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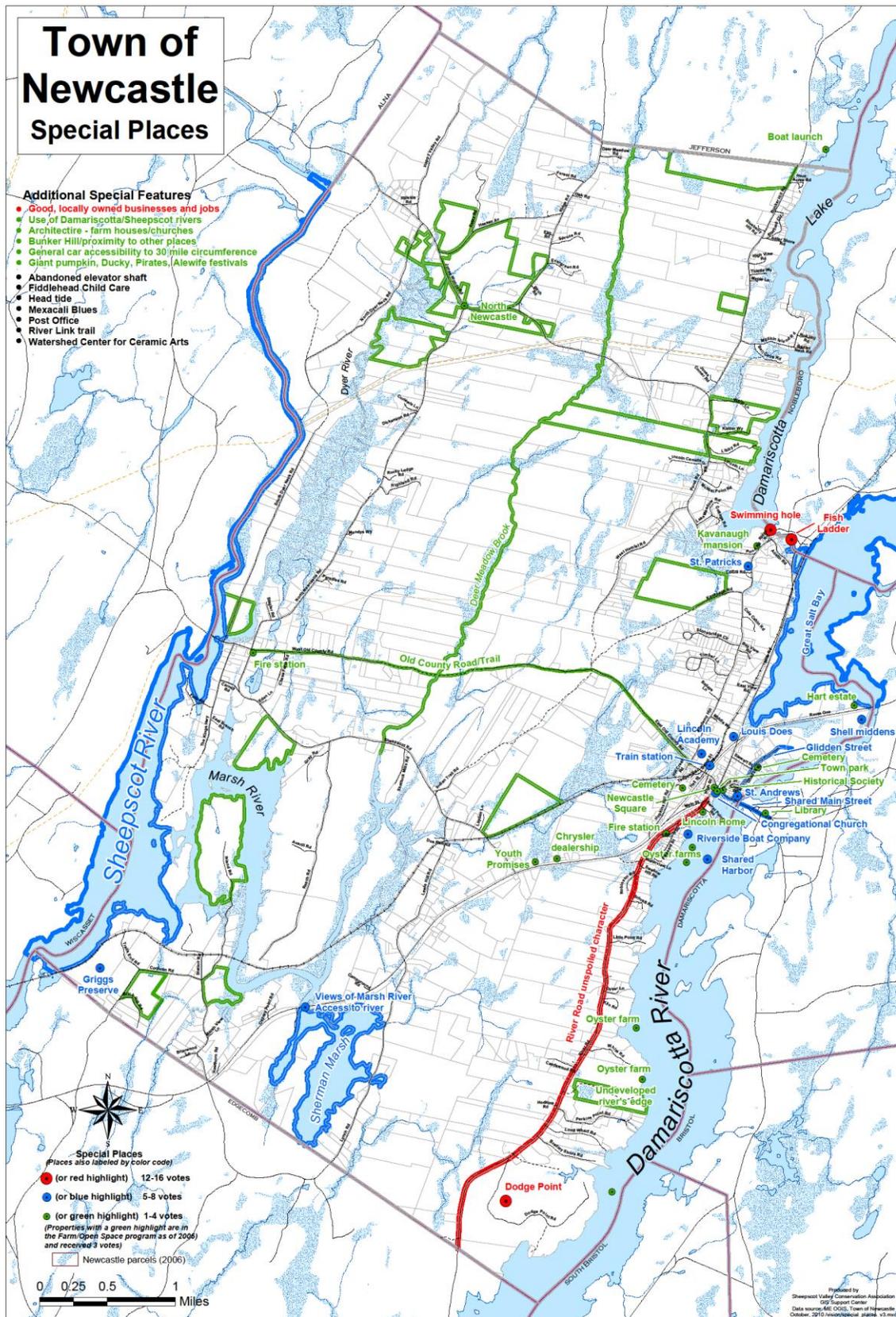
Newcastle 2030 Vision Statement



A. CHARACTER OF THE COMMUNITY

Newcastle is a Midcoast Maine community with unmatched natural beauty. The Town's history is steeped in colonial settlement, farming, fishing, boat building, and seasonal occupations that have left their marks – some more visible than others – on the fabric of the Town's built and natural landscape and institutions. Its citizens are made up of proud generations of year round and seasonal residents who are committed to the community.



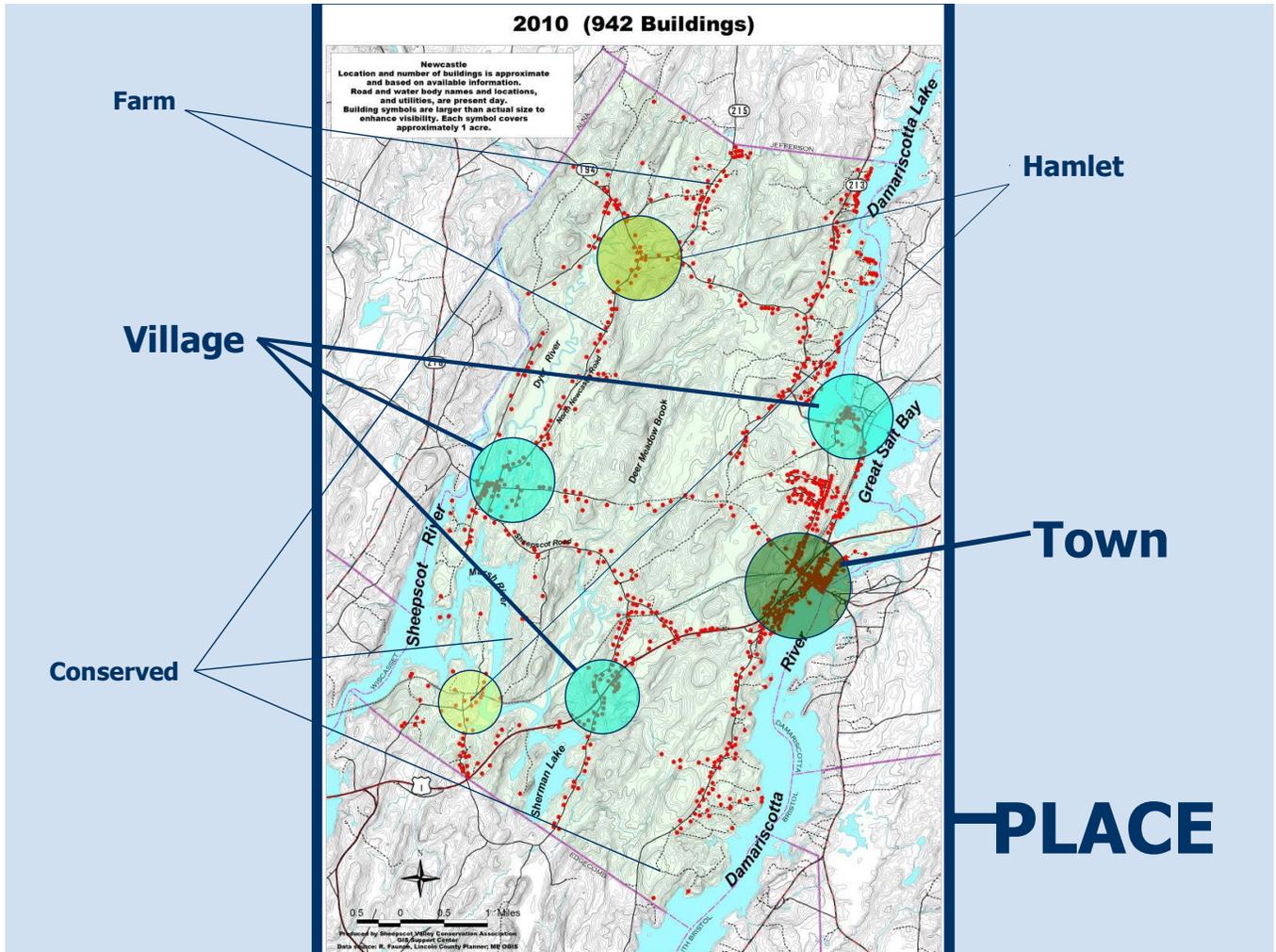


The identity of **Newcastle** is captured in its good, locally owned businesses and jobs; natural landscapes; and historic buildings, neighborhoods, and open spaces. Important locally owned businesses include Louis Doe's, Paul Bryant Boat Yard, and land based farms and water based oyster farms. Important natural landscapes include Dodge Point, Sherman Marsh and access to the River, Great Salt Bay/shell middens, head tide, a shared harbor, Sheepscot River, Deer Meadow Brook, and the undeveloped River's edge north of Perkins Point. Historic buildings, neighborhoods, and open spaces include the architecture from farm houses to churches, including the Congregational, St. Andrews, and St. Patrick's Churches, Lincoln Academy, Glidden Street, a Main Street shared with Damariscotta, the Hart Estate/Glidden Point, Newcastle Square, the Historical Society, Kavanaugh Mansion, and numerous cemeteries. Gathering places and opportunities, like the Post Office, Watershed Center for the Ceramic Arts, Lincoln Home, library, Little Town Park/Village, Youth Promises, Fiddlehead Child Care, the old and new fire stations, the fish ladder, swimming hole, boat launch onto the Lake, and the regional Pumpkinfest, Ducky, Pirates, and Alewife festivals are also highly valued by the community.

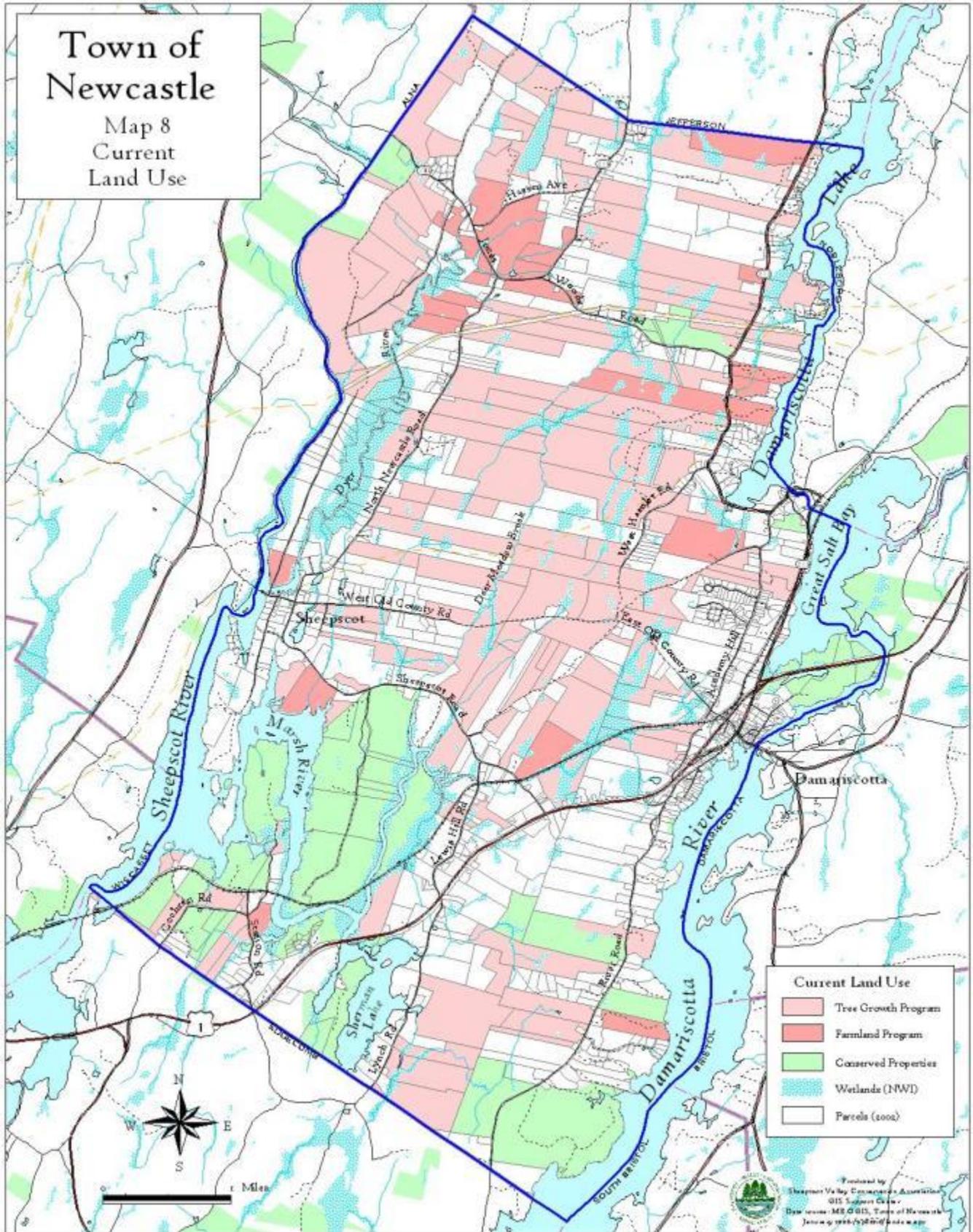
Historically, Newcastle consisted of a number of outlying villages anchored by the more developed village of Newcastle, which is across the Damariscotta River from Damariscotta. Villages such as Damariscotta Mills, East Newcastle, and Sheepscot were relatively densely developed. South Newcastle, near the train station, was much more rural, with a half dozen homes. North Newcastle has always been an agricultural area with a more functional than traditional village pattern of development. Development along town roads has been historically associated with agricultural and low density residential land uses. For the most part, these villages are intact today with most new development situated along the main roads in the outskirts of the traditional villages.

One way to think about the Town's development is a pattern of farms, conserved land, hamlets, villages, and a town center that together make up the place called the community of Newcastle.





Today, the historic villages in Newcastle Center, Damariscotta Mills, and Sheepscot still have a strong presence in the community. Signs of the hamlets are less pronounced, though their presence is still evident in clusters of smaller lots and homes in North Newcastle and South Newcastle. The frontage of most of the roads in Town show significant, low density, residential development and few interior roads are being built. Despite this pattern, the River Road retains an unspoiled character while allowing for the concentration of development that exists in the area. Many businesses stretch out along portions of the Route 1 corridor, including the Chrysler dealership and Mexacali Blues, among other locally owned establishments, though significant areas currently are not developed. Large areas of the community are in current forest, agriculture, and open space use, particularly in the central and northern interior of the community, bracketed by rural roads. Significant portions of the southern Sheepscot, Marsh, and Damariscotta river areas are conserved and Newcastle residents value access to the Griges Preserve, Indian Trail, and the River Link Trail.



B. NEWCASTLE IN 2030

In 2030, Newcastle will continue to be a collection of villages, hamlets, neighborhoods, and rural areas, each with their own individual characteristics. This pattern of development will continue to support a diverse set of people who retain a sense of neighborliness, trust, and mutual respect for each other and their down to earth, low key, and unpretentious choice of lifestyles in rural, suburban, and in-town village environments. Residences in the village areas will generally be on smaller lots and there will be additional homes above retail uses and within walking distance of the villages. The pedestrian character will be reinforced within and near established villages. In the North Newcastle and South Newcastle areas, the lots will range from mid to large sized in scattered locations and as part of country estates and/or conservation/cluster subdivisions that preserve farm land and sensitive natural areas.

In general, waterbodies, pathways, public access to the water, and scenic views will be preserved and the Post Office, churches, library, school, Historic Society, and other organizations continue to be institutions supported by the community.

Access to the natural aspects of Newcastle for farming, hunting, motorsports like snowmobiling, fishing, boating, open river views, scenic vistas, and abundant wildlife continue unabated and reflect an important part of the image of the community. The historic villages of Newcastle, Damariscotta Mills, and Sheepscot, as well as access to Damariscotta's downtown, continue to provide residents access to services, goods, and a safe and walkable place. Among the diverse housing opportunities are homes which most Newcastle residents, young and old can afford. Privacy, quiet, and open spaces as well as the bustle of compact in-town neighborhoods offer Newcastle residents a variety of housing choices. Volunteers of all ages make Newcastle a good place to live, work, and do business. The Town continues to offer quality community services such as fire, police, rescue, and snow removal.

The Damariscotta and Sheepscot rivers will continue to have a high water quality that supports and encourages their use for fishing and recreational activity.

Development patterns and traffic congestion will not interfere with ready access to areas in the region within 30 miles.

Village Center - Downtown is a mix of historic and traditional development with new multifamily and mixed uses on small lots. New single family, two family, and other homes, including homes that are appropriate for elderly residents and affordable to most Newcastle residents, have developed on the fringes of the Village and help support local businesses located there. Village commercial development is nonpolluting and includes retail, bakery/specialty, cinema, professional offices, restaurants and shops with greenway/walkway connections. The train station is a focal point and asset to the Village.



Academy Hill – New single family, two family, and multifamily development in this area will take advantage of public utilities that are available in the area and will be located on small lots. Some new development will be located on new roads that extend off the existing main roads. As appropriate, new lots will be clustered to preserve marsh land.



Damariscotta Mills – Damariscotta Mills remains much as it is today with historic and tight knit single family homes on smaller lots.



Sheepscot Village – A limited number of small mixed uses will be developed within the Village. Some large single family lots (country estates) will be developed along the Sheepscot River, Kings Highway, and South Dyer Neck Road. New single family and two family homes will be developed off the Sheepscot Road and West Old County Road, some in conservation/cluster subdivisions to preserve open space and other in more conventional patterns with dead-end roads and/or cul-de-sacs.



North Newcastle – The hamlet of North Newcastle has become more prominent in the area, with additional small single family and two family homes in and around the area that supports a small convenience store and/or mixed uses. Additional single family and two family homes are located off North Dyer Neck Road, Hillside Road, Jones Woods Road, North Newcastle Road, and Bunker Hill Road in conservation/cluster subdivisions that preserve existing farm land. The area between Jones Ridge Road, Hasson Avenue, and Ridge Road may include some small multifamily structures. There are additional scattered single family units and a new road between Routes 215 and 13. Additional single family homes, some on large lots (estate lots) are located off Old County Road, along Deer Meadow, and North Newcastle Road. Off the Old Sheepscoot Road, there are some small multifamily structures that reflect a more village-like pattern near the railroad tracks.



South Newcastle – An area of more compact single family, two family, and small multifamily homes are located near the old South Newcastle Village or near the Station Road with views to shops along Route 1. Most land remains in conservation or in large lots (estate lots). Views of the Marsh River are maintained from both sides of the road. Close to the Downtown, there are small clustered units and a community store. Development off the River Road and Route 1 includes single family, two family, and multifamily homes that retain the unspoiled feel of the River Road.

ADD PHOTOS

C. Notes from Newcastle 2030 Visioning Workshops 1 and 2: October 19 and 28, 2010

1. Results of Special Places Brainstorming: October 19, 2010

- 16 – Good, locally owned businesses & jobs
- 15 – Dodge Point
- 15 – Fish ladder
- 11 – River Road’s unspoiled character
- 10 – Swimming hole

- 8 – Churches - Congregational, St. Andrews, & St. Patrick’s
- 8 – Lincoln Academy
- 8 – Louis Doe’s
- 7 – Paul Bryant Boat Yard
- 7 – Shared harbor
- 7 – Sherman Marsh/access to River
- 6 – Great Salt Bay/shell middens
- 6 – Sheepscot River
- 6 – Train station
- 5 – Glidden Street
- 5 – Griges Preserve
- 5 – Shared Main Street
- 5 – View of Marsh River from both sides of road

- 4 – Cleanliness of Damariscotta River
- 4 – Hart Estate/Glidden Point
- 4 – Library
- 4 – Newcastle Square
- 3 – Indian Trail
- 3 – Morning Dew Farm/Straw’s Farm/local farms
- 3 – Use of Damariscotta/Sheepscot rivers
- 2 – Deer Meadow Brook
- 2 – Cemeteries
- 2 – Historical Society
- 2 – Lincoln Home
- 2 – North Newcastle
- 2 – Oyster farms
- 1 – Architecture – farm houses/churches
- 1 – Boat launch onto Lake
- 1 – Bunker Hill/proximity to other places
- 1 – Chrysler dealership
- 1 – General car accessibility to 30 mile circumference
- 1 – Kavanaugh mansion
- 1 – Little Town Park/Village
- 1 – Giant Pumpkin, Ducky, Pirates, Alewife festivals
- 1 – Old and new fire stations
- 1 – Undeveloped River’s edge north of Perkins Point

1 – Youth Promises

Abandoned elevator shaft
 Fiddlehead Child Care
 Head tide
 Mexacali Blues
 Post Office
 River Link Trail
 Watershed Center for Ceramic Arts

2. Results of Community Values Small Group Discussions: October 19, 2010

Table 1

- Live locally in the area
- Work locally in the area
- Nature and culture in the area
- Accessibility in the area
- Community involvement in the area
- Sense of community in the area
- Maintaining and reducing noise and light pollution and high security and safety
- Need to become more accessible with trains and remove auto and truck clutter
- Maintain rural character
- Appeal - a distinctive town
- Recreation, farming and water access
- Complimentary not conflicting area planning

Table 4¹

- Businesses need support
- Are we as friendly as possible to businesses
- Diversity of geography
- Integrity of the land including wildlife corridors
- We need zoning to maintain and enhance our area
- All 6 of Damariscotta's value we agree with
- Rural activity-walking and boating in a pristine area
- Easy access to nature and sense of ownership
- Living history-people and places
- Trust in neighbors and friends
- Volunteers who beautify
- Available police, fire, rescue, snow removal
- Farming nature of past and open river views

¹ There were no tables 2, 3, and 8.

Table 5

- Live locally 4-0
- Work locally 4-0
- Nature and culture
- Easy access-car required, not easy access
- Community involvement
- Trust
- Proximity to Damariscotta-action
- Walking access to town
- Trust neighbors
- Diverse community, not racially butr economically diverse backgrounds and experiences
- Affordability +/-

Table 6

- Being able to shop in town does not apply to all residents
- Living locally but affordability can be an issue
- Working locally yes
- Lack of access to higher education
- Lack of access to goods and services
- Advantages of living here but having access to other town's services
- Diversity of areas, small independent mini-communities create privacy, quiet and open space

Table 7

- We like all the values and they fit with Newcastle
- Perhaps more of an emphasis is on schools and the culture of them
- Bringing jobs
- Value accessibility, including schools, walkability and accessibility
- Governance
- More sidewalks, bikepaths and pedestrian bridges
- Hunting out my back door and go to town
- Locally grown food
- Eldercare quality
- Create a multi-age community vision
- Community volunteerism
- Cultural variety at our fingertips

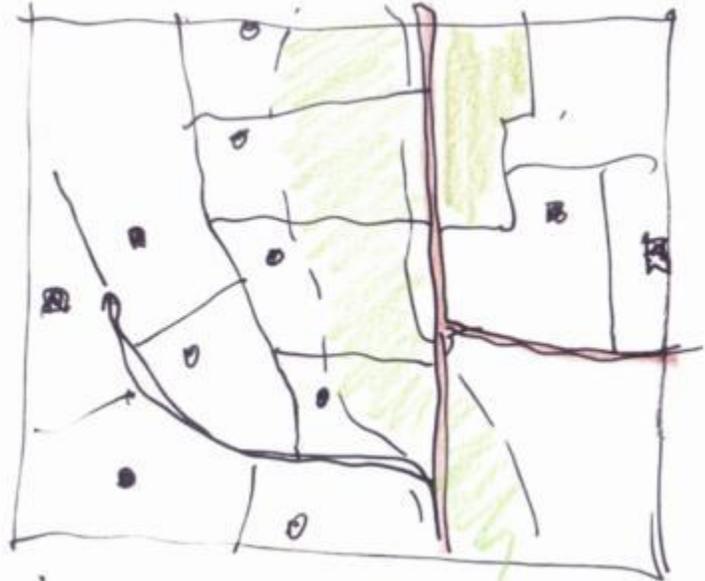
D. Summary of Large Group Discussion of Pros and Cons of Alternative Development Patterns: October 28, 2010

Comments made by Newcastle residents attending this workshop. Note that the pros and cons may be determined by one's own values.

1. Country Estates

Pros

- Maintains rural quality
- Eliminates or fewer children
- Less demand on municipal services
- Cheaper roads
- Fewer cars total and less traffic
- Preserves space for small agriculture when we will have to grow our own food
- Probably generates more taxes with fewer service



Cons

- Fewer children
- More roads per home and have to drive more for goods and services
- Less affordable
- Fewer common areas to recreate
- Tax revenues/unit



2. Conventional Development

Pros

- Everyone owns their own two acres of America
- Septic and well on a lot
- Less road maintenance
- Greater privacy

Cons

- More road maintenance per unit-land consumptive
- Less affordable
- Damages rural quality
- Severe environmental impacts (i.e. Sewage)
- Uniformity throughout the landscape
- Lack of common recreational land



3. Cluster/conservation/open space development

Pros

- Shared open space
- Combined septic
- Better water quality protection
- More wildlife habitat
- Better transportation access
- More affordable
- Room for agriculture
- Closer to neighbors



Cons

- Depends on who owns the conservation land
- Need sewer and water
- Potential tax impact to provide sewer and water
- Close to neighbors

BOTH: develop as a larger subdivision versus smaller subdivisions and or individual lots

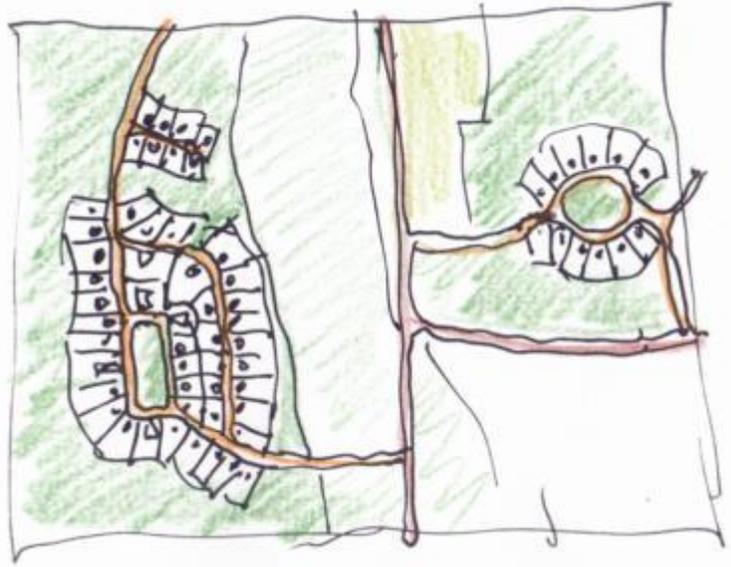
A lot of land already in two area lots.



D. Compact Development

Pros

- Maximum preservation of open space
- Replicates the historic center pattern
- More diversity in age and economics
- More affordable
- Easier to deliver services
- Public transportation options
- More jobs
- Neighborhood feeling
- Preserves more space for hunting/fishing
- Could allow mixed use/businesses



Cons

- if limit land for development, it drives up the costs
- could be ugly
- redevelopment of BNAS could put too many houses on the market



E. Summary of Small Group Allocation of Growth Exercise: October 28, 2010

	SF – single family	2F – two family	MF – multifamily	MU – mixed use	
Area/ Allocation	Table 1	Table 2	Table 3	Table 4	Table 5
1 56 units	<ul style="list-style-type: none"> • Hamlet could become important – 11 units, small convenience store/mixed use • Nearby, south of corner – 15, 2F & SF to support Hamlet • West side of Bunker Hill Rd – 2, 15 unit developments of 2F & SF 	<ul style="list-style-type: none"> • North Dyer Neck Rd – 10 SF, 2 acre lots • Happy Valley Rd – 9 SF, 2 acre lots • Hillside Rd – 3 • Jones Woods Rd – 6, 2F • West of Bunker Hill Rd – 6 SF behind existing housing 	<ul style="list-style-type: none"> • North of intersection of Jones Woods Rd & North Newcastle Rd – 16 SF • East of intersection of Hasson Ave & Ridge Rd – 20 units SF in conservation, preserve existing farm land • West of Bunker Hill Rd – 20 units SF in conservation, preserve existing farm land • Area between Jones Ridge Rd, Hasson Ave, & Ridge Road – MU 	<ul style="list-style-type: none"> • New road between Rts 215 & 13 – 42, 1 acre SF • East of Ridge Rd – 9 SF on cul-de-sac • Scattered units on North Dyer Neck Rd, Jones Woods Rd, Ridge Rd – 7 SF 	<ul style="list-style-type: none"> • North Newcastle Hamlet – 24 MF/MU • Hasson Ave – 6 SF • Happy Valley Rd – 4 SF • North Dyer Neck Rd – 6 SF • West of Bunker Hill Rd – 16 SF
2 25 units	<ul style="list-style-type: none"> • Along Sheepscot River – 10 country estate lots • North side of Sheepscot Rd – 10, 2F & SF • Village – 5 small, more dense, mixed use 	<ul style="list-style-type: none"> • North of West Old County Rd – 25, 2F & SF in conservation type subdivision 	<ul style="list-style-type: none"> • Either side of West Old County Rd – 25 SF 	<ul style="list-style-type: none"> • North of Sheepscot Rd – 8 SF on cul-de-sac, 2 acre lots • North of West Old County Rd – 8 SF on cul-de-sac, 2 acre lots • South of Sheepscot Rd near Eden Lane – 6 SF on dead-end rd • Extension of Kings Highway – 3 SF on dead-end road 	<ul style="list-style-type: none"> • South Dyer Neck Rd – 6 SF • West Old County Rd – 9 SF • Kings Highway – 6 SF (doing development), 4, 2F

				<ul style="list-style-type: none"> • East of South Dyer Neck Rd – 1SF 	
3 42 units	<ul style="list-style-type: none"> • North of North Newcastle Rd – 20 SF to support North Newcastle Hamlet • West of West Hamlet Road – 20 SF • North of East Old County Road – 2 country estate lots 	<ul style="list-style-type: none"> • East of North Newcastle Rd near Paradise Rd – 42 unit trailer park • South of Jones Woods Rd near intersection with West Hamlet Rd – 4 MF 	<ul style="list-style-type: none"> • Along Deer Meadow – 42 SF 	<ul style="list-style-type: none"> • Off North Newcastle Rd (half-way) – 42, 2F on cul-de-sac, 1 acre lots 	<ul style="list-style-type: none"> • North Newcastle Rd – 12 SF • Toward end of West Hamlet & Pond Rd – 8 SF • Indian Trail near Country Farm Rd – 12 MF, redevelop rd • Does property on Old Sheepscoot Rd – 6 MF, more villagey near RR
4 64 units	<ul style="list-style-type: none"> • East side of Academy Hill heading toward St. Patrick's – 30, 2F & SF to take advantage of utilities • Northwest of Kavanaugh Rd – 32, 2F & SF 	<ul style="list-style-type: none"> • Didn't finish 	<ul style="list-style-type: none"> • Extend some Roads and tie into utilities – 64 MF & SF clustered 	<ul style="list-style-type: none"> • Northwest of Kavanaugh Rd – 32, 2F • South of East Old County Rd – 11 SF • North of East Old County Rd – 13 SF • East of Academy Road between Cole Cabin Rd & Austin Rd – 11 SF 	<ul style="list-style-type: none"> • East Old County in marshes toward Academy Hill near school – 48 MF • Between Academy Hill Rd & Mills Rd – 8 MU • Toward Kavanaugh Rd – 8 SF
5 12 units	<ul style="list-style-type: none"> • Downtown – 12 units of MF/MU 	<ul style="list-style-type: none"> • Downtown – 2 units in pipeline with tower/Publick House site if they finish it • Downtown – 10 MU 	<ul style="list-style-type: none"> • Downtown – 12 MF/MU 	<ul style="list-style-type: none"> • Downtown – 12 condos/apartments on ¼ acre lots, easiest to do 	<ul style="list-style-type: none"> • Downtown – 12 MU
6 29 units	<ul style="list-style-type: none"> • Northwest side of Rt 1 in two areas near Steel Woods Rd and Louis Hill Rd – 14 & 15, 2F & SF 	<ul style="list-style-type: none"> • Station Rd near Rt 1 – mix of 29 closely located SF, 2F, MF with view to shops 	<ul style="list-style-type: none"> • 29 units – most land is in conservation easement, so don't know how it would work 	<ul style="list-style-type: none"> • Not located – 2 acre lots 	<ul style="list-style-type: none"> • Louis Hill Rd – 6 SF • Campground Rd – 6 SF • Osprey Pond Rd – 5 MF • Off Conchran Rd – 10 MF
7 44 units	<ul style="list-style-type: none"> • Close to Town Center where 	<ul style="list-style-type: none"> • As close to Downtown as 	<ul style="list-style-type: none"> • South of Rt 1 – 2, 22 clustered 	<ul style="list-style-type: none"> • Not located – 2 acre lots 	<ul style="list-style-type: none"> • Between River Rd & Rt 1 – 18 MF

	River Rd branches – 22, 2F & SF <ul style="list-style-type: none"> • East of Lynch Rd – 22, 2F & SF 	possible(Hopkins Hill) – 44 units affordable retirement complex	units, small community store		<ul style="list-style-type: none"> • River Rd through Castelwood Rd, Bradley Shore Rd, & Little Pond Rd – 18 SF • East of Lynch Rd – 8 SF
General Comments	Thought about layers of information first – wildlife corridors, utilities; danger is we are choosing arbitrarily			Spent 40 minutes on area 1	Problem with exercise – assumes continue same distribution of growth ² , some areas easy to put growth into

F. Draft Statement of Newcastle Community Values

- We value the collection of villages, neighborhoods and rural areas each with its own individual characteristics.
- We value our diverse people with a sense of neighborliness, trust and a mutual respect for each other.
- We value the rights of people to choose rural, suburban, or in-town village lifestyle.
- We value the rural nature of Newcastle and the opportunities for farming, hunting, motorsports like snowmobiling, fishing, boating, open river views, scenic vistas, and abundant wildlife.
- We value Newcastle volunteers of all ages who make Newcastle a better place to live, work, and do business.
- We value the down to earth, low keyed and unpretentious character of Newcastle people.
- We value the availability of downtown Damariscotta and our own villages with access to services, goods, and a safe and walkable place.
- We value providing and maintaining housing that most Newcastle residents can afford.
- We value privacy, quiet, and open spaces.
- We value community services such as fire, police, rescue, and snow removal.

² Part of intent of exercise was to illustrate what might happen, given past growth trends, and to stimulate thinking about whether you want that to happen.