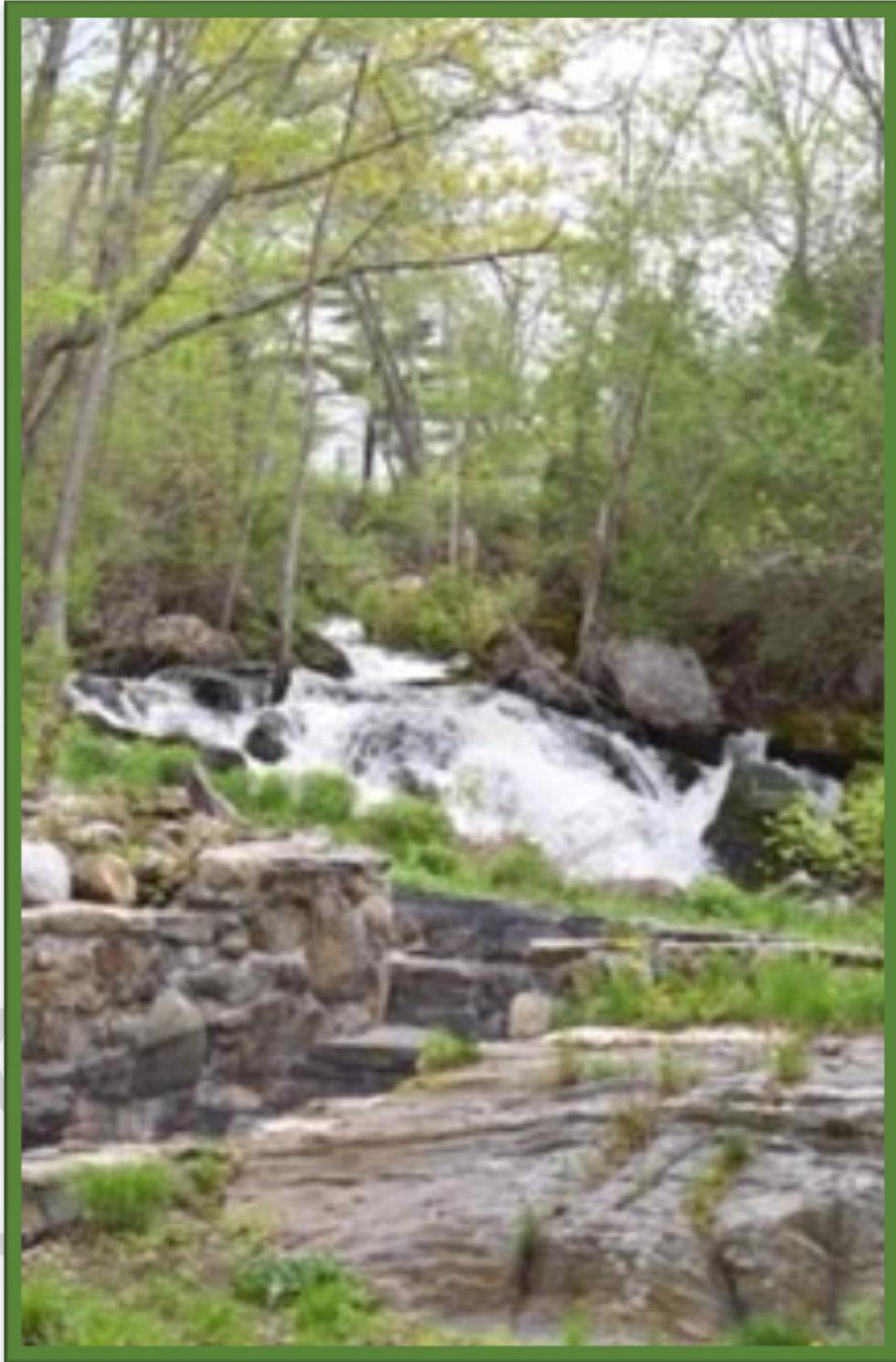


2021 – 2022 Comprehensive Plan Update



The Town of Nobleboro

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**SECTION TWO – PART ONE:
VISION STATEMENT**

A VISION FOR NOBLEBORO’S FUTURE

Nobleboro is a “Little Town with A Big Heart” committed to maintaining its rural character; preserving its history; protecting its recreational and natural habitats, land and water resources; ensuring the quality of its students’ education; and enhancing the quality of life for all its citizens.

Further, we want our citizens to have the freedom to choose their work environment and feel comfortable aging in place, with opportunities for affordable housing, a safe and vibrant community environment and the benefit of modern technology.

We hope to preserve and improve upon the rural qualities we value while planning for future possibilities enabling our community members to live, work and grow together across their lifespan.

SECTION TWO – ELEMENT TWO: PUBLIC PARTICIPTION SUMMARY

The Nobleboro Comprehensive Plan Update Committee (NCPUDC) applied for and received a Maine Community Foundation Lifelong Livable Community Mini Grant to support the hosting of a Lifelong – Livable Communities conversation and town survey designed and implemented to ensure community wide engagement. The survey and community conversations were delayed and impacted by the COVID-19 shutdown and subsequent restrictions surrounding community gatherings.

In order to best reflect the desires of Nobleboro’s citizens, the NCPUDC developed a Community Input Survey. Community members had the opportunity to complete the survey, which was available electronically and in printed form, between August 1 and 31, 2020. While responses to the survey reflected a much lower response rate of return than the survey issued in 2004, there were certain consistent patterns in responses that allowed the committee to recognize issues that were key to the residents. **(Companion Volume Four - Community Engagement: Life-long Community Conversations)**

Facilitated by Patricia Huffman-Oh, Lifelong, Livable Community Consultant, three community conversations were held during the month of October 2020. One in-person gathering was held in the open-air barn at Duck Puddle Campground. Two additional sessions took place via Zoom. Community Input Survey results were used to inform the questions posed at each community conversation. At each gathering resident discussions focused on enhancing municipal communication, preserving the Town’s rural character and natural environment, taking into consideration the impact of climate change, expanding broadband accessibility and older resident’s ability to age in place. **(Companion Volume Four - Community Engagement: Life-long Community Conversations)**

Thus, the committee used a forward thinking approach to its work with a goal of developing an updated plan that is: environmentally sound; where growth is sustainable; good stewardship of our community’s history, culture and environmental resources are ensured while at the same time keeping pