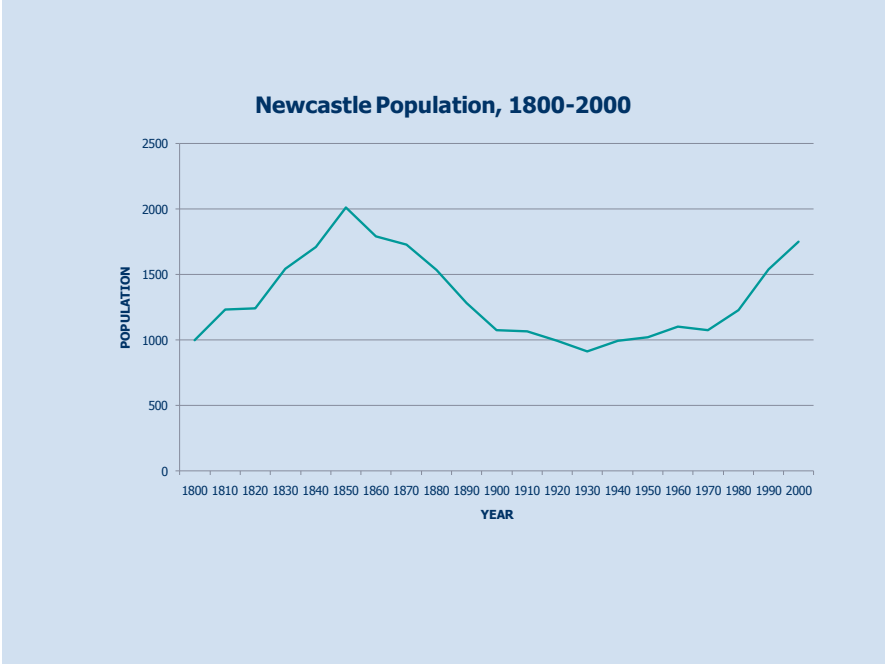
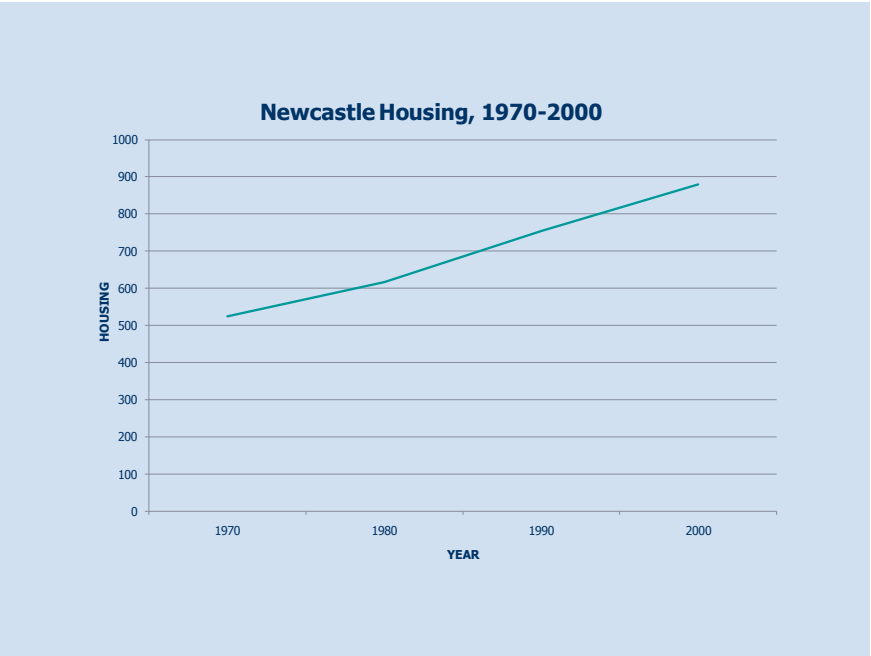
Newcastle 2030 Vision Workshop 1
October 19, 2010



By 2000, there were 1,748 year round residents in Newcastle, following two decades of significant growth. Between 1980 and 2000, Newcastle grew by more than 40% (521 residents), the vast majority

of new residents moved into the community from another place. Newcastle is one of the fastest growing towns in the region.



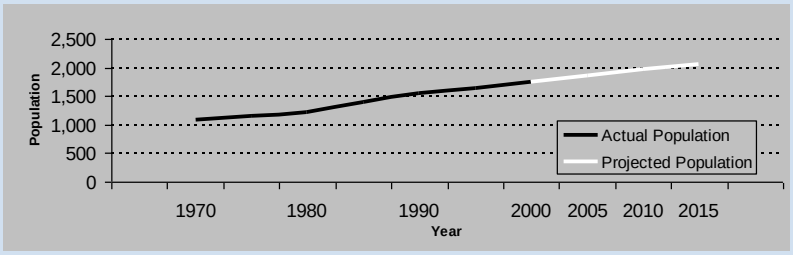
There were 880 housing units in Newcastle in 2000 – primarily single family (87%). Nearly 40% of Newcastle's homes were built before 1940 and 1/3 have been built since 1980. There was a 17% increase in housing units between 1990 and 2000. Housing increased by more than 2/3 between 1970 and 2000, at a relatively constant rate of between 17% and 22%. Compared with other communities in the region, Newcastle's housing growth has been moderate. About 14% of Newcastle's housing stock in 2000 was seasonal. Between 1990 and 2000, seasonal housing grew faster than the growth rate for Newcastle's entire housing stock (21% to 17%). Compared with other communities in the region, Newcastle has had a modest amount of seasonal growth.

Affordability

Geography	2003 Median Income	2003 Median Home Value	Home Value that is Affordable for the Median Income**	Affordability Index
Boothbay Housing Market*	$41,776	$235,000	$129,021	0.55
Newcastle	**$46,964**	**$190,000**	**$133,325**	**0.70**
Lincoln County	$41,601	$169,000	$124,562	0.74
Maine	$41,645	$150,000	$121,532	0.81

Housing in Newcastle is 10% more expensive than it is in Lincoln County. In 2003, Newcastle's median housing unit cost $190,000 and would be affordable to household that made $66,928 per year. But Newcastle's median household income in 2003 was $46,964 or roughly $20,000 lower than would be needed to buy the median home in the community. Housing is less affordable in Newcastle than in the county or state.

Population Projection



The State Planning Office (SPO) projects that steady growth will continue in Newcastle through 2015. SPO projects 2,050 residents in Newcastle by 2015, a similar growth rate to what was experienced in the 1990's, though it is projected to decrease slightly towards 2015.

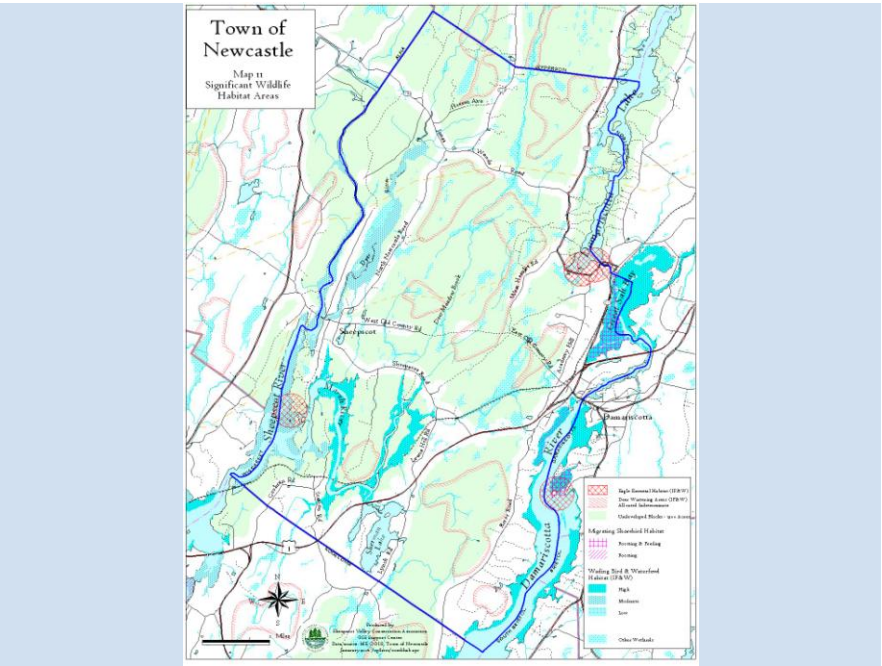
The average household size in Newcastle declined from 2.59 in 1980 to 2.36 in 2000 and is projected to be 2.20 by 2010, which would require an additional 116 housing units. The implication of this change in average household size is that it will take a larger number of housing units to house the same population. The number of actual building permits from 2000 to late summer 2010 was 93, which reflects 80% of the projection.

Newcastle's population is relatively old. The median age in Newcastle in 2000 was 44.8, higher than the median for Lincoln County and the State. Between 1990 and 2000, there was a significant decrease in residents under age 5 and residents from 25 to 34 years. Large increases were observed in the 45 to 54, 55 to 64, and 75 to 84 year segments. Younger families have not been moving to Newcastle in significant numbers and the Town's 2007 Comprehensive Plan indicates that the older group is explained by the aging of the baby boom generation.

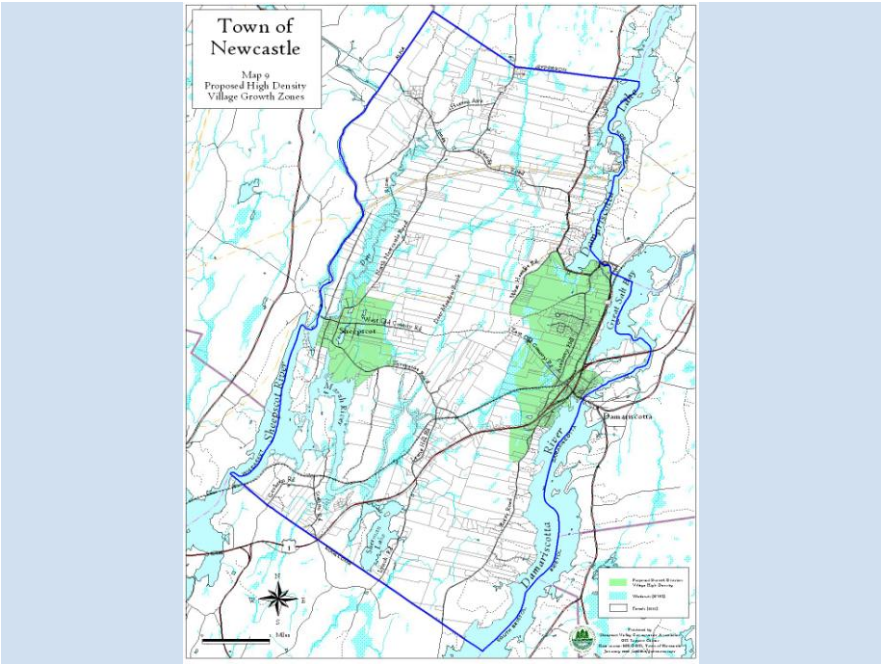
Approximately 40% of Newcastle's residents worked in managerial/professional occupations in 2000, slightly more than in 1990 and slightly fewer than blue collar jobs in 1990.

Newcastle had higher incomes than the county and state in 2000, with a median household income of $43,000, nearly $5000 higher than the county and state. There were fewer households living in poverty status in 2000 than in the county and state. Of these, more than 20% were under 18 years and approximately 25% were over 65 years.

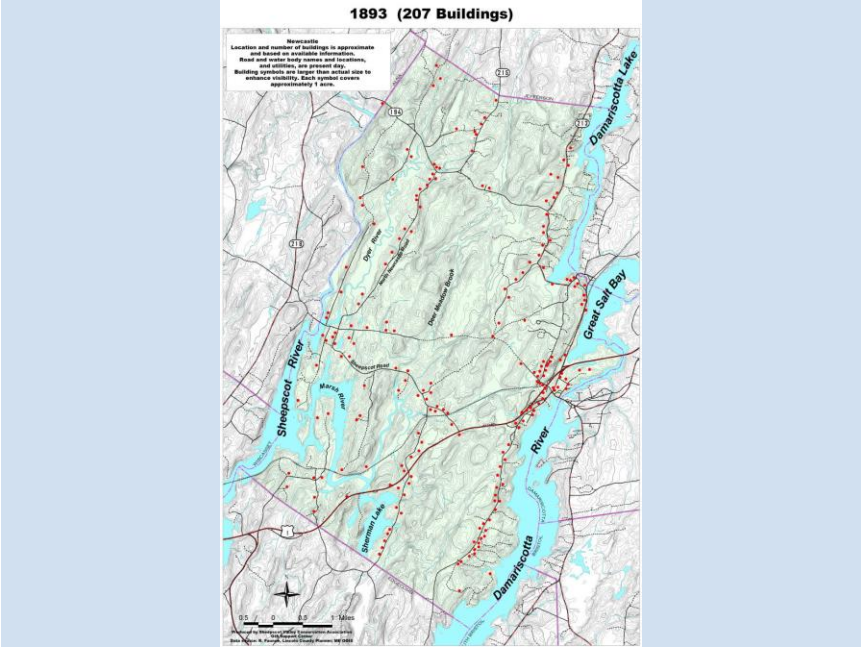
Based on these figures, the Town's 2007 Comprehensive Plan concludes that Newcastle will experience moderate population growth, but decreases in average household size will hide the amount of housing unit growth that will be needed to house the year round population. The changing age profile might suggest a change in the types of services the community needs.



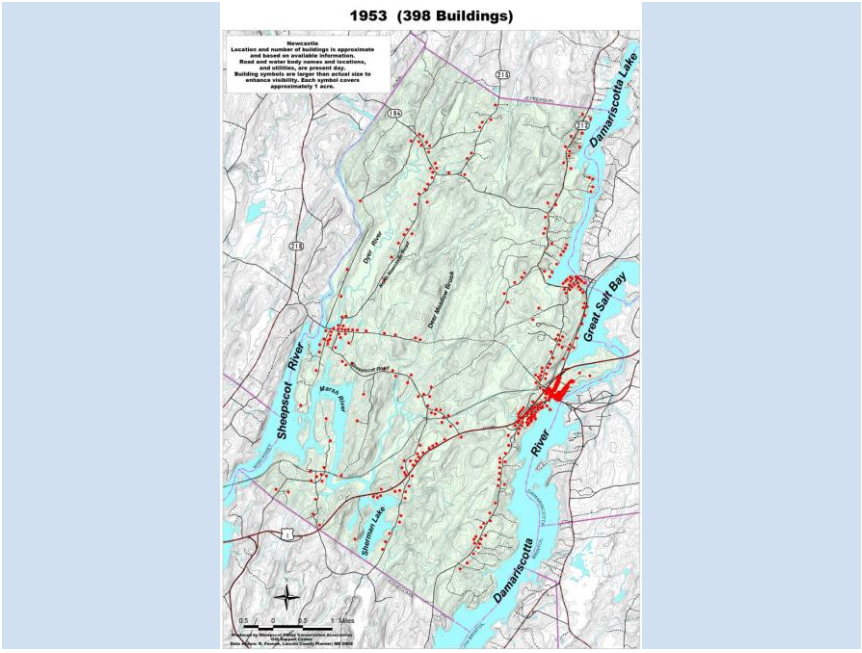
This map of significant wildlife habitat outlines most of the constraints to development in Newcastle – reflecting not only habitat but shoreland areas, surface water features, and wetlands. The white areas reflect the least naturally constrained lands in the community.



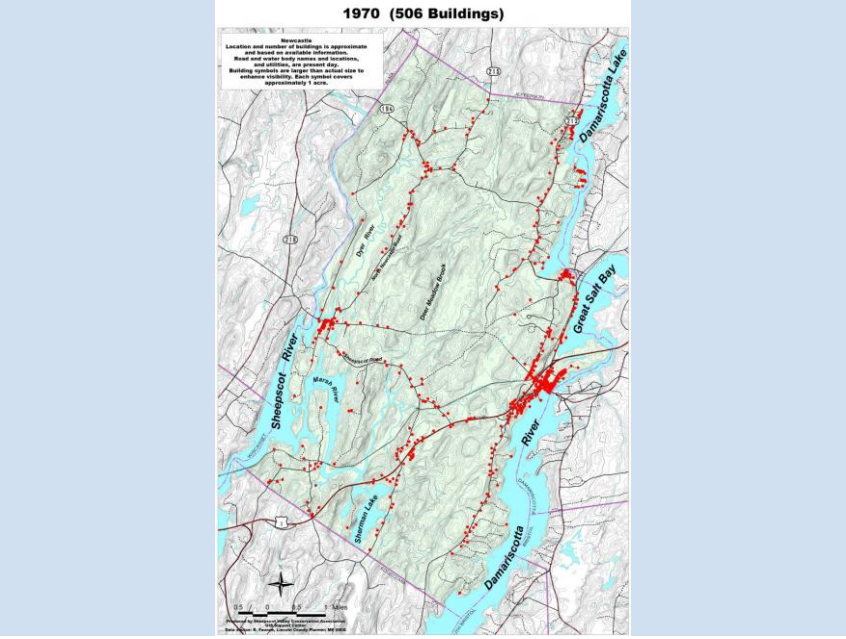
This map illustrates potential opportunities for development in Newcastle – reflecting the high density overlay zones which are identified in the Town's 2007 Comprehensive Plan.



