

Newcastle Workshop #3
November 30, 2010
Notes and Key Pad Survey Results

Key Pad Polling Results on Draft Newcastle 2030 Vision Statement:

1. In 2030, Newcastle will have:

- Developed & rural areas
- Diverse population & lifestyles
- Small lots & mixed use near villages
- Mid to large lots scattered & in subdivisions in rural areas
- Preserved farms & sensitive natural areas
- Access to water, natural areas, & scenic views
- Community institutions supported by Town & volunteers

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
21%	33%	28%	9%	0%	9%

(Slide 12: 43 of 44 voted)

2. In 2030, Newcastle will have:

- Image of natural areas & resources
- Safe & walkable downtown
- Homes affordable to most residents
- Privacy & open space as well as bustling in-town neighborhoods
- Good places to live, work, & do business
- Quality community services
- Unique neighborhoods – Downtown, Academy Hill, Damariscotta Mills, Sheepscot, North Newcastle, South Newcastle

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
23%	40%	21%	12%	0%	5%

(Slide 13: 43 of 44 voted)

3. In 2030, Newcastle will have:

- Villages, hamlets, neighborhoods, & rural areas with individual characteristics
- Diverse residents who are neighborly, trusting, & mutually respectful
- Low key, unpretentious lifestyles in rural, suburban, & in-town village environments

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
28%	37%	21%	9%	0%	5%

(Slide 14: 43 of 44 voted)

4. In 2030, Newcastle will have:

- Small lots & homes above retail in & near villages
- Mid to large lots in scattered locations in South & North Newcastle with conservation subdivisions that preserve farms & sensitive natural areas

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
28%	35%	19%	7%	5%	7%

(Slide 15: 43 of 44 voted)

5. In 2030, Newcastle will have:

- Preserved waterbodies, pathways, public access to the water, & scenic views
- Community supported post office, churches, library, schools, historic society, & other institutions
- Access to natural areas & resources that continue to reflect the community's image

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
36%	38%	17%	2%	5%	2%

(Slide 16: 42 of 44 voted)

6. In 2030, Newcastle will have:

- Safe & walkable access to Damariscotta's downtown
- Homes which most residents can afford
- Privacy, quiet, & open spaces as well as the bustle of in-town neighborhoods
- Volunteers of all ages
- Good places to live, work, & do business
- Quality community services

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
34%	30%	25%	5%	0%	7%

(Slide 17: 44 of 44 voted)

7. In 2030, Newcastle will have:

- Continue to have high water quality in the Damariscotta & Sheepscot Rivers
- Development patterns & traffic congestion which does not interfere with access to the region

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
40%	33%	10%	3%	5%	10%

(Slide 18: 40 of 44 voted)

8. In 2030, Newcastle Village will have:

- Mix of historic & traditional development
- New multifamily & mixed uses on small lots
- New single, two family, & other homes on fringes
- Development that is appropriate for the elderly & is affordable to most residents
- Nonpolluting retail, bakery/specialty cinema, offices, restaurants, & shops
- Greenway/walkway connections
- Train station that is a focal point & asset

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
32%	25%	30%	7%	0%	7%

(Slide 19: 44 of 44 voted)

9. In 2030, Academy Hill will have:

- New single, two family, & multifamily
- Development that takes advantage of public utilities
- Small lots
- Some new roads off existing main roads
- Some new lots clustered to preserve marsh land

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
24%	29%	22%	15%	2%	7%

(Slide 20: 41 of 44 voted)

10. In 2030, Damariscotta Mills will have:

- Much as it is today
- Historic & tight knit
- Made up of single family homes on smaller lots

Do you agree with this statement?

Completely	Mostly	Some	A few things	Completely	Not
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		concerns	correct	off	sure
49%	36%	5%	5%	3%	3%

(Slide 21: 39 of 44 voted)

11. In 2030, Sheepscot Village will have:

- Limited number of small mixed uses
- Some large single family lots along River, Kings Highway, & South Dyer Neck Roads
- New single & two family homes off Sheepscot & Old County Roads in conservation subdivisions to preserve open space & in conventional patterns with dead-end roads & cul-de-sacs

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
23%	27%	27%	11%	9%	2%

(Slide 22: 44 of 44 voted)

12. In 2030, North Newcastle will have:

- Additional small, single & two family homes
- Small convenience store &/or mixed uses
- Additional single & two family homes off North Dyer Neck, Hillside, Jones Woods, North Newcastle, & Bunker Hill Roads in conservation subdivisions to preserve farm land
- Small multifamily structures between Jones Ridge, Hasson, & Ridge Roads
- Scattered single family homes & new road between Routes 215 & 13
- Additional single family homes, some on large lots, off Old County and along Deer Meadow & North Newcastle Roads
- Small multifamily structures near railroad tracks

Do you agree with this statement?

Completely	Mostly	Some concerns	A few things correct	Completely off	Not sure
2%	28%	23%	16%	14%	16%

(Slide 23: 43 of 44 voted)

13. In 2030, South Newcastle will have:

- Compact single, two family, & small multifamily homes near old village or on Station Road with views to Route 1 shops
- Most land in conservation or large lots
- Maintained views of the Marsh River
- Small clustered units & community store near Downtown
- Single, two family, & multifamily off River Road & Route 1
- Unspoiled feel along River Road

Do you agree with this statement?

Completely	Mostly	Some	A few things	Completely	Not
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		concerns	correct	off	sure
5%	20%	18%	30%	16%	11%

(Slide 24: 44 of voted)

Sticky pad comments

General:

- I have seen clustered housing that looks terrible, with no views of the open space part visible. How can we prevent that?
- We need to address parking if we plan to grow/develop the Newcastle Village (downtown) area.
- Summary of participants in whole group discussion: 14 men spoke, 4 women spoke 1 time each; 2 men spoke 6 times each; 6 men spoke 3 times each; 4 men spoke 2 times each; 2 men spoke 1 time each.
- Assuming that growth will continue in some areas is a bad premise. Some areas become full and will not see future growth. Empty areas that did not have historical growth will become higher growth areas.
- We can't dictate the establishment of something like "small stores". This needs to evolve in the free enterprise system.
- Newcastle town government needs to become proactive in their solution to issues. Sending a letter from the town lawyer as the first community is a poor substitute to an open discussion that could lead to a win-win solution
- If cluster development is desirable then the market should reflect that "build it and they will come". This approach is preferable to legislating it.
- I do not believe the projected growth rate!
- How much did all this cost?
- Traffic problem: let's build 4 lane Route One; rebuild train station in South Newcastle and Academy Hill; provide local bus transport.
- I favor encouraging new units to be built near existing population centers and finding ways to discourage sprawl.
- Did we lose the idea that the advantage of additional dense hamlet areas is that more growth can be absorbed in those hamlets and help us keep our natural character?
- Biggest over-riding concern: fine to decide what we want but only final changes to land use ordinances/regulations, etc impact REAL property owners' lives and what they can and will be able to do with the property they own! This can seriously mess with the individual lives, plans, retirement plans and finances. We need to be able to assure people they won't be SCREWED!!!
- North Newcastle should be mostly farm land and forest and open space.
- I agree that the North and South Newcastle are very confusing and the slides are not yet correct.
- North Newcastle development between 213/215, Ridge road, Jones Ridge is bad and it should stay wild!
- Crossing in Deer Meadow Brook with a new road is a BAD idea.
- Bike trails does not road widening
- Food: agriculture, water quality, aquifer protection
- Aquifer: shared open spaces, wetlands, flood control.
- Community Values: please add we value protection of our natural environment and resources.
- Encourage vision for more business and jobs in Newcastle!

- Again, more layers of information are required to justify types of development and where they are located. “Town-wide” especially “rural” North and South Newcastle.
- Layers of info are missing in order to make sound development decisions: underground water locations, soils suitable for ?, steep slopes, all areas especially undeveloped areas.

North Newcastle

- North Newcastle: The list of vision points for this area is a crazy jumble that makes no sense. It is the most blank slate of the town so it needs the most careful and cohesive vision/plan.
- The areas with the most disagreement are the least currently developed ones (North and South Newcastle) and also the ones you listed the most options. More options can increase the possibility of disagreements.

South Newcastle

South Newcastle: No mention of commercial activity or business. “Route One Shops” does not mean or imply commercial activity.

- South Newcastle: Man who suggested small “markets” does not have any idea of the cost to build, operate or maintain a cost effective “Store”.
- South Newcastle: I don’t object to clustered housing but would object to it being the only option.
- South Newcastle: Route 1 will need a 3rd turning land for future development to handle traffic.
- South Newcastle: a _____ cause to commercial _____ route 1.
- South Newcastle and North Newcastle: Need cluster developments with all age levels letting younger children and older people interacting.
- South Newcastle: use existing vacant houses before new construction. Same applies to North Newcastle.
- South Newcastle: I think clustered conservation subdivisions should be allowed for those who want them.
- South Newcastle: I agree we need corner neighborhood market, less Hannaford.
- Slide 24: South Newcastle: 2 family and multi family is NOT suitable for River Road.
- North AND South Newcastle: Traditional suburban lots of 2 acre sizes; break up open space, destroy rural character or roads, cost the town \$\$ more in services than if not developed at all.

Spoken comments (recorded on flip charts)

South Newcastle:

- What are the roads in South Newcastle? (Lynch, Station, Cochran, Sheepscot, etc.)
- The store: with the projected number of homes and the traffic from these homes, there will be a general increase in traffic, even on the back roads. We will reach a threshold and it will increase significantly as Route One gets more congested. We need more convenient markets to get traffic off the roads, the old fashioned “corner store”, like Jefferson Market.
- Tally on neighborhood markets: 14 yes; 10 no; 6 uncertain. Concern about profitability; growth projections are not a reasonable number; we had 10+ building permits this year.
- Most land is in conservation or in large lots in South Newcastle. So the plan is a problem.
- Most land in commercial is on Route One.
- Two big issues: is the town willing to accept recreation of a village? How should it look? Clustered or not?
- There are some villages/hamlets closer to Route One, and areas closer to downtown village with walking access. Agree?

- Clustered, dense small lots at “crossroads” will allow for corner store idea.
- Capitalize on public water and sewer.
- Look at Hampstead England for a development pattern. The difference here is transportation and we focus on the car.
- Bothered by emphasis on large lots. Put emphasis on clustered small lots. Large lots encourage sprawl.
- Look at most efficient use of network. Circulatory issues and passing through traffic that adds to congestion. An arterial system is needed with a “tree” formation off of that.
- Clustered development: problem is we require one or two acres per lot rather than per development unit.
- Through a special exception any uses are allowed that undermines the rural area.
- We will not undo Route 1; it is developing; concentrate on other areas.
- Rest of area: large scattered lots cost the town more money as services are extended to reach these.
- Conservation subdivisions: I like, some of the land remains in public use and is walkable; don’t use all the land up. Open space protection.
- Most development in town is not through a subdivision. How do we get this when we are developing one lot at a time? Let’s nudge toward clustering and our values.
- It must be attractive economically. Other areas are doing common sewer and water systems that makes this form of development more attractive. We must get up to speed on technology to build on that idea.
- We require 2 acres and 50 foot side yard setbacks and that is why we are developing this way.
- Cluster and keep 2 acre minimum and shared preserved areas.
- Don’t legislate/mandate a cluster but let market do this and allow it to happen.
- How do you get there? Our zoning does not allow this now. It makes people angry.
- Don’t worry about how you get there yet. Decide what you want and we can figure out how to get there.
- We are driven by economics. Incentivize it!
- Ask what we want.
- Land is owned by families. We want to continue to be able to break off the land to give to family members. Open space compact development? Not everyone has 50 acres. Worry about what we have.
- Cluster housing? 20-30 lots with ½ acre each? Soils will not accommodate unless public water and sewer.
- A community water system is possible though.
- Waste and water supply is an issue for clustering.
- People want choice – in-town, privacy, clustering etc. Make ordinances flexible to allow a combination.
- Straw Poll: Allow cluster subdivisions? 28 yes; 1 no; 4 uncertain.
- Social need will demand more interaction between neighbors. We must be able to communally provide services. Clustering would allow this.

North Newcastle

- Too many scary options but do we want smaller denser development? Allow it and see if the market provides.
- This description (in the vision statement) is a recipe for sprawl.
- Where are the railroad tracks in North Newcastle?

- Connect 213 and 215 is a BAD idea. Should stay unconnected. It is a wildlife corridor.
- At the last meeting the distribution of units was a flawed exercise. There were time constraints and no professional guidance. The North and South Newcastle Vision statements should be scrapped.
- Straw Poll: North Newcastle: Should there be some more compact nodes/little hamlets that are developed in historic ways? YES 24; No 3; Unsure 9.
- We are wasting time. The land is in tree growth. Who is going to sell? It is in resource protection and unbuildable. Where is the land that will be developed?
- Do we want to make it possible? The second workshop was difficult but it showed the pressure and the need to do something differently. The difficult decisions are where we must make decisions!
- We don't have the choice to say "no growth". We must change the way we grow.
- What about how to create business and jobs?
- Straw Poll: North Newcastle: Clustered Conservation Subdivisions? Yes 32; No 2; Don't know 7.
- Straw Poll: North Newcastle: Scattered 2 acre large lots? Yes 15; no 10; don't know 12.
- Straw poll: North Newcastle: Country estates /10 acre lots? Yes 22; No 8; Unsure 8.