorus than the water body can absorb. Phosphorus is a nutrient that stimulates the growth of algae, a major cause of declining water quality in lakes and ponds. The primary source of phosphorus in the watershed is soil erosion, and storm water runoff from developed areas. Studies conducted in Maine have shown that storm water runoff from residential watersheds contains from five to ten times more phosphorus than runoff from undeveloped forested watersheds.

The Maine Department of Environmental Protection has designated Runaround Pond as "Most at Risk from the Effects of Development." The purpose of this ordinance is to protect Runaround Pond from the effects of watershed development by controlling the discharge of storm water runoff and soil erosion to Runaround Pond. This will be accomplished primarily through the use of water quality conservation practices, including erosion and sedimentation control, minimizing the clearing of vegetation associated with new development, and the use of vegetated buffers to absorb and filter runoff from developed areas.

Section 2: Authority

This Ordinance is authorized in the Town of Durham Comprehensive Plan (January 2002) - Section II - "Water Resources".

Section 3: Applicability

- A. This Ordinance shall apply to all land areas within the Durham portion of the direct watershed of Runaround Pond. A map of the Runaround Pond watershed is available for inspection at the Town of Durham Municipal Offices. The following land uses shall be required to obtain a Water Quality Protection Permit and conform to the standards contained in this ordinance:
1. New, or expanded portions of Subdivisions
 2. New, or expanded Mobile Home Parks
 3. New, or expanded Commercial Campgrounds
 4. New, or expanded Commercial uses
 5. Hazardous or solid waste disposal facilities
 6. New single-family dwellings (Note Section 7)
 7. All new principal structures requiring a permit under the Town of Durham Land Use Ordinance, except those structures and uses exempted in paragraph B.

8. New and existing Town roads. For existing Town roads, this Ordinance requires the Town of Durham to employ standard water quality protection practices in the routine maintenance of those roads.
9. New private roads that are associated with numbers 1-6 of this Section.

B. This Ordinance shall not apply to:

1. Any existing residence, or to additions thereto, or to any other existing structure or land use, or to new accessory structures, or to additions of less than 1500 square feet to existing non-residential structures.
2. Timber harvesting operations conducted according to a management plan prepared and supervised by a registered professional forester.
3. Existing agricultural uses.
4. New agricultural uses conducted in accordance with a conservation plan approved by the Androscoggin Valley Soil and Water Conservation District.

Section 4: Water Quality Protection Permit:

The Water Quality Protection Permit required under this Ordinance shall consist of two parts:

A. Phosphorus Export Control Plan

B. Erosion and Sediment Control Plan

Section 5: Phosphorus Export Control Plan, and Standards:

The purpose of the Phosphorus Export Control Plan is to insure that landowners take appropriate measures to reduce the concentration of phosphorus in storm water runoff from their property. This can be accomplished through the use of relatively simple water quality conservation practices.

- A. Within the Runaround Pond watershed, all uses and structures to which this Ordinance applies shall submit a Phosphorus Export Control Plan that meets the phosphorus export standard for said land use. This shall be determined through the use of the most current version of the Maine DEP publication entitled: Phosphorus Control in Lake Watersheds: A Technical Guide For Evaluating New Development. A copy of the current version of this methodology may be obtained from the Maine Department of Environmental Protection (Augusta, or Portland offices). A copy of the current version will be available for inspection and copying at the Town of Durham Municipal Offices.
- B. The following standards for phosphorus control in the Runaround Pond watershed have been established by the Maine DEP. The use of the phosphorus control methodology (referenced in Section 5A) for all land uses listed in Section 3A, numbers 1-6, shall incorporate the following standards for Runaround Pond:
 1. Water Quality Category: Moderate/Sensitive
 2. Level of Protection: Medium
 3. Acceptable increase in phosphorus concentration in ppb (C) : 1.00
 4. Pounds per acre phosphorus allocation (P) = 0.025
- C. Supporting documents for the Phosphorus Export Control Plan shall accompany the permit application. These shall include the calculation worksheets from the DEP publication, engineering calculations (if any), a site plan showing drainage patterns, cleared areas, buffer locations, detailed construction specifications, and diagrams for all structural measures.

- D. In order to maximize the effectiveness of natural phosphorus controls in the Runaround Pond watershed, and to reduce the use of high cost and high maintenance structural phosphorus controls, the Town of Durham shall encourage the following:
1. Development in the Runaround watershed shall take place in such a way, that the clearing of natural vegetated buffers is minimized.
 2. Minimum length for new roads..
 3. The Town shall encourage developers to use non-structural measures to control phosphorus in storm water runoff, including vegetated buffers, clearing limitations on lots, and minimizing the number of lots in subdivisions.
 4. Developers are herein cautioned that the removal of natural forest cover, from property in advance of development may result in the requirement of larger vegetated buffers to control phosphorus when the land is developed.

Section 6: Erosion and Sediment Control Plan and Standards

Erosion and sediment control plans prepared in accordance with the requirements of this Ordinance shall conform to conservation practices outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, prepared by the Cumberland County Soil and Water Conservation District, and the Maine Department of Environmental Protection, March, 1991. Guidelines for E&S plans are available through the Androscoggin Valley Soil and Water Conservation District, or in Section 8.1 of the Maine DEP publication: Phosphorus Control in Lake Watersheds — A Technical Guide to Evaluating New Development.

- A. All new land uses, as defined in Section 3 A, shall be required to submit an Erosion and Sediment Control Plan, in addition to meeting phosphorus export requirements. A sample E&S plan is available in Appendix A.
- B. The Town of Durham shall be required to follow standards for erosion and sediment control during routine town road maintenance activities within the Runaround Pond watershed, including:
 1. Re-surfacing and grading of gravel road surfaces, shoulders and ditches.
 2. Installation and maintenance of culverts
 3. Installation and maintenance of road ditches (existing and new)
 4. The diversion of storm water runoff from road surfaces, ditches and culverts away from streams and into natural wooded areas, wherever possible.

Section 7: New Single-Family Residences and Small Subdivisions with No New Roads

This section prescribes comparatively simple, *alternative performance standards* for phosphorus control that may be applied to:

- A. New single family residences or duplexes on existing lots which are not part of a subdivision that has already incorporated appropriate phosphorus controls.
- B. Subdivisions of five or fewer lots that do not involve the construction of new roads, or the expansion of existing roads.

New residential developments which fall into either of these categories shall meet their phosphorus control obligations by incorporating, to the maximum extent reasonably feasible, given lot limitations, the following phosphorus control measures; and by maintaining these measures over the long term:

- Buffers: Natural vegetated buffers must be left in place down-gradient of developed areas, such that runoff from as much of the lot's buildings, driveway, parking and lawn area as possible drains to the buffer in overland, unchanneled flow (unconcentrated, or "sheet" flow). The width (length of fall-line through the buffer) of these buffers shall be as follows:
 - Wooded buffer = 75 feet (see definitions in Appendix B)
 - Non-wooded buffer = 125 feet (see definitions in Appendix B)
- Buffers must be clearly identified on a site plan of the lot, and maintained in accordance with standards described in the DEP methodology. Deed covenants and restrictions and/or conservation easements must be incorporated to include long-term protection of the buffer.
- Driveways and parking areas shall be designed and constructed so that runoff is quickly shed from these areas to protected buffer areas (to the maximum extent reasonably feasible, given lot limitations), and so that disruption of natural drainage patterns is minimized.
- Roof runoff shall be distributed over stable, well-vegetated areas, or be infiltrated into the soil using dry wells or other infiltration systems. These requirements shall be incorporated into the lot's deed covenants and restrictions.
- Deed covenants and restrictions shall prohibit the use of lawn fertilizers using phosphorus, except during the establishment of new turf on bare soil.
- Septic systems must meet the current requirements of the Maine Subsurface Wastewater Disposal Rules and incorporate a loam liner, when called for in the Maine State Plumbing code.

Section 8: Existing Residential Development and New Additions Thereto:

Existing residential development in the Runaround Pond watershed is a documented threat to water quality. In order to minimize this threat, and to be consistent with the requirements for new development in the watershed, the following measures are *recommended* to landowners of existing house lots, subdivisions, and additions thereto, as well as to new landowners in the watershed:

- A. Eliminate or minimize bare or eroding soil. Eroded soil particles from the watershed represent the single greatest source of phosphorus to Runaround Pond.
- B. If new additions are planned, use erosion controls to prevent exposed soils from washing away in the rain.
- C. Direct/divert runoff from rooftops, driveways and lawns to wooded or brushy vegetated buffers, in order to absorb and filter storm water runoff before it can reach road ditches and streams.
- D. Minimize lawn areas. Lawns provide very little habitat, and they do not absorb very much storm water runoff. Allowing grass to grow relatively long before it is cut, and planting shrubs and perennial flowers helps increase the ability of lawns to absorb runoff and remove pollutants.
- E. Use low, or "no phosphorus" fertilizers on lawns. Soils should be tested before the application of *any* lawn fertilizer in order to reduce lawn maintenance costs and prevent excess nutrients from washing into streams and ponds. The use of lime is often effective in stimulating healthy lawns, and lime poses no threat to water quality.

Proposal to create an Ordinance Pertaining to the Protection of the Damariscotta Lake Watershed, Pemaquid Pond Watershed, and Duck Puddle Pond Watershed

by Al Railsback

Whereas the Town of Nobleboro Comprehensive Plan is required to authorize the creation of Town Ordinances, the following recommendations are included here.

The purpose of this ordinance is to implement the *Goal of the Watershed Management Plan for Damariscotta Lake*. While Watershed Management Plans *per se* do not exist for them, it is logical to propose that Pemaquid and Duck Puddle Ponds be included under this ordinance.

The ordinance shall apply to all land areas within the Nobleboro portion of the direct watershed of Damariscotta Lake, Pemaquid Pond and Duck Puddle Pond. A Water Quality Protection Permit shall be required from new or expanded portions of Subdivisions, Mobile Home Parks, Commercial Campgrounds, hazardous or solid waste transfer or disposal facilities and Commercial Uses, including junkyards, new single-family dwellings, new private roads associated with the above uses, all new permitted principal structures, and new and existing Town roads.

Existing residences or other structures or additions thereto of less than 1500 square feet are to be exempt. Timber harvesting operations performed according to a management plan are to be exempt. Existing agricultural uses are to be exempt. New agricultural uses conducted according to a conservation plan approved by the Knox-Lincoln Soil and Water Conservation District are exempt.

The Water Quality Protection Permit shall contain a Phosphorus Export Control Plan and an Erosion and Sediment Control Plan. Standards established under the Maine DEP publication Phosphorus Control in Lake Watersheds: A Technical Guide For Evaluating New Development shall be used (see table under 6.2 above for standards for Muscongus Bay and South Basin). Low maintenance and low cost natural phosphorus controls shall be used, including use of existing forest vegetation as buffers.

Erosion and Sediment control plans shall conform to conservation practices outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, 1991, prepared by Cumberland County Soil and Water Conservation District and Maine DEP.

An excellent reference for the layman is Site Plan and Development Review: A guide for Northern New England. 1994. Robert M. Sanford and Dana H. Farley.
Lincoln County Planner, Robert Faunce can provide expert guidance in drafting this ordinance.

Appendix Map 2 shows the watershed drainage divides of the five ponds and lakes in Nobleboro. "Town of Nobleboro Water Quality Protection Areas" download from www.mainenemo.org (11" X 17") COLOR MAP can be printed by Paul or by Copy Shop. Water Quality Data

Water Quality Indicators

Water quality indicators used by DEP to determine the condition of lakes are as follows:

Transparency (Water Clarity)

This simple test involves the use of a device referred to as a “secchi disk.” The disk is lowered into the water until it can no longer be seen. The transparency depth is then recorded. Lake clarity may vary substantially within a single season. A number of factors in addition to algae density may influence lake water clarity, so many readings are needed over a period of several years to identify trends in water clarity. The range in water clarity for Maine lakes and ponds is dramatic – from less than one meter in our most productive lakes, to over 15 meters in Maine’s clearest waters. For the most part, since 1977, annual averages over 26 years were between 4 and 6 meters in Damariscotta Lake. The average for Maine lakes is about 5.5 meters.

Total Phosphorus (TP or P)

Phosphorus is critical to plant growth. Algae growth is most directly influenced by the concentration of available phosphorus in lake water. Phosphorus is often referred to as the “limiting factor” in lake ecosystem productivity. The natural occurrence of phosphorus in Maine lakes and ponds is very low. As a result, when small amounts of (P) are added to lakes, algae growth can increase dramatically. (P) is most often measured as “total phosphorus” (TP) indicating that both organic and inorganic forms are included in the measurement. Very clear lakes have a (TP) concentration of only 2 – 3 parts per billion (pp.) A Lake in danger of “going green” (experiencing an algae bloom) typically has a (TP) of 15 ppb. Damariscotta Lake has a long-term average of 9–10 ppb.

Per-Acre Phosphorus Allocations for Nobleboro Lakes and Ponds

| LAKE/POND | DDA | ANAD | AAD | GF | D | F | $\frac{L}{O}$ $\frac{P}{P}$ | C | P |
|-------------------|------|------|------|-----|------|-------|--------------------------------|------|-------|
| Cooks Pond | 219 | 22 | 197 | 0.3 | 59 | 1.76 | m | 1.00 | 0.030 |
| Duck Puddle | 1373 | 137 | 1236 | 0.3 | 371 | 12.32 | m | 1.00 | 0.033 |
| Damariscotta Lake | | | | | | | | | |
| North | 165 | 16 | 149 | 0.3 | 45 | 1.96 | h | 0.75 | 0.033 |
| Middle | 4047 | 405 | 3642 | 0.3 | 1093 | 75.27 | h | 0.75 | 0.051 |
| South | 1512 | 151 | 1361 | 0.3 | 408 | 26.12 | h | 0.75 | 0.048 |
| Pemaquid | 1868 | 206 | 1662 | 0.3 | 499 | 28.44 | h | 0.75 | 0.043 |
| Tobias | 165 | 16 | 149 | 0.3 | 45 | 1.43 | m | 1.00 | 0.032 |

Note: The Water Quality Category (WQC) for all Nobleboro ponds is Moderate Sensitive

| <i>Key</i> | |
|-------------|-----------------------------------------------------------------------|
| DDA | Direct land drainage area in Nobleboro in acres |
| ANAD | Area not available for development (acres) |
| AAD | Area available for development in acres (DDA – ANAD) |
| GF | Growth Factor |
| D | Area likely to be developed in acres (GF x AAD) in 50 years |
| F | lbs. phosphorus allocated to towns share of watershed per ppb in lake |
| WQC | Water quality category |
| LOP | Level of Protection (h=high coldwater fishery); m=medium |
| C | Acceptable increase in lake’s phosphorus concentration in ppb |
| P | lbs. per acre phosphorus allocation (FC/D) |

Water Quality Category

This indicates the susceptibility of a lake to increased phosphorus load combined with the amount of growth pressure. The Moderate/Sensitive category (which applies to all lakes/ponds in Nobleboro) means that a lake is experiencing intense growth pressure in the watershed and could be considered quite vulnerable. These lakes have a high potential for developing algae blooms because of significant summertime depletion of dissolved oxygen and/or large seasonal fluctuations in algae and nutrient levels. They are at high risk of significant water quality change, with only a small increase in phosphorus concentration.

Vulnerability Index (F)

This index is a measure of a lake's sensitivity to additional phosphorus. It is the amount of phosphorus (pounds per year), from the Nobleboro portion of the watershed, which if added to a lake will increase the concentration by 1 parts per billion (ppb).

Dissolved Oxygen (DO)

This is a measure of the concentration of oxygen dissolved in the water, which is especially important in the deepest areas of the lakes during the summer months. Too little oxygen reduces the diversity and population of aquatic life. Water with less than 5 parts per million (ppm) is considered too stressful for most cold water fish. Water with less than 1 ppm oxygen is considered anoxic. Anoxic conditions will mean that phosphorus is released from the bottom sediments into the water. Dissolved oxygen is measured twice monthly throughout May – October.

Temperature

This measurement is related to oxygen level. The higher the temperature, the lower the dissolved oxygen. Some sensitive species cannot tolerate high temperatures. The "level of protection" designated for Damariscotta Lake and Pemaquid Pond is "*high*" since both Lakes can support a coldwater fishery (salmon and trout). Protection for Cooks, Duck Puddle and Tobias Ponds is "*medium*" and these lakes are limited primarily to bass, pickerel and perch.

Flushing rate

This represents the number of times the total volume of a lake is replaced per year. The average flushing rate is about 1 to 1.5 flushes per year for Maine Lakes. For Muscongus Bay of Damariscotta Lake, flushing rate is less than one. South Basin flushes more than 4 times per year.

Maine Laws Related to Protection of Lakes and Ponds

The following is a summary of laws that apply to “Great Ponds.” All five lakes/ponds in Nobleboro are classified as Great Ponds under the law, as they have a surface area greater than 10 acres in their “natural” state.

Public Access – “No person on foot shall be denied access or egress over unimproved land to a great pond.”

Maine Revised Statutes Annotated (MRSA) 17 MRSA §3860

Water Quality Classification – All Great Ponds are classified GPA which means that “... Waters shall be of such quality that they are suitable for the designated uses of drinking water after disinfecting, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation and as habitat for fish and other aquatic life”

38 MRSA §465-A.

State’s Natural Resources Protection Act – “The following activities will require a permit from the DEP if the activity is located in, on or over any protected natural resources or is located adjacent to and is operated in such a manner that the material or soil may be washed into (in this case) a great pond.”

- A. Dredging, bulldozing, removing, or displacing soil, sand, vegetation or other materials.
- B. Draining or otherwise dewatering.
- C. Any construction, repair or alteration of any permanent structure.

These are standards and procedures, but the point is that some permit or review from DEP is required for activities that may have an impact on the water.

38MRSA §480 A-Y

Mandatory Shoreland Zoning Act – Any activity within 250 feet of the shore of a great pond needs to be reviewed by the local code enforcement officer (CEO). If the entire 250 feet has been designated by the Town as a Resource Protection Zone, such activity is prohibited

(See Town of Nobleboro Land Use Ordinances 12/16/03).

Other activities, including agriculture, aquaculture, permanent docks, non-commercial campsites, filling or earthmoving, require a permit. There are also performance standards for clearance and forestry. In summary, the local CEO should perform a review before any activity is undertaken in the 250 foot shoreland zone.

38 MRSA §§435-449

Prohibited Activities – The Department of Inland Fish and Wildlife regulates licenses and, upon petition, can prohibit watercraft of certain horsepower. The Commissioner can restrict the use of “airmobiles” and declare certain areas of lakes off limits entirely for watercraft

12 MRSA 7792

Phosphorus Limitations – Also found in the water quality section of DEP’s laws is a limitation on how much phosphorus can be in household detergent: “After July 1, 1993, a person may not sell or offer for sale in Maine a household laundry detergent that contains more than 0.5% phosphorus by weight expressed as elemental phosphorus”

38MRSA §419, sub-§1 C-1

Growth Management Act – The Act specifies that the Implementation Program of a Comprehensive Plan should not only “Protect, maintain, and when warranted, improve the water quality of each water body,” but also ensure that the water quality will be protected from long-term and cumulative increases in phosphorus from development in a great pond watershed.” It also requires that the program shall develop management goals for great ponds pertaining to the type of shoreline character, intensity of surface water use, protection of resources of state significance, and type of public access appropriate for the intensity of use of great ponds within a municipality’s jurisdiction.”

Authorization for Creation of Watershed Districts – This statute authorizes the formation of watershed districts and gives them certain powers. They may plan, sponsor research, and enter into agreements with municipalities to administer the land use ordinances of that municipality for protecting a water body. They may assess taxes on waterfront property to be collected by the municipality based on the percentage of land in the district

38 MSRA 2001 and 2010

Funds – There is a *Lake Environmental Protection Fund*, which can be used to compensate towns for legal expenses incurred in the enforcement of local land use laws and ordinances affecting great ponds. The State shall provide 75% of the expenses with 25% coming from the town.

38 MSRA §3569

Sources of Monitoring Data for Nobleboro Lakes

Monitoring activities vary from lake to lake. The information presented in this section was compiled from various sources.

1. *Damariscotta Lake Water Quality Monitoring Reports* written annually 1989 – 2003
Prepared by Scott Williams, Aquatic Biologist, Lake and Resource Management Associates. Turner, ME 04282. Summaries are published in Nobleboro Town Reports.
2. Prior to 1990, the *MIDAS Data Sheets* prepared by DEP for each significant lake and pond in Maine contain the only available reliable water quality information including secchi, late summer dissolved oxygen and total phosphorus.
3. *Appendix B to the 2001 Volunteer Lake Monitoring Program Annual Report* provides the data collected and the water quality attainment status for each lake. It also identifies any DEP lists that on which a Lake is included.
4. Preliminary sections of the *State of Maine Water Quality Assessment Report* which will be submitted to Congress pursuant to the Federal Water Pollution Control Act

Pemaquid Pond Water Quality Summary

This summary is largely excerpted from Pemaquid Pond 2003 Volunteer Watershed Survey Report; the work was completed in March 2004.

Water quality data for Pemaquid Pond have been collected by volunteers with the PWA and Maine Volunteer Lake Management Program since 1975. The water quality of Pemaquid Pond is considered to be slightly below average, but the lake is under stress. It is part of the Pemaquid River Watershed, which has been identified as a Category #1 watershed in need of restoration. In recent years, the amount of oxygen in the bottom water of some portions of Pemaquid Pond has decreased, risking the survival of cold water fish and the delicate water chemistry balance of the lake. Based on observations at other Maine lakes, these trends forecast a future decline in water quality.

During the spring and summer of 2003, the PWA, UM Cooperative Extension, Maine DEP, Knox-Lincoln Soil, and Water Conservation District took the next step in pond protection by conducting a watershed survey. The primary purpose of the watershed survey was to identify and prioritize existing sources of polluted runoff, particularly soil erosion sites, in the Pemaquid Pond Watershed. Volunteer watershed surveys have been found to be one of the most effective ways to protect lake water quality by getting local residents involved in identifying existing and potential sources of polluted runoff.

Volunteers and technical staff identified 134 sites in the Pemaquid Pond Watershed that are currently impacting or have the potential to impact water quality of the lake. *(Note that not all of the watershed was officially surveyed, including Lake Pemaquid Campground which unofficially had a great number of problems)* Four sites were deemed high impact, 45 medium impact, and 85 low impact. An overwhelming percentage of sites were associated with residential uses (45%) and roadways (40%).

Some of the common problems identified in the survey were:

- Inadequate vegetated buffers along the shoreline
- Direct flow of runoff to the lake
- Erosion caused by roof runoff
- Unstable foot access to lake
- Poor surface material and improperly graded drives and roadways
- Undersized ditches
- Clogged or crushed culverts

Recommended Next Steps:

1. Based on watershed survey findings, partner with funders and landowners to implement BMPs at the high and medium impact sites.
2. Establish public demonstration sites of BMPs that can be used for outreach and education.
3. Organize workshops to teach landowners how to fix erosion problems on their own properties and camp roads.
4. Through outreach, education and possibly regulation (existing and new or improved), work to improve the public acceptance of shorefront buffers.
5. Educate local nurseries, greenhouses and contractors on the benefits of and many options available for vegetated buffers (from wild to manicured, less work, wildlife habitat, water quality, etc).
6. Educate vendors and contractors as well as landowners on responsible use of fertilizers/herbicides/pesticides/etc and encourage sales of lake-friendly alternatives.
7. Establish a “Lake Saver” type of recognition program for landowners/parcels practicing good stewardship practices.
8. Encourage formation of road associations and adoption of road maintenance budgets that enable regular comprehensive maintenance.
9. Promote and/or provide BMP training for road crews, boards, code enforcement officers, commissions and other municipal decision-makers.
10. Work with watershed towns to ensure consistent water quality protection – compliance and enforcement of shoreland zoning ordinance, nutrient management law and to promote protective, local regulations.
11. Continued participation in VLMP and possible expansion of data collection efforts (# parameters and sites).
12. Conduct natural resources inventory of the watershed to identify key ecological features or areas particularly critical for water quality protection.
13. Work with partners to ensure protection of the resources and areas identified in 12
14. Explore the possibility to preserve the largely undeveloped southeastern shore via easement and/or acquisition (I forget my numbers, but you have the potential of significant acreage/feet of shore frontage with a very few landowners).
15. Encourage increased dialogue and partnership within and between ALL watershed towns.
16. Conduct watershed survey of Paradise Pond to identify and remediate pollution problems.
17. Invasive Plants: Establish invasive plant boat launch monitoring and education program at the Route 1 launch, Lake Pemaquid Campground and Duck Puddle Campground. Conduct full assessment/survey of pond for invasive plants (as of March 2004, only areas around major access points had been surveyed).

Watershed Management Plan for Damariscotta Lake

Published by DLWA/MaineDEP in 2000, Annotated

Goal: Maintain or improve the water quality of Damariscotta Lake. The following five objectives and associated implementation activities have been established to meet this goal.

Objective 1: Eliminate or reduce known sources of sediment and phosphorus pollution from the watershed.

Implementation Strategies:

- a. Implement Best Management Practices (BMPs) at the high priority sites identified in the watershed surveys conducted in 1992 and 1999.
- b. Establish long-term technical assistance and cost-share programs to address the remaining sites.
- c. Train local groups to assist in BMP design and placement and to respond to nonpoint source (NPS) pollution emergencies.
- d. Encourage watershed towns to provide permitting and expansion incentives for septic system upgrades
- e. Provide BMP education to landowners.

Objective 2: Establish consistent water quality protective measures in on-going watershed activities.

Implementation Strategies:

- a. Ensure that sound agricultural and forestry practices are occurring throughout the watershed. Emphasize compliance with the nutrient Management Law.
- b. Establish sound road construction and maintenance practices on the part of all town road crews and local Department of Transportation (DOT) maintenance personnel.
- c. Develop a camp road association model to be used to assist residents in forming camp road associations.
- d. Provide workshops and assistance to local contractors and Code Enforcement Officers (CEOs) to encourage utilization and enforcement of adequate erosion control measures in all construction activities.

Objective 3: Promote careful utilization of undeveloped areas of the Watershed.

Implementation Strategies:

- a. Promote water quality protective regulations in the five watershed towns and offer to help the 5-year comprehensive plan review committees as they are formed. (See section 6.8).
- b. Assist towns in establishing conservation commissions where none currently exist. Nobleboro appointed a Conservation Commission in 2001, as recommended in the 1993 Comprehensive Plan.
- c. Identify unique, sensitive and fragile areas of the watershed and complete habitat and wildlife inventories. See Biological Survey of Selected Wetland Habitats in the Damariscotta Lake Watershed. January 2000.
- d. Preserve significant areas including those identified in 3c by coordinating with existing land trusts (DLWA, DRA, PWA, New England Forestry Foundation, Maine Farmland Trust, other conservation groups, historical societies and sports groups

Objective 4: Develop long-term public support and involvement.

Implementation Strategies:

- a. Incorporate selected educational recommendations of the education consultant (see *Shaping a Vision for Watershed Education in the Communities of the Damariscotta Lake Watershed*. March, 2000. Christine Baumann Feurt.) See below “Information and Education”
- b. Maintain and establish on-going public education including news articles, DLWA’s newsletter, displays presentations and booklets aimed at specific groups such as seasonal residents, realtors, etc
- c. Utilize existing DLWA committees to disseminate information and to promote local presentations or field trips by outside resource persons.

Objective 5: Monitor water resources and fill in data gaps.

Implementation Strategies:

- a. Continue participation in the Volunteer Lake Monitoring Program. Add Cook’s Pond and Jones Stream in Nobleboro.
- b. Conduct a comprehensive evaluation of the major tributaries and associated wetlands to determine existing quality of water resources, current threats and apparent threats from future development.
- c. Continue baseline monitoring of all three lake basins.
- d. Assess long term trends in agriculture and forestry.
- e. Track identified NPS problems and solutions and identify new sites utilizing DLWA’s database.

Duck Puddle Pond: Phosphorus Control Action Plan and Total Maximum Daily (Annual Phosphorus) Load Report

(Duck Puddle Pond Stakeholder Review Draft June 2005)

A. Background

Duck Puddle Pond is a 242-acre waterbody located in the towns of Nobleboro and Waldoboro. It has a direct watershed area of 8.2 square miles; a maximum depth of 23 feet, a mean depth of 14 feet; and, a flushing rate of 3.1 flushes per year. Tobias Pond drains into Duck Puddle from the north.

Duck Puddle Pond experienced nuisance summertime algae blooms during the 1989 to 1998 time period. This was likely caused by the contribution of phosphorus that is prevalent in area soils and is effectively transported to Duck Puddle Pond via storm flow runoff. Excessive soil erosion in lake watersheds can have far-reaching water quality consequences. Soil particles transport phosphorus, which annually accumulates in lake bottom sediments and “fertilizes” the lake, feeding algae blooms and decreasing the water clarity. Studies on other lakes have shown that as lake water clarity decreases, lakeshore property values decline. Excessive phosphorus can also stimulate the growth of invasive plants such as variable leaf milfoil, which, fortunately has not yet been found to occur in Duck Puddle Pond.

B. Stakeholder Involvement

Federal, state, county and local groups have been working together to effectively address this nonpoint source water pollution problem. During 2004 and 2005, the Maine Department of Environmental Protection funded a project in cooperation with the Maine Association of Conservation Districts to identify and quantify the potential sources of phosphorus and identify the Best Management Practices needed to be implemented in the Duck Puddle watershed. (The report on which this summary is based was sent to US-EPA for review and approval in June 2005.)

C. What We Learned

A land use assessment was conducted for the Duck Puddle Pond Watershed to determine possible sources that may run off from the land areas during annual storm events and springtime snow melting. This assessment utilized many resources, including a review of past watershed survey reports, creation and interpretation of maps, inspection of aerial photos and on-the-ground surveys.

D. Phosphorus Reduction Needed

Duck Puddle Pond can naturally process up to 737 pounds of total phosphorus (TP) per year. 16 parts Phosphorus per 1,000,000,000 parts of water (parts per billion), without harming water quality. The average summer TP concentration of Duck Puddle Pond is 22 ppb, equal to an additional 277 pounds. If we assume that future watershed development will add an additional 22 pounds (10kg.), then we will need reduce the total amount of phosphorus by at least 299 pounds (136 kg) to prevent algae blooms from occurring.

E. How to Address Duck Puddle Pond Phosphorus Loading

Active farming and forestry activity account for only 9% of the total land area in the Duck Puddle Pond watershed, but account for 38% of the total phosphorus input. Non-developed land accounts for 80% of the total land area but only 24% of the phosphorus. Non-shoreline development accounts for 5% of the total land area, but 30% of the phosphorus reaching the pond. Smaller input sources include shoreline development, atmospheric, indirect sources and in-lake recycling.

F. What you can do to help!

As a watershed resident, there are many things you can do to protect the water quality of Duck Puddle Pond. Lakeshore owners can use phosphorus-free fertilizers and maintain a natural vegetation “buffer” next to the Lake. Agricultural and commercial land users can consult the Pemaquid Watershed Association, Knox-Lincoln County Soil and Water Conservation District (207-273-2005) and Maine DEP for information regarding Best Management Practices (BMPs) for reducing phosphorus loads. Following EPA approval, copies of the detailed report on which this summary is based can be obtained online at www.maine.gov/dep/blwq/docmonitoring/tmdl2.htm

1999 DLWA Public Opinion Survey about Water Quality of Nobleboro's Lakes

Excerpts from 2000 Economic Study of Damariscotta Lake Watershed, DLWA/MaineDEP

In September, 1999 an economic subcommittee of DLWA developed and distributed a written survey to get personal opinions regarding their lake's water quality and the concerns that people have who live in and enjoy the watershed. The survey included questions regarding the effect of water quality degradation, whose responsibility it is to maintain water quality and whether or not respondents would be willing to pay additional fees or taxes to maintain water quality.

200 watershed lot owners were chosen to receive the survey. Of these, 21 were Nobleboro shorefront lot owners and 49 were non-shorefront Nobleboro owners. 87 owners (43%) actually responded.

- 88% of all watershed respondents agreed or strongly agreed that significant lake degradation would affect their property value.
- 76% of all watershed respondents agreed or strongly agreed that a significant decrease in water quality would affect their ability to sell their property.
- Who is responsible for the health of the lake?
 - 47% of the respondents felt that individual property owners have the primary responsibility for watershed quality;
 - 20% thought that their towns were responsible.
 - 19% selected the Maine DEP and
 - 11% opted for "conservation groups".
- Who is willing to pay for water quality maintenance? 77% of watershed property owner respondents are willing to pay at least \$10-\$20 per year toward water quality maintenance.
- Of those willing to pay additional taxes, 55% would pay at least \$21-\$50 per year to ensure good water quality. Many respondents commented that such funding should be "visibly" dedicated to quality improvements.

Recent Assessments of Nobleboro’s Lakes/Ponds

Since 1990, all three ponds have been the subject of NPS319 funded water pollution control actions to restore polluted waters or to protect waters that are considered threatened. Most recently, in 2004, Pemaquid Pond has been the subject of a watershed nonpoint source survey conducted by Pemaquid Watershed Association and Damariscotta Lake Watershed Association (DLWA). These two organizations have entered into cost share arrangements with three private road associations, to implement erosion and sedimentation control “Best Practices” on unpaved “Camp Roads”. DLWA completed its Watershed Survey and published a Watershed Management Plan in 2000.

The measure of the condition of a lake or pond is designated as “Attainment Status.” Attainment status is an indication of whether or not the water quality achieves the designated use goals set by federal and state classification statutes. Critical designated uses for Damariscotta Lake, Pemaquid Pond and Duck Puddle Pond are Swimming, Aquatic Life, and Trophic Stability. Cooks and Tobias Ponds have not been rated.

The following is a summary of attainment status in these categories for each lake:

Swimming (SW)

- Duck Puddle Pond is only “partially supporting” (PS).
- Damariscotta Lake (3 basins) are fully supporting of the goal of swimming, but is considered threatened (FT).

To be considered “threatened,” one or more of the following must be true:

1. The lake has experienced one recorded algae bloom,
 2. a secchi disk reading of less than 3 meters; or
 3. there are indications that the lake may experience an algae bloom.
- Pemaquid Pond (2 sampling stations) is considered “fully supporting” (FS), meaning that:
 1. The pond shows no dissolved oxygen impairment, or
 2. The water level does not fluctuate to reduce viability of fish or aquatic life.

Aquatic Life (AL) and Trophic Stability (TS)

- Duck Puddle and Pemaquid ponds are both rated “fully supporting” of these goals.
- Damariscotta Lake is “fully supporting but threatened.”

A combination of data indicate that there is a potentially high productivity level and a relatively high potential for increase in total phosphorus due to human activity and the possibility of internal recycling of phosphorus.

| ATTAINMENT STATUS | | | | | |
|-------------------|----|----|----|------------|---------------------------------|
| LAKE/POND | SW | AL | TS | | |
| Duck Puddle | PS | FS | FS | | |
| Damariscotta Lake | | | | | |
| North | FT | FT | FT | Key | |
| Middle | FT | FT | FT | PS | Partially Supporting |
| South | FT | FT | FT | FS | Fully Supporting |
| Pemaquid | FS | FS | FS | FT | Fully Supporting but threatened |

Nobleboro Town Ordinances Designed to Protect Shoreland

Chapter VI “Shoreland Standards” (p.50 – 75) of the Town Ordinances (12/16/03) offers controls designed to protect the shoreland:

“The purposes of this ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.”

An “Official Shoreland Zoning Map” is certified by the Town Clerk and is located at the Town Office. As an attachment to the Comprehensive Plan, a map showing specific areas identified on pages 55 and 56 of the Town Ordinances (12/16/06) is included. This map is entitled *Town of Nobleboro Water Quality Protection High Priority Areas.*

Chapter 10. Habitat, Critical Natural Resources & Scenic Resources

Chimney Farm Preservation

Attached is a 2-sided, legal-size brochure describing the preservation of Chimney Farm as a cultural, agricultural, and scenic place in Nobleboro.

Chapter 11. Agriculture & Forestry

Agriculture, Forestry, and Open Space

Maine's Farm and Open Space Tax Program guarantees landowners the right to have farm and open space lands valued at current use rather than development potential. Generally, valuing land at current use reduce property taxes. Landowners may enroll parcels in either or both the farm and open space classifications. Once land is enrolled in either classification, it cannot be assessed as having additional "phantom house lots." This voluntary program is a fundamental way for communities and landowners to work together to prevent farmland and natural open space from being converted to other uses.

Eligible farmland includes five or more contiguous acres of working farmland, exclusive of house lots, roads and power lines, that produces an annual gross income of \$2,000 in 1 of 2 or 3 of 5 years. Income can be derived from the value of commodities sold and/or produced for consumption by the farm household. As of the time of publication of the 1992 Nobleboro Comprehensive Plan, there were no farms enrolled in the program.

Eligible open space must be preserved or restricted in use to provide a public benefit, which may include public recreation, scenic resources, game management or wildlife habitat. Structures and improvements inconsistent with preservation are ineligible. Land deemed "*forever wild*" and protected by a conservation easement may qualify for up to a 70% property tax reduction. If the land provides guaranteed public access, the discount can be even larger.

To enroll, you must obtain the Farm and Open space Tax Bulletin and application forms at the Town Office or call 207-287-2013 for help in getting started. The application must be submitted to the Town by April 1st of the year you desire a change in land classification. The town tax assessor should be consulted well in advance of this deadline to correct, verify and refine your new tax estimate.

Special Use Valuation 2005 - 2006

| Town | Tree Growth | | Farm | | Open Space | |
|------------------|-------------|-----------------|------------|-----------------|------------|-----------------|
| | Acres | Value | Acres | Value | Acres | Value |
| Nobleboro | 218 | \$20,239 | 173 | \$11,167 | 84 | \$23,100 |
| Bremen | 2841 | \$220,237 | 31 | \$33,055 | 982 | \$1,942,000 |
| Bristol | 1327 | \$188,000 | 115 | \$34,257 | 413 | \$775,400 |
| Damariscotta | 1058 | \$154,608 | 15 | \$7,500 | 4 | \$20,200 |
| Newcastle | 6708 | \$917,057 | 757 | \$278,250 | 17 | \$2,787 |
| South Bristol | 754 | \$84,000 | 0 | \$0 | 194 | \$99,450 |
| Waldoboro | 2539 | \$104,000 | 2927 | \$549,000 | 215 | \$1,174,000 |
| Jefferson | 5,456 | \$750 | 68 | \$9,379 | 202 | \$60,739 |

*Source: Municipal Valuations Returns for each town above (November 2005)
Includes Non-Tree Growth Woodland and Agricultural Acres*

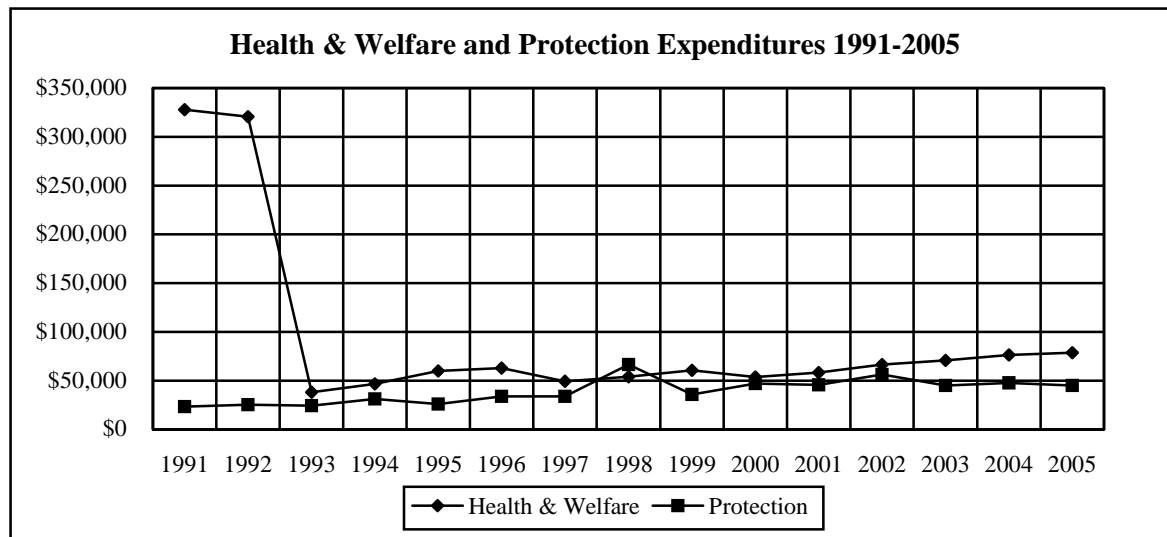
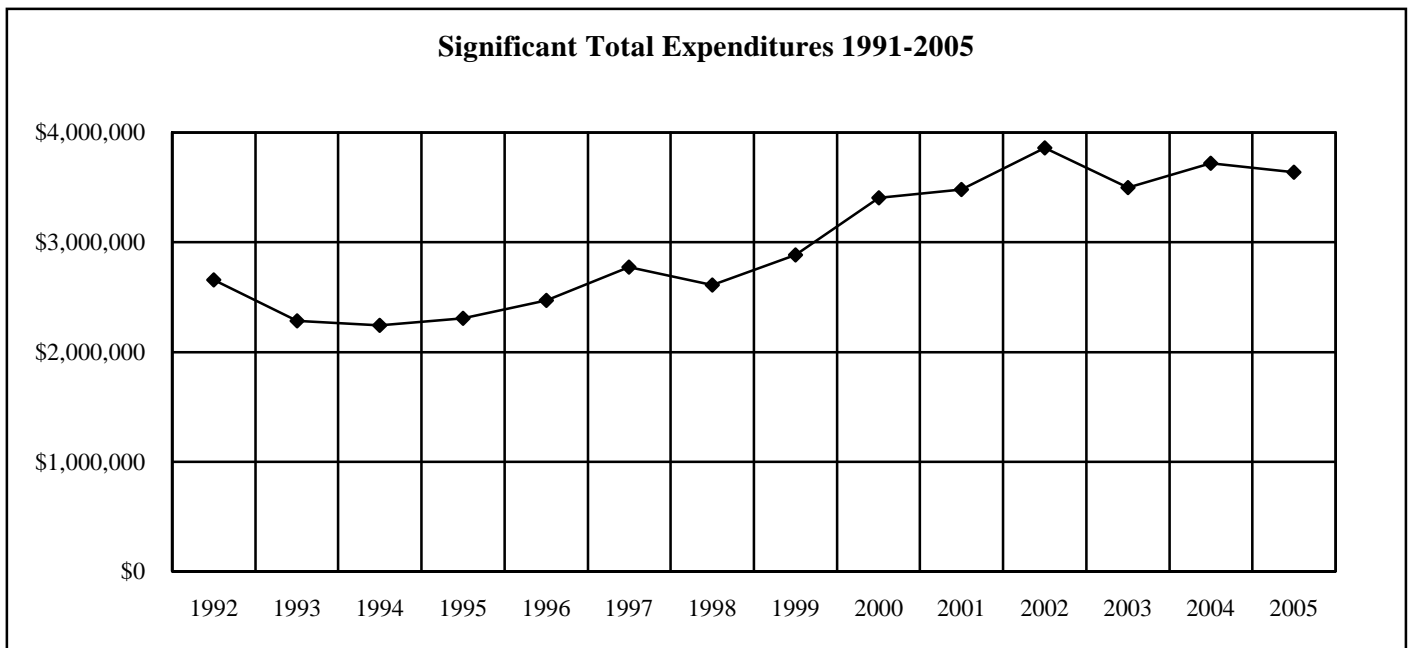
Chapter 12. History & Archeology

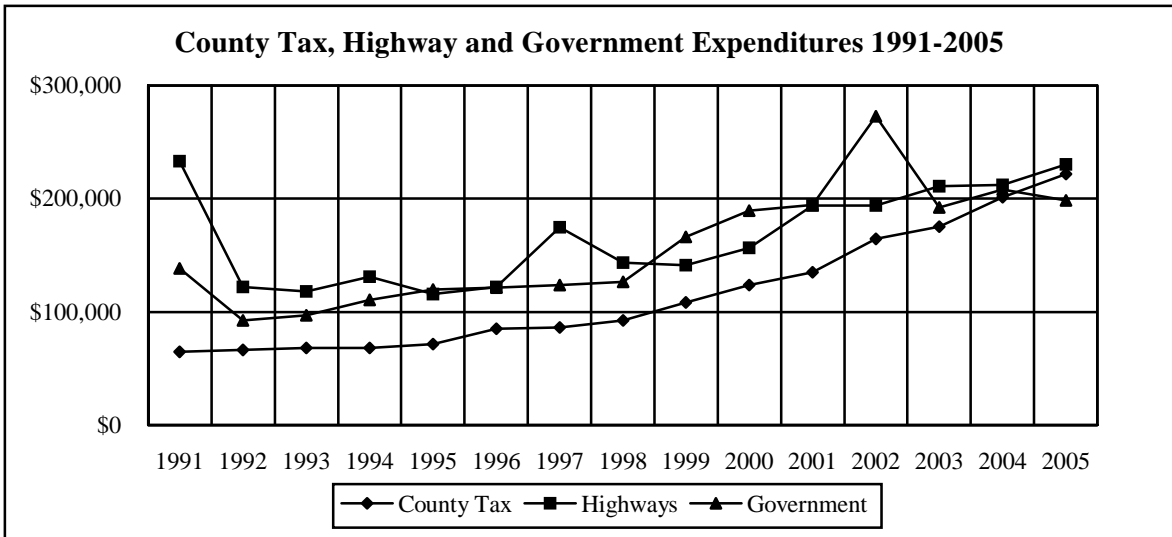
Map of Nobleboro Cemeteries and list of Cemeteries

Attached is a 2-sided ledger-sized Nobleboro map with cemeteries marked and on the reverse side is a list of the cemeteries.

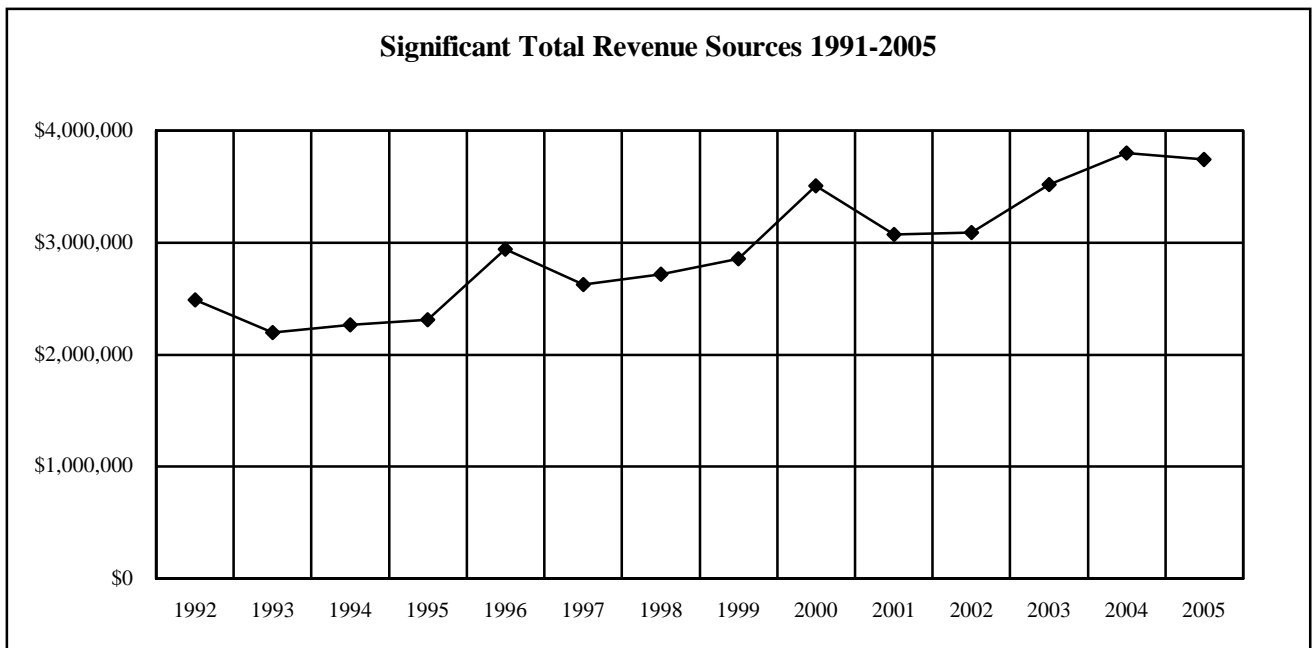
Chapter 13. Fiscal Capacity

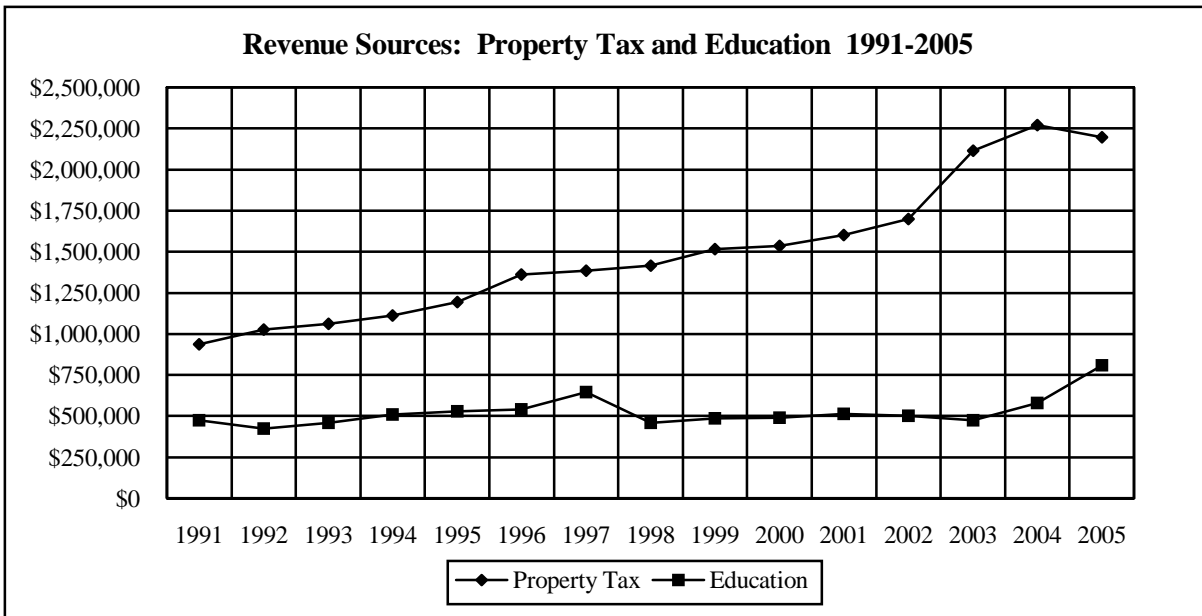
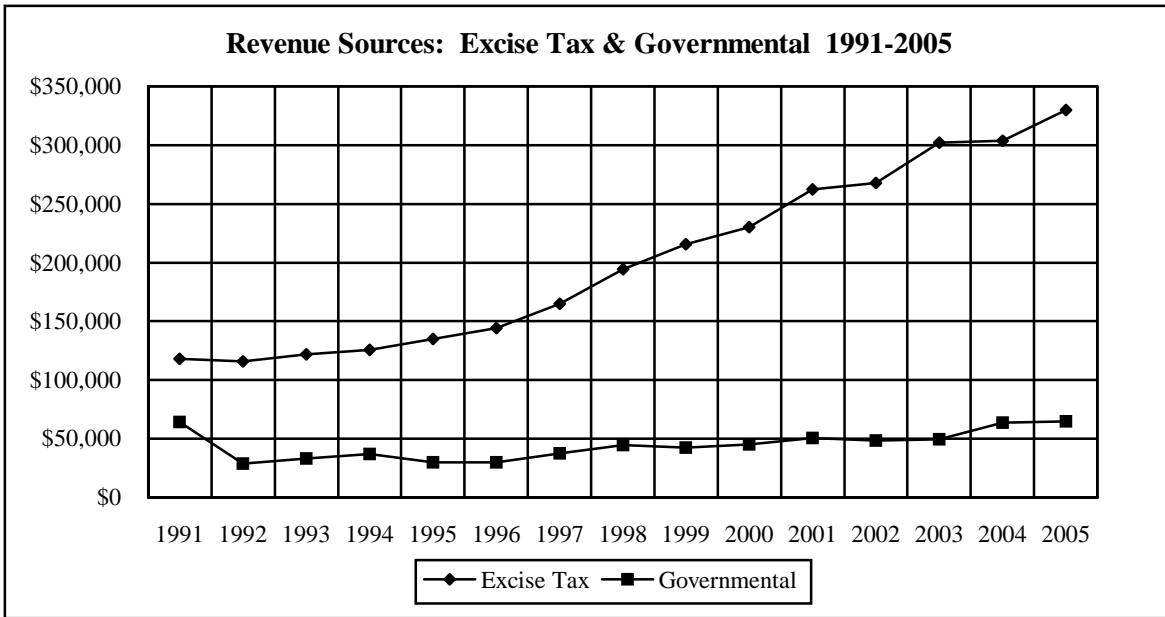
Series of three graphs showing total Nobleboro expenditures from 1991-2005 and the relationship of the major components.





Series of three graphs showing total Nobleboro revenue sources from 1991-2005 and the relationship of the major components.





Chapter 14. Nobleboro's Senior Residents

Senior Population Characteristics

The fastest growing segment of older adults in the state is aged 85 or older. Persons aged 85 or older are most likely to experience physical and cognitive impairments and to have lower incomes. These persons also are most likely to require nursing home care, medical treatment, and home- and community-based services. In Maine, Lincoln County and Nobleboro, the challenges of serving the older population are compounded by the rural nature of the state and our community.

Community-based initiatives, such as Communities for all Ages: that bridge and plan across all generations should receive special attention. These programs build community by integrating the old with the young, transmitting knowledge and experience to future generations and re-enforcing the value of people of all ages. Studies have found that young people in such programs show measurable improvements in school attendance, attitudes toward school and the future, and attitudes toward elders. Adult volunteers report substantial benefits to themselves: the satisfaction of sharing their experience, feeling useful and giving back to the community.

The Town of Nobleboro should consider organizing large-scale, volunteer-based efforts that reach out to various sectors of the community in an inclusive way to identify and respond to the community's most pressing problems. The success of such efforts, involving individuals of all ages, is likely to depend on a leadership cadre of volunteers who are prepared to make it their principal activity. Once initiatives are designed with broad input, leaders can offer other volunteers a continuum of opportunities for involvement, ranging from episodic to regular and from casual to intensive.

Elders in the Community

According to a report on Maine's Aging Population by the University of Maine Cooperative Extension, Human Development, Nutrition, and Health, 13.9% of Maine's citizens are age 65 and over. This percentage is expected to increase to 21.4% by 2025. The fastest growing segment is sometimes called the old-old, those over 85. By the year 2010, Maine Census projections predict at least a 33 percent increase in people aged 55 to 85 or older.

According to the report, our aging population raises a number of issues:

- A disproportionately large share of special services and public support will be required to meet the needs of the elderly, particularly the oldest old [85 and over]
- There will be large increases in the most vulnerable elderly groups – the oldest old living alone, older women, elderly unmarried persons with no living children or siblings, and elderly racial minorities living alone with no living children. These groups also have a high percentage living in poverty or with low incomes.
- The number of persons requiring formal care [primarily nursing home care] and informal care [primarily care at home] will increase substantially.
- Generally, affordable and accessible health care, quality elder care, personal financial security, and attitudes toward aging and the aged may create an increased need for alternatives and workable solutions.

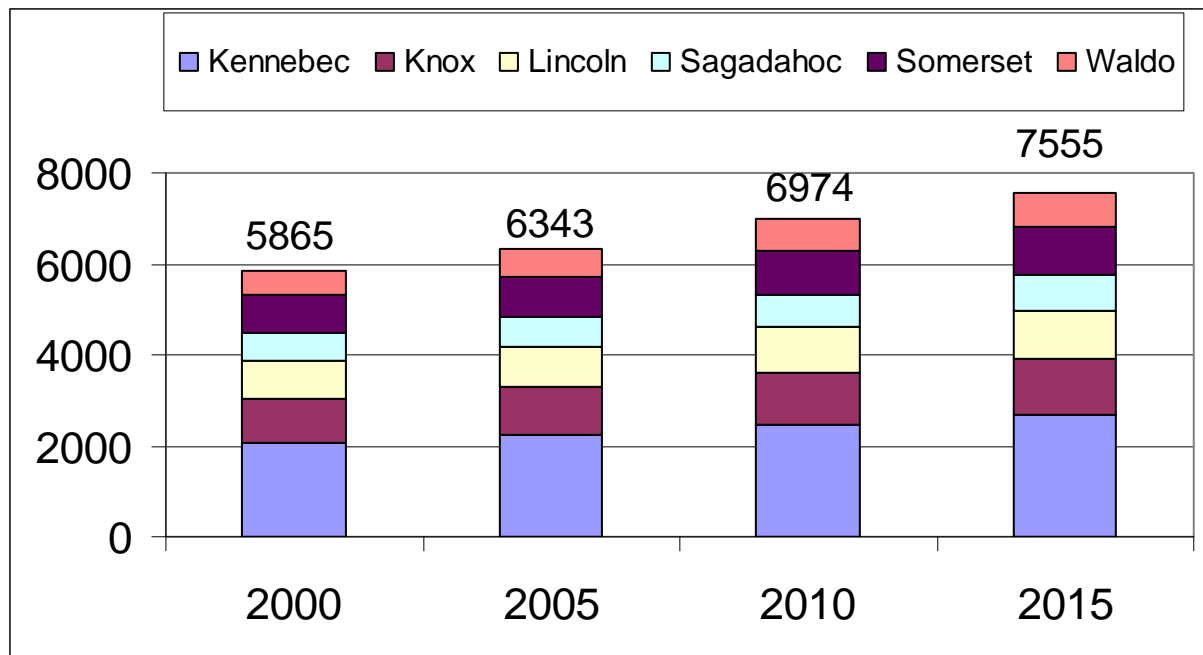
The 2000 census data identified 479,000 people over the age of 45 living in the state of Maine (32% of total population). 127,000 people over the age of 45 live in the area covered by the Central Maine Area

on Aging – Senior Spectrum (41% of total county population). Of the 16,084 individuals over 45 who live in Lincoln County 720 live in Nobleboro.

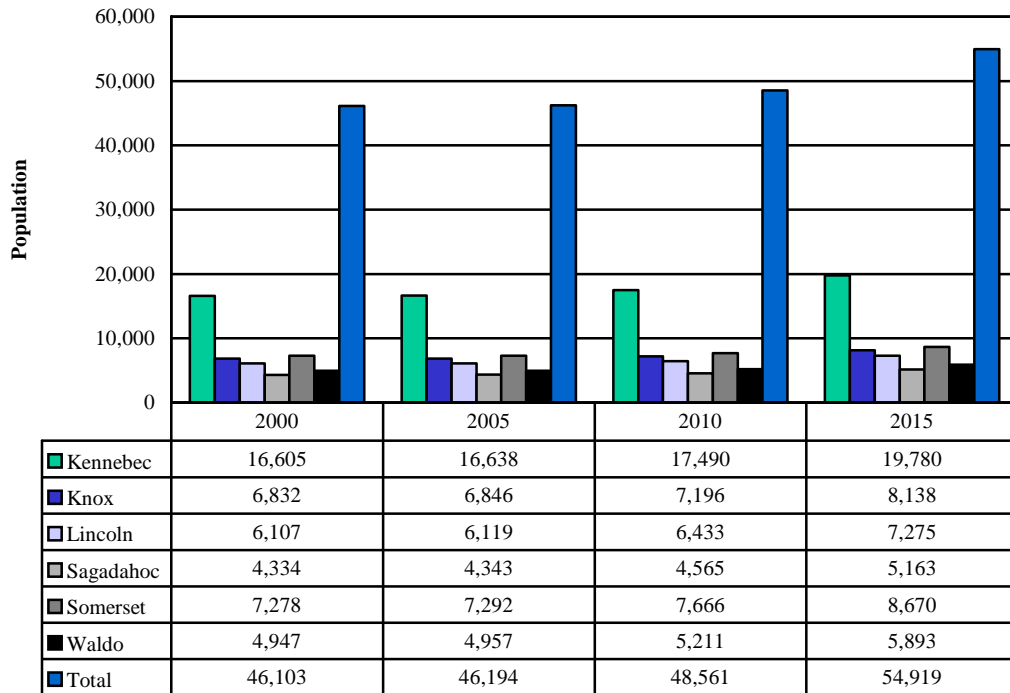
In 2000, 14% of Maine’s population was 65 years of age or older, which is the 10th highest percentage in the nation and compares to 12% in New Hampshire, 13% in Vermont and 12% nationally. It is projected that by 2010, Maine will rank 3rd in the nation in population age 65 and older. In 2020 the number of people 65-74 in Maine is projected to double in size and the number of people under 45 will decline by 15%. According to the 2000 census 44.2 percent of Nobleboro’s residents are age 45 and older. 27.3% are over 55 years of age.

Using the US Census Projections for increase in population, a major component of immigration will be people between 65 and 75 who retire to Maine particularly to the coastal regions such as Nobleboro. The fastest growing segment of older adults in the state is aged 85 or older. By 2020 over 30,000 Maine residents will be aged 85 or older.

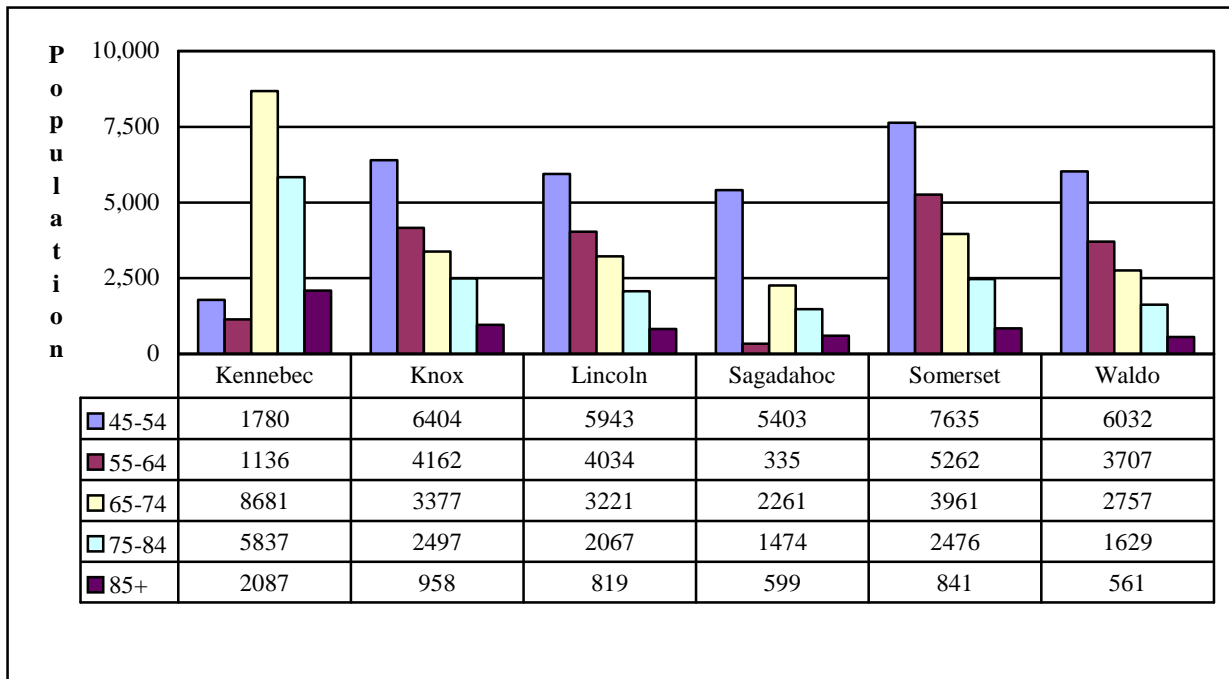
Projected growth in persons over 85 in Central Maine Area



Current and Projected Population over 65 in Central and Mid-Coast Maine



Age Distribution of persons living in Central and Mid-Coast Maine area over 45



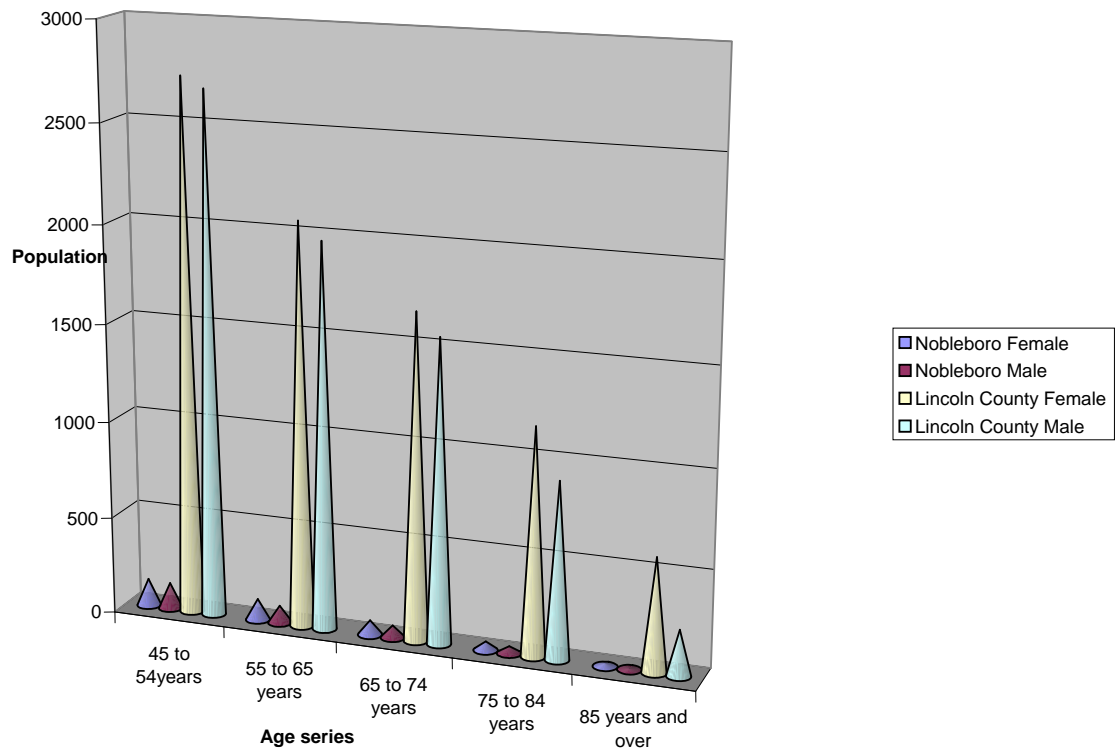
Age distribution of persons living in Nobleboro over 45:

| Age Range | Number | Percentage (%) |
|------------------|---------------|-----------------------|
| 45-54 | 275 | 16.9 |
| 55-64 | 199 | 12.2 |
| 65-74 | 140 | 8.6 |
| 75-84 | 83 | 5.1 |
| 85 + | 23 | 1.4 |
| TOTALS | 720 | 44.2 % |

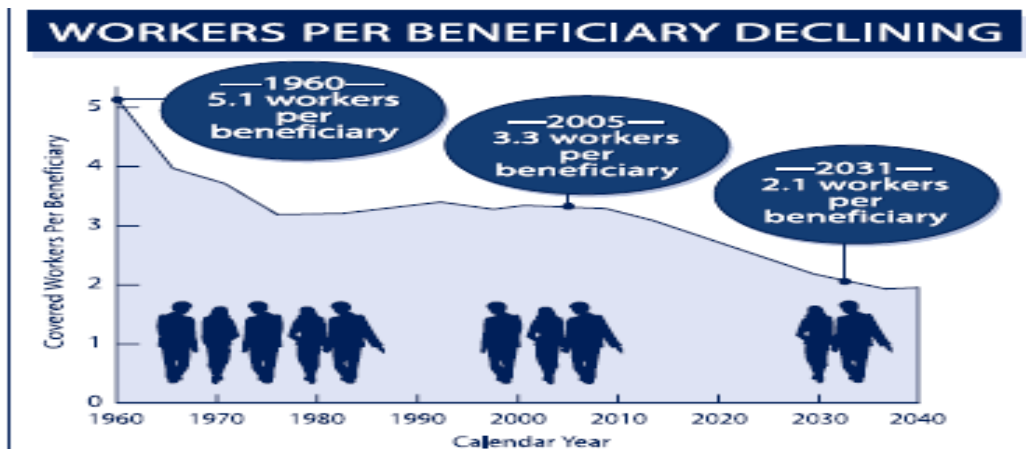
Gender:

According to the 2000 census data, 53% of the population in the central Maine area was female. Over the age of 65, 58% are female and over 85, 70% are female. In Lincoln County 51% of the residents are female. Over the age of 65 are female and over 80, 71% are female. 52% of Nobleboro's residents are female. 15.1% of Nobleboro's residents are 65 years of age or older. Over the age 65, 56% are female and over 85, 70% are female.

Sex Distribution by Age (Over 45) Nobleboro and Lincoln County



The expected growth in the elderly support ratio (the number of persons 65 plus per 100 persons aged 20-64) is also a concern. If the number of working taxpayers relative to the number of older persons declines, as it is expected to do, the availability of public resources and adults available to provide informal care/assistance will also decline. Unless we have developments that reverse these trends, we will be facing a huge older population needing services coupled with fewer young people to provide the economic base those services will require. Not only are workers per Social Security beneficiary declining, the number of available caregivers is declining as well.



Living arrangements:

30% of people over 65 in Maine live alone. In the central Maine area 43% of the population over 65 live alone and 50% of those over 75 live alone. In Lincoln County of the 14,158 households, 12.10 percent have someone living alone who is over 65. In Nobleboro of the 678 households 10.8% have someone living alone who is over 65. Of these 13.9 percent do not have a vehicle available.

Nobleboro – Selected Characteristics of Households with Householder 65 years and over
(US Census 2000)

| Category | Number | Percent |
|-----------------------------------|--------|---------|
| Occupied Housing Units | 144 | 100.0 |
| Owner Occupied | 134 | 93.1 |
| Less than 1.01 occupants per room | 144 | 100.0 |
| No telephone service | 0 | 0 |
| No vehicle available | 20 | 13.9 |
| Below the poverty level | 16 | 11.1 |
| With meals included in rent | 0 | 0 |

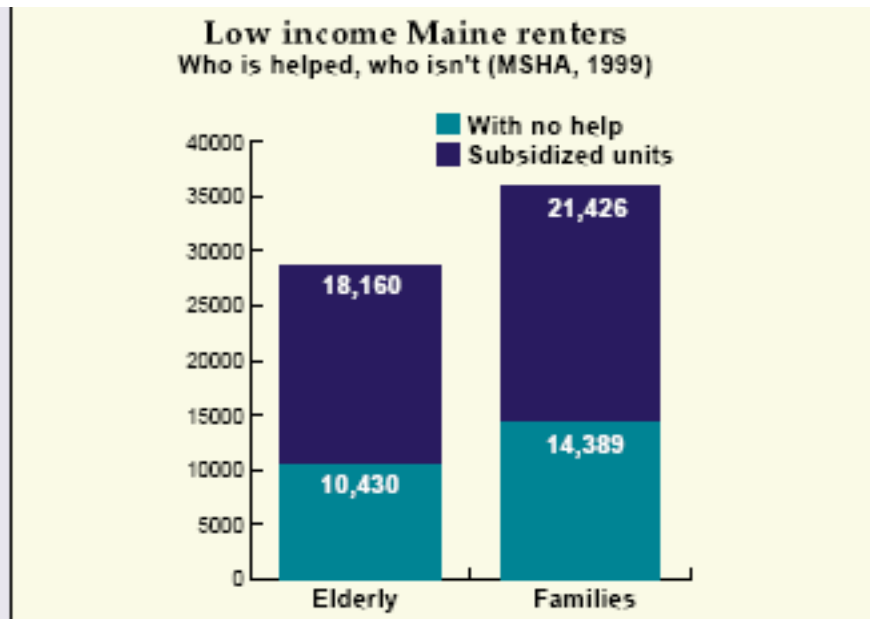
158 of Nobleboro’s 584 owner occupied housing units are owned by individuals who are over the age of 65. Of these 16 owner residents live below the federal poverty level. Of the 94 renter occupied units in Nobleboro 9 provide housing to individuals who are over 65. None of these renters lives below the federal poverty level.

Though rental costs are low in many parts of Maine, the combination of low incomes and high heating and maintenance costs make Maine the most expensive state in the nation for low-income renters, according to a Massachusetts nonprofit group.

According to the Maine State Housing Authority in 1999:

“There is also a need for standard rental units for the elderly. Even though the state and federal governments subsidize over 18,000 apartments for Maine’s elderly, there are still many with low incomes that are paying more than they can afford for rent. The Maine State Housing Authority estimates that there are 28,590 households headed by a person over 65 years of age who earn less than half of the state’s median income and who rent. When subsidized units are subtracted out, this leaves 10,430, or about a third, who are not receiving any help.”

The Town of Nobleboro does not offer any subsidized housing or rental units for elderly residents with modest means.



In 1999 the Maine State Housing Authority noted that the housing needs of the population over 85 with ample income were being met by vigorous activity in the private market place. At that time these facilities cost, on average, over \$1,500 a month. It would be safe to assume that today the cost has increased significantly. Within Lincoln County Schooner Cove on the Miles Health Care Campus and the St. Andrew’s Retirement Village in Boothbay Harbor falls within the private market category. However for the rest-frail elderly of moderate or low incomes—progress is slower. Nobleboro does not offer any affordable housing for the elderly.

Throughout the state there are assisted living facilities for well-off elderly; little for others. In the central Maine area there are currently 413 available units, three of which are in Lincoln County: Lincoln Home, Chase Point on the Miles Healthcare Campus and the Inn at St. Andrews Village. Again the high daily room rates, monthly fees and purchase or entrance fees make these facilities affordable to only a small minority of Nobleboro’s elderly.

Because Nobleboro does not offer any living alternatives within the town’s boundaries residents who can no longer maintain an independent life style must give up not only their home but their community and seek shelter elsewhere in the county or beyond. Most of the senior residences in Lincoln County in addition to being costly have long waiting lists.

Lincoln County Housing and Nursing Care Options for Nobleboro’s Aging Population

| Name & Location/ Type of Housing and Care | Adult Day Care | Assisted Living | Residential Care | Nursing/ Rehabilitation/ Skilled Care |
|----------------------------------------------|------------------------------|--------------------------------------|-----------------------------|---------------------------------------------|
| | | | | |
| Boothbay Harbor/Boothbay | | Inn of St. Andrew’s Village | Boothbay Green | Gregory Wing of St. Andrews Village |
| Damariscotta | Riverside Adult Day Services | Chase Point Assisted Living Facility | Hodgdon Green Boarding Home | Cove’s Edge – Miles Healthcare |
| Jefferson | | | Jefferson Green | |
| Newcastle | | The Lincoln Home | The Lincoln Home | |
| Newcastle | | | Lothrop Foster Home | |
| Round Pond | | | Round Pond Green | |
| Waldoboro | | | Smith’s Foster Home | Fieldcrest Manor- Kindred Healthcare |
| Waldoboro | | | Waldoboro Green | |
| Wiscasset | | | Maple Home | |
| Wiscasset | | | Wiscasset Green | |

In Lincoln County home health care is provided at a variety of levels by Miles Home Health and Hospice, Branches, Senior Spectrum’s Bridges program, Angle Care, Kno-Wal-Lin Home Health, and St. Andrew’s Family Care.

Poverty and economic health of older persons:

Maine ranks 41st in the United States (rank of 1 is highest) with a median household income of \$37, 240. US census data in 1999 indicated that 10.2% (1 in 10) people in Maine over 65 lived below the poverty level. In addition, 33% of people over 65 live in families with incomes below 200% of poverty. The per capita income for Nobleboro is \$21,373. 7.7% of the population and 5.4% of the families are below the poverty line. Out of the total population, 9.2% of those under the age of 18 and 9.2% of those 65 and older are living below the poverty line. In Lincoln County 9.5% of those 65 and older are living below the poverty line.

In Maine, the average annual income from Social Security for retired workers in 2001 was approximately \$9,660 compared to the national average of \$10,488.

In 1999 the median household income for Nobleboro residents who are between the ages of 65 and 74 was \$35,144 as compared to a state average of \$26,046. In Nobleboro households where the residents are over 75 the median income is \$26,875 in comparison to the state average of \$18,956.

The percentage of people over 65 living at 100% of the poverty level or below in the Central Maine area is 9%. In Nobleboro the percentage is 9.5.

| County | Over 65 at or below poverty | % of those over 65 | % of those over 75 |
|---------------|------------------------------------|---------------------------|---------------------------|
| Kennebec | 1,572 | 9% | 10% |
| Knox | 502 | 7% | 8% |
| Lincoln | 559 | 9% | 10% |
| Sagadahoc | 268 | 6% | 7% |
| Somerset | 865 | 13% | 15% |
| Waldo | 576 | 12% | 13% |
| Total | 4,342 | 9% | 11% |

These numbers consider only those at or below 100% of the US Census poverty level. When those older people living near poverty (125% of the poverty level) are factored in the problem becomes more serious.

Health Status of Older Adults

Although the majority of older adults have Medicare, this only provides a basic level of access to the health care system. Older adults who do not supplement Medicare with private coverage are at the greatest risk of having unmet health care needs.

Persons with a regular source of medical care are more likely to receive basic medical services (e.g., a routine checkup), which presents the opportunity for delivery of preventive services. Nationally and in Maine, most persons 55 years and older reported having a routine checkup during the preceding 2 years, and use of this preventive service increases with increasing age.

As of June 2006 two Nobleboro residents were receiving Meals on Wheels. Between July 1, 2004 and June 30, 2005 Senior Spectrum delivered 606 meals and provided support, services and resources totalling 196 outreach hours to Nobleboro residents.

Caregiver status

The term caregiver refers to anyone who provides assistance to someone else who is in some degree incapacitated and needs help. In 2005 Senior Spectrum provided family caregiver assistance to six Nobleboro families

In Maine, there are 9,276 children living in grandparent-headed households (3.1% of all the children in the state). There are another 2,078 children living in households headed by other relatives (.7% of all the children in the state). In Maine, 5,074 grandparents report they have legal custody of their grandchildren. 51% of these grandparents live in households without the children's parents present. The dramatic increase in the number of children who need to be rescued by their grandparents during the last several decades poses an important challenge for grandparents today.

| GRANDPARENTS AS CAREGIVERS IN NOBLEBORO | | |
|----------------------------------------------------------------------------------------|-----------|--------------|
| Grandparents living in households with one or more grandchildren under 18 years | 14 | 100.0 |
| Grandparent responsible for grandchild | 12 | 85.7 |
| Less than 1 year | 4 | 28.6 |
| 1 to 2 years | 0 | 0.0 |
| 3 to 4 years | 4 | 28.6 |
| 5 years or more | 4 | 28.6 |
| Grandparent not responsible for grandchild | 2 | 14.3 |

As the table above reflects, based on 2000 census data, 12 grandparents in Nobleboro are responsible for their grandchildren.

Availability of Geriatric Medical Services

In 2002 2/21/2002 the Alliance for Aging Research reported that Americans over the age of 65 represent over one-half of physician visits annually, yet only a small percent of healthcare professionals actually have specific training to appropriately care for this population.

Of the 650,000 physicians in the United States, there are only 9000 physicians with geriatric certification -- Less than 1 percent of nurses have geriatric certification -- Less than 1/2 percent of almost 200,000 pharmacists have such certification

A search of the internet related to the availability of services in Maine resulted in the following:

- 4 Geriatric Mental Health Services in Central Maine.
 - Health Reach - Augusta
 - Mid-Coast Elder Services – Bath
 - Mid-Coast Mental Health – Belfast
 - Veteran's Administration – Togus
- 22 Geriatric Physicians practice in Maine. One is located in Wiscasset and the other practices in Damariscotta.

Baby Boomers – Trends for the future

The Baby Boomer Generation is generally thought to include those born after World War II from 1946-1964. Baby boomers soon will have the opportunity to redefine the meaning and purpose of the older years. As some of the demands of work and family that have commanded their attention in mid-life recede, boomers will have the potential to become a social resource of unprecedented proportions by actively participating in the life of their communities. Instead of retiring en masse in their late 50s or early 60s, boomers are more likely to continue working longer, and to move gradually towards complete retirement. The year 2011, when the first boomers reach 65, may be less of a watershed than anticipated if the connection between age and retirement continues to erode. Boomers who reach 65 in 2011 can expect to live, on average, at least another 18 years (U.S. Department of Health and Human Services 2003). Boomers will enter later life with many relatively healthy, productive years ahead. As some of the demands of work and family that have commanded their attention in mid-life recede, they have the potential to become a social resource of unprecedented proportions by contributing to the civic life of their communities. Unfortunately thus far boomers have done less by every measure of civic engagement, including rates of voting and joining community groups than their parents. With 29% of its population between the ages of 45 and 65 the Town of Nobleboro should develop plans to involve boomer volunteers in tackling important local problems.

Communities for all Ages

According to the Annie E. Cassey Foundation the “community for all ages approach defines target communities, rather than specific populations and thus casts a broad focus upon all populations with the community. Communities for all ages are those that promote the well-being of children, youth, and older adults, strengthen families, and provide opportunities for ongoing, mutually beneficial interaction among age groups. Core values within a community for all ages include: interdependence, reciprocity, individual worth, diversity, inclusion, and social consecutiveness.

Transportation

The 2004 Mid-Coast Collaborative for Access to Transportation Report indicated of in the results of their survey that more than half of the respondents indicated transportation was a barrier to shopping (54.1%), to receiving medical services (53.8%) and to getting around with the weather was bad (54.8%). Two prominent themes in the respondent’s comments on this survey were: concerns about affordable transit for low-income people and the need for transportation alternatives for seniors who stop driving. There was a willingness to pay for rides with consumers age 60 and older showing a willingness to pay more.

Public transportation for seniors does not exist in Nobleboro or Lincoln County. Residents who do not drive or own a vehicle must rely on a variety of private and non-profit providers as well as family members. Attachment (1) lists an array of transportation providers who service Lincoln County.

Respondents to a survey conducted by Senior Spectrum during the fall of 2005 listed transportation as one of the key issues that needed to be addressed throughout their catchment area which includes Lincoln County.

LINCOLN COUNTY TRANSPORTATION SERVICES

All ride arrangements should be made directly with the provider or agency listed below.

| Agency | Service | Call | Other Information |
|--------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------|
| American Cancer Society/ Road to Recovery Program | For cancer patients only, to treatment or oncologist | 1-800-ACS-2345; Mon.- Fri. 8:30 AM - 5:00 PM one week lead time | Ambulatory patient (cane, walker); NO charge |
| Branches Homecare Services-Newcastle | Transportation as an individual service; also home care | 882-4613; Mon.-Fri. 8:00 AM - 2:00 PM | Charge for services |
| Coastal Trans., Inc.- Rockland and Brunswick | Non-emergency transportation | 1-800-289-6605 Mon.-Fri. 8:00 AM - 2:00 PM | Maine Care Provider; charge for others |
| FISH (Friends in Service Helping)- Boothbay Peninsula | Rides to medical appointments | 633-HELP (4357) Mon.-Thurs. 9:00 AM – 12 noon | Boothbay region; 24 hr. notice NO charge |
| Salt Bay Taxi & Courier Service - Damariscotta | Taxi to all of Maine; shop & get RX if needed | 563-7331(5 rings then to cell phone) Mon.-Thurs. 8:00 AM - 6:00 PM | Rates for individual trip; pay by cash or check |
| Schooner Bay Limo & Taxi - Rockland | Taxi to all of Maine | 594-5000 Sun.-Thurs. 6:00 AM-1:00 PM; Fri. - Sat. 6:00 AM-2:00 PM | Rate per mile; ambulatory only |
| Seacoast Shuttle Service | General ME transportation; to NH, MA, CT with notice | 1-877-574-8885 or 386-0333 24 hour service within reason | Fee by trip plus wait time; limited chair/walker transfers |
| Translink - Damariscotta | General transportation (not Boothbay; see FISH) | 563-6244 Mon.-Fri. 9:00 AM - 4:00 PM (machine 24/7) 24hr. notice | Cane/walker/wheelchair; local \$5:00; other charge per mile |

Nobleboro’s citizens need to more fully understand the aging process and how to best care for themselves and/or for an aging loved one. The fastest growing segment of Nobleboro’s population is the elderly. Therefore, the Town of Nobleboro should put in place the support systems, services and tools that are necessary for older residents of the community to lead active lives and remain in their home and their community as long as possible.

Expanded Elder concepts for consideration and discussion when Building a Community for All Ages.

Concept 1: Promote and facilitate environments, services and programs that serve as a gateway to holistic and healthy lifestyles for Nobleboro's older residents.

Discussion Points

1. The Town should help older adults and families acquire new skills, strengthen family and other important relationships, and increase their knowledge and/or skills in providing care for aging family members by providing municipal funding to area agencies who provide these services and educational opportunities.
2. The Town should support non-profit organizations and services such as Senior Spectrum (Meals on Wheels), Community Low Income Housing (Elder Care Network), Skidompha Library and Adult Day Break programs that address senior needs and issues. The Selectmen and Budget committee should speak in support of providing stable, fair and equitable levels of municipal funding for non-profit organizations that provide services to the elderly.
3. The Selectmen and implementation team should encourage and support the town and community members' involvement in coalitions that build the Town of Nobleboro's capacity to meet the needs of aging residents, their families and friends.
4. The Town should assist people to be healthy and well nourished by providing educational material and access to programs related to health, nutrition, food-buying skills, food preparation skills, and physical activity.
5. The Town should encourage seniors and other community members to engage in community programs that enhance their health and wellbeing.
6. The Selectmen, School Board and area health/social service agencies should help form and/or work with groups that will conduct community programs to reduce the risk of disease among the elderly.

Concept 2: Ensure that both affordable and transitional housing is available in Nobleboro for senior residents so that members of this population group can remain in their homes and in the community for as long as possible.

Discussion Points

1. The Selectmen and Town Welfare Officer should encourage and work with the Elder Care Network to open an assisted living/residential home within the Town of Nobleboro.
2. The Selectmen and the Planning Board should develop ordinances rules and regulations that permit designated areas and lands to be developed with the housing needs of the elderly in mind – increased density rather than sprawl.
3. The Selectmen and the Planning Board should investigate options for subsidized housing for the elderly.
4. The Selectmen and the Nobleboro Historical Society should encourage private home owners to adapt and reuse historical buildings for affordable senior housing. They should explore funding provisions such as grants and tax credits for such conversion.
5. The Town should develop cooperative housing and community service models that are intergenerational, community based, that promote elders helping elders, families helping families with coordinated assistance from government (federal, state and local) and private sector.

6. The Selectmen and members of the municipal staff should pioneer a matching service with older adults and young people for addressing affordable housing and ways for seniors to remain in their homes. Members of the town's clergy and town office staff might be used to screen participants and to problem solve.
7. If and when the student population declines to the point that there are excess class rooms at the Nobleboro Central School the Selectmen and the School Board should consider converting the original four rooms of the school building into a community center for intergenerational activities and events and adult day program for seniors.
8. The Town should be represented at any regional and/or community meetings called to discuss and address the issues surrounding housing for the elderly.

Concept 3: Ensure that Nobleboro is a safe place for senior residents to live and is a community that provides a positive environment for its older residents to interact, participate and to remain intellectually stimulated and connected to their community.

Discussion Points

1. The Selectman and implementation team should work in conjunction with the Lincoln County Sheriff's department and Senior Spectrum or a similar community organization to establish a "Project Good-Morning" Program for Nobleboro Seniors who live alone and/or are homebound.
2. The Selectman and Town officials should work with the Lincoln County TRIAD towards the distribution of "Files of Life" to all of Nobleboro's elderly and disabled residents.
3. The Selectmen should work with community members, the school, clergy and social service agencies such as Senior Spectrum to establish a Senior Companion or Friendly visitor program within the community.
4. The town's municipal officers should work with regional law enforcement officials, the attorney general's representatives in Lincoln County, and the Lincoln County TRIAD to create a broad based effort to educate community members and people who work with seniors as well as seniors about elder abuse including where they can go to report issues of abuse and to get help.
5. The town's municipal officers and town committee chairs should develop methods to include the older members of the community when planning community activities and making decisions regarding the present and the future of the town. A variety of means not limited to, personal contact, media coverage, website, LINCME, local cable access channel, and the written word.
6. The Town should develop programs, networks and systems to connect elder members of the community with the World Wide Web, LINCME, ITV and technology systems that will permit elders to maintain their full potential and wellbeing by keeping them connected with their families, friends, community, interests and service providers even when they are homebound. Negotiate with area businesses to refurbish and donate computes to elder members of the community.

Concept 4: Ensure that older residents of Nobleboro are able to find transportation to doctor's appointments, local stores and community events.

Discussion Points

1. The town's municipal officers and committees should investigate and develop transportation options and programs for older residents who are no longer able to drive and do not have family members or friends who can take them to appointments, shopping for basic needs, or to community activities. They should explore funding provisions such as grants and tax credits for elder transportation initiatives.
2. The Town should support non-profit organizations and services such as TransLink and Coastal Trans that provide transportation services to the elderly. The Selectmen and Budget committee

should speak in support of providing stable, fair and equitable levels of municipal funding for non-profit organizations that provide transportation services to the elderly.

3. The Town should be represented at any regional and/or community meetings called to discuss and address the issues surrounding transportation for the elderly.

Concept 5: To create a community that supports, facilities and encourages intergenerational activities and interactions.

Discussion Points

1. The School Board, principal and faculty at the Nobleboro Central School should encourage students and young adults from the elementary grades through high school and college to make elderly community service a priority either in volunteer or town supported roles by:
 - Promoting elder friendly and intergenerational activities at Nobleboro Central School and within the community.
 - Establishing a Miles of Friends program for second graders at Nobleboro Central School.
 - Publicizing community and school events that might be of interest to older residents in a quarterly newsletter.
2. The Selectmen and School Board should encourage young adults to remain within the community and to work with older members of the community by:
 - Providing scholarships for residents who enroll in CNA and social services courses that focus on working with the elderly.
 - Offering fuel assistance and food vouchers for low income or unemployed individuals who volunteer to work with senior members of the community running errands, doing light housework, handyman services or serving as a friendly visitor.
 - Providing tax credits for unpaid caregivers.

Chapter 15. Regional Coordination – no materials

Chapter 16. Toward a Future Lane Use Plan

I. Proposed Smart Growth Ordinance

The following template is an ordinance from the Town of Brunswick which could be used to address growth management in Nobleboro. (See www.brunswick.org/planning; Contact person: Steve Walker).

Template to address:

Policy 1: The Town wants to retain its rural character as the Town grows.

Strategy 2: The Town will consider instituting an ordinance called “Rural Nobleboro Smart Growth Overlay Districts.” A sample ordinance is presented in the Companion Volume to the Comprehensive Plan.

TEMPLATE

This template is taken from the report on the Rural Brunswick Smart Growth Overlay Districts the amended draft was February 22, 2006. The map from the Brunswick project is attached in this chapter.

Definitions:

Agricultural Clearing – A clearing created to support the production of traditional agricultural crops including grazing areas for livestock, fields used for the production of hay, straw, and other fruit, grain and vegetable crops, Christmas tree farms and orchards, etc. This definition does not include mineral extraction.

Naturally occurring stands dominated by woody vegetation: an area of forest, shrub land, heath barren, or regenerating timber stand. This definition does not include artificially planted Christmas tree farms or pine plantations.

Disturbance: For the purposes of the Rural Nobleboro Smart Growth Overlay Districts, “disturbance” shall be defined as the area to be graded and/or permanently cleared of naturally occurring stands dominated by woody vegetation for activities included in 14.6.c.1.

Permanent Clearing: For the purposes of the Rural Nobleboro Smart Growth Overlay Districts, “Permanent Clearing” shall be defined as the removal of 40% or more of the volume of trees, or the creation of a cleared opening in the forest canopy that is greater than 250 square feet as measured from the outer limits of the tree crown, neither of which is allowed to naturally regenerate.

Wildlife Habitat Block: A block of undisturbed acreage of 150 acres or more, which supports naturally occurring stands of woody vegetation and has value to wildlife for nesting, denning, feeding, resting or cover. Such habitat may be identified using maps prepared for use by officials of the Town of Nobleboro by the “Beginning With Habitat” Program in 2003: Town_of Nobleboro: Undeveloped Habitat Blocks and High Value Plant and Animal Habitats. In addition, The Comp Plan Committee has developed a “Weighted Natural Communities, Habitat and Features on Developable Land” which shows lands *other* than wetlands of special significance. These can all be overlaid with tax map parcels at the discretion of the Nobleboro Planning Board.

Wildlife Corridor: Acreage supporting natural, woody vegetation through which wildlife passes as it moves between larger habitat blocks. Ideally, such corridors should be over 300 feet in width to insure that some of the larger species have a wide enough comfort zone.

217.0 Rural Nobleboro Smart Growth Overlay Districts:

217.1 Purpose

- A. The purpose of the Rural Nobleboro Smart Growth Overlay Districts (“overlay districts”) is to reduce the continuing loss of habitat for native species in rural districts (*refer to “Town of Nobleboro Preliminary Preferred Development Pattern” map “agricultural areas” and “no growth areas”*), while simultaneously accommodating development in those districts.
- B. The intent of the requirements of section 14.6.d is to minimize the removal of woody vegetation that breaks large unfragmented blocks of forest into smaller patches of forest; and to minimize activities that block or limit species movement between unfragmented blocks of forest. These activities are hereafter referred to as “fragmentation.”
- C. The overlay districts are the following:
 - 1. Wildlife Habitat Block Districts are the rural portions of large (greater than 150-acre) continuous blocks of naturally occurring stands dominated by woody vegetation, and;
 - 2. Wildlife Corridor Districts are the overland connections between Wildlife Habitat Blocks, which provide naturally vegetated linkages that support daily and seasonal species movement between Wildlife Habitat Blocks.

217.2 District Boundaries - (see Map: “*Town of Nobleboro Preliminary Preferred Development Pattern*” overlay of E911 Roads as of October, 2004. Land Uses as of March, 2006)

217.3 Requirements within Overlay Districts

A. Applicability

This section shall apply to the following activities in the overlay districts:

- 1. Disturbance (see definitions)
- 2. New subdivisions
- 3. Construction, enlargement or placement of a new building or structure;
- 4. Construction of a road, driveway, or parking lot
- 5. Creation or expansion of commercial utility corridors
- 6. Installation of a fence within the Wildlife Corridors except
 - a. fences used as lawn accessories; or
 - b. fences that enclose existing cleared areas; or
 - c. fences erected for standard agricultural purposes; or
 - d. fences lower than 4-1/2 feet and that have at least 16” of clearance between the lowest horizontal part of the fence and the ground

B. Exempt Activities

- 1. Maintenance of existing hayfields or pastures
- 2. Standard farming activities at an existing establishment practicing farming, including but not limited to:
 - a. the construction of traditional walls and fences for the purpose of enclosing existing livestock areas or delineating existing fields, pastures, crops, and garden plots

- b. construction or improvement of structures used for agriculture
 - c. bush-hogging existing regenerating fields for agricultural purposes
 - d. creation of utility lines and corridors directly associated with farm operations
 - e. creation of impervious surfaces for the purposes of equipment and product storage, and access to existing agricultural facilities, fields and pastures.
3. Forest Management activities including commercial woodlot management completed in accordance with the Maine Forest Practices Act; harvesting of wood products for personal use, but not permanent clearing as defined in section 14.6.a; and removal of dead, dying and diseased trees. The removal of stumps, and grading conducted to limit natural regeneration of trees is not considered a forest management activity.
 4. Structures built or placed on existing maintained lawns or impervious surfaces.
 5. Permanent clearings within Wildlife Corridors less than 10,000 square feet in size.
 6. The construction of one single family residence and accessory structures on a lot that is created by a single division of an existing parcel and has frontage on a public road. The total area of disturbance in the overlay district on a parcel must not exceed 1 acre.
 7. The enlargement of existing agricultural clearings or the creation of new agricultural clearings including pastures, provided the permanent clearings are utilized for agricultural purposes for a minimum of 30 years prior to a non-agricultural use. If such clearings are used for agriculture for fewer than 30 years, but are maintained as permanent clearings, the area maintained as a permanent clearing within the Overlay District shall be considered a disturbance for the purposes of 217.4. If the agricultural use is abandoned during the 30-year period and the clearing is allowed to naturally regenerate, the cleared area will not be considered a disturbance.

C. Standards for Development Activity

1. Activities in the overlay districts shall minimize disturbances to the extent feasible.
2. Activities in the overlay districts are subject to habitat mitigation or eligible for bonus densities, based on the provisions in Section 217.4 Habitat Disturbance Analysis.
3. The Code Enforcement Officer or Planning Board may reduce front, side, and rear setback requirements to minimize disturbances within the overlay district provided:
 - a. no other reasonable alternative exists, and
 - b. the setback reduction(s) will not cause unreasonable adverse impacts to the adjacent property.

D. Approval of Activities

1. Development review classifications and thresholds are defined under Section 402 of this ordinance.
2. Activities requiring a building permit, but not formal development review, will be reviewed jointly by the Code Enforcement Officer and Planning Department for compliance with this section of the ordinance.
3. Activities requiring an Entrance permit must include a copy of the Entrance Permit Application with the building permit application. Clearing for those activities shall not occur until the driveway location and layout is approved as part of the building permit review.
4. On-site project planning meetings with the Natural Resources Planner are encouraged in order to avoid and minimize disturbance of the overlay district.

217.4 Habitat Disturbance Analysis (from Brunswick ordinances)

In the case of subdivisions, disturbances shall include the area within residential lots other than those portions of the lot encumbered by deed restriction, conservation easement, or similar mechanism that limits future disturbances to those which meet the purposes of this ordinance.

A. Wildlife Habitat Block

Habitat mitigation or density bonus eligibility, within the Wildlife Habitat Block District shall be provided in accordance with the following table. The amount of the disturbance is the cumulative amount on parcels that exist as of record on the date this section is adopted (“original parcel”). Division of the original parcel after the adoption of this ordinance does not change the measurement of cumulative disturbance on the original parcel.

The mitigation requirement is determined separately for each percentage category of disturbance.

| Area of Overlay District within Original Parcel that is disturbed up to: | Area of Original Parcel covered by Overlay: 0-50% | Area of Original Parcel covered by Overlay: 51-75% | Area of Original Parcel covered by Overlay: 76-100% |
|---------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|
| 0% | no mitigation | 15% density bonus | 20% density bonus |
| 15% | no mitigation | no mitigation | 15% density bonus |
| 25% | 1:1 mitigation | no mitigation | 10% density bonus |
| 50% | 2:1 mitigation | 1:1 mitigation | 1:1 mitigation |
| 100% | 3:1 mitigation | 2:1 mitigation | 2:1 mitigation |

B. Wildlife Corridor

Subdivisions that avoid disturbance in the Wildlife Corridor, and place structures so as to avoid blocking wildlife travel ways, are eligible for a 15% density bonus.

217.5 Density Bonus – Permanent Habitat Protection Requirement

A density bonus will be granted only if the remaining land in the overlay district on the parcel is permanently protected through a conservation easement, deed restriction, or similar mechanism that limits future disturbance.

217.6 Habitat Impact Mitigation Requirements

Applicants are encouraged to discuss approaches to meeting this requirement with staff of the Department of Planning and Development prior to finalizing formal real estate agreements.

A. Acceptable Mitigation

1. Wildlife Habitat Block Requirement

- a. Land for mitigation shall be permanently protected through a conservation easement, deed restriction, or similar mechanism that limits future disturbance. Mitigation land should be within the same continuous block as the disturbed area; if the CEO or Planning Board determines that no land is available in the same district, then land in other wildlife overlay districts may be used to satisfy this requirement.
- b. The Town will maintain a list of landowners who are potentially willing sellers of acreage in fee, or development rights, or a portion of their property located within Wildlife Habitat Blocks.
- c. A conservation easement, deed restriction, or similar mechanism that limits future disturbance can be utilized on portions of newly created lots to meet the mitigation requirement.

2. Wildlife Corridor Requirement

- a. Land for mitigation within the Wildlife Corridor must be permanently protected through a conservation easement or similar mechanism that limits future disturbance. Mitigation land must be within the corridor as the disturbed area.
- b. If the requirements under 217.6a cannot be met, then the applicant can satisfy mitigation requirements by restoring or enhancing woody vegetation cover in portions of the mapped corridor that have been previously disturbed by clearing or similar disturbance. Restoration and enhancement proposals must be reviewed and approved by the Director of Planning and Development, and the restored and/or enhanced acreage must be placed under permanent protection through a deed restriction, conservation easement or similar mechanism.
- c. The Town will maintain a list of landowners who are potentially willing sellers of acreage in fee, or development rights, or a portion of their property located within Wildlife Corridors.

II. Proposed Miscellaneous Nuisance Ordinance

The following template is a State of Maine Ordinance that could be used as the basis for a similar Town of Nobleboro ordinance. This ordinance would address junkyards, other accumulations of refuse, and other miscellaneous nuisances.

Ordinance to address:

Policy 2. The Town wants to ensure the safety of its citizens and its natural resources.

Strategy 1. The town will consider implementing an ordinance based on the State's Miscellaneous Nuisance Ordinance.

Complete text of State's Miscellaneous Nuisance Ordinance (Maine Title 17 - #2802) and Title 30-A, paragraphs 3751-3760 for:

Legislature Title 17: CRIMES Chapter 91: NUISANCES Subchapter 3: PARTICULAR NUISANCES: Paragraph 2802: Miscellaneous nuisances:

The erection, continuance or use of any building or place for the exercise of a trade, employment or manufacture that, by noxious exhalations, offensive smells or other annoyances, becomes injurious and dangerous to the health, comfort or property of individuals or of the public; causing or permitting abandoned wells or tin mining shafts to remain unfilled or uncovered to the injury or prejudice of others; causing or suffering any offal, filth or noisome substance to collect or to remain in any place to the prejudice of others; obstructing or impeding, without legal authority, the passage of any navigable river, harbor or collection of water; corrupting or rendering unwholesome or impure the water of a river, stream, pond or aquifer; imprudent operation of a watercraft as defined in Title 12, section 13068-A, subsection 8; unlawfully diverting the water of a river, stream, pond or aquifer from its natural course or state to the injury or prejudice of others; and the obstructing or encumbering by fences, buildings or otherwise of highways, private ways, streets, alleys, commons, common landing places or burying grounds are nuisances within the limitation and exceptions mentioned. Any places where one or more old, discarded, worn-out or junked motor vehicles as defined in Title 29-A, section 101, subsection 42, or parts thereof, are gathered together, kept, deposited or allowed to accumulate, in such manner or in such location or situation either within or without the limits of any highway, as to be unsightly, detracting from the natural scenery or injurious to the comfort and happiness of individuals and the public, and injurious to property rights, are public nuisances. [2005, c. 397, Pt. A, paragraph 11 (amd).]

Highlights of Title 30-A, paragraphs 3751-3760:

Title 30-A, paragraphs 3751-3760 impose an obligation on municipalities to license "junkyards" and "automobile graveyards" and to enforce the law. Although the law does not expressly name the CEO as being responsible for enforcement, generally the municipal officers in their community which has a CEO will delegate enforcement responsibilities to him or her. While responsibility for initiating action practically remains with the local Code Enforcement Officer, Maine State Police and County Sheriffs also may exercise jurisdiction under this law. Assistance may be sought from them, if the situation warrants it.

For the purposes of this law a junkyard is defined as follows: a yard, field or other area used as a place of storage for:

1. Discarded, worn-out or junked plumbing, heating supplies, household appliances and furniture;
2. Discarded, scrap and junked lumber;

3. Old or scrap copper, brass, rope rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel and other scrap ferrous or nonferrous material; and,
4. Garbage dumps, waste dumps and sanitary landfills.

Automobile graveyard means:

A yard, field or other area used as a place of storage, other than temporary storage by an establishment or place of business which is engaged primarily in doing auto body repair work for the purpose of making repairs to render a motor vehicle serviceable, for 3 or more unserviceable, discarded, worn-out or junked motor vehicles as defined in Title 29, section 1, subsection 7 or parts thereof.

Junked motor vehicles are also addressed in Title 17, paragraph 2802 (above) and some CEOs have noted that it is easier to deal with junkyards and auto graveyards if a provision regulating them is adopted as part of the municipal zoning ordinance. They recommend using a different definition for auto graveyard; one which focuses on the vehicles being unregistered.