By 1893, most development in Newcastle was primarily located along the Damariscotta River, Sheepscot Road, North Newcastle Road, and Route 212 north of West Hamlet Road.



By 1953, there was a greater concentration of growth in Sheepscot Village Center, Newcastle Village, Damariscotta Mills, and along Route 1, largely intensifying the pattern already established. The beginning of the village of North Newcastle is evident at the intersection of Routes 115 and 194.

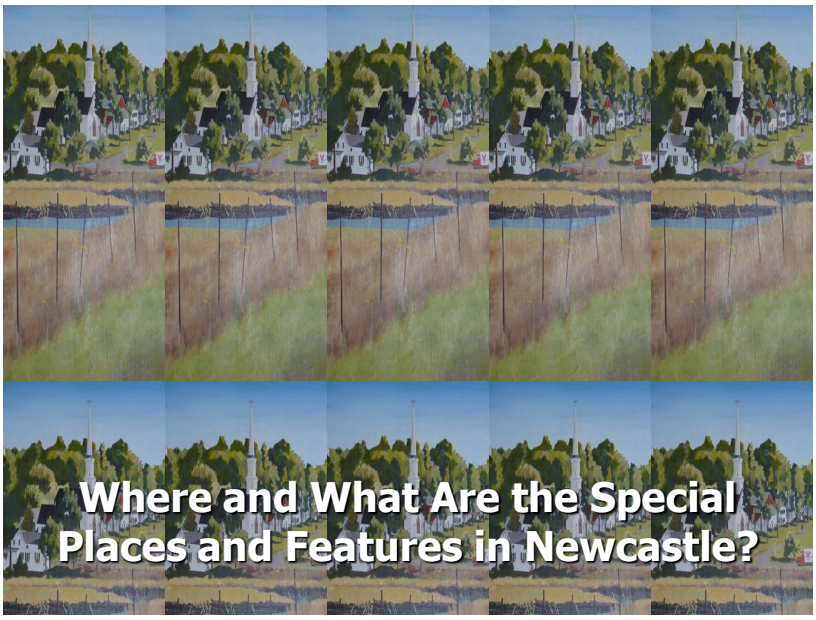

1970 (506 Buildings)
Newcastle
Location and number of buildings is approximate and based on available information. Road and water body names and locations, and utilities, are present day. Building symbols are larger than actual size to enhance visibility. Each symbol covers approximately 1 acre.
Damariscotta Lake
Great Salt Bay
Sheepscot River
Damariscotta River
Dyer River
Sheepscot River
Marsh River
Shortman Lake
Dixie Meadow Brook
Sheepscot Road
Lincoln Road
Cross Road
Chamberlain Road
Cross Road
Chamberlain Road
Cross Road
Chamberlain

Potential Implications of Growth Trends

- More units to house the same population
- Changing age profile may require change in services
- New homes have not been in growth districts
- Increased problems with affordability
- Very few multifamily dwellings
- Little housing for the elderly
- Little infill in traditional centers

Potential Implications of Growth Trends

- Lack of business development generates few funds for preservation
- Increased traffic volume, congestion, and safety issues
- Continued development on unimproved roads creating financial issues
- Increased demands on recreation facilities and areas
- Degradation of water quality, wildlife habitat and rural character



Importance of Community Values

We value living locally, being able to afford to live and shop in town.

We value working locally and growing locally owned businesses.

We value having nature and culture in close proximity, where we might see a seal or a moose but we also have restaurants, art galleries, local theater and a library, all within walking distance.

We value an accessible community where we have easy access to goods and services, to local government and to information.

We value community involvement where people participate in schools, organizations, churches, and community events and festivals.

We value a strong sense of community where people trust one another and feel safe.

Newcastle 2030 Visioning
Workshop 2
Review Special Places Map
Development Patterns
Where Would Growth go?
What Would Growth Look Like?

Newcastle 2030 Visioning
Workshop 3
Review Draft Newcastle 2030 Vision Statement
2007 Comprehensive Plan
Gateway 1 Corridor Action Plan
Begin Synthesis of Community Vision and Comprehensive and Gateway 1 Plans

We Welcome Your Input
Please contact
Mark Crummett
Chris Doherty
Ben Frey
Kensell Krah
Rob Nelson
Alan Pooley
Thank you!
Please join us on October 28th
for the second Newcastle
2030 Visioning Workshop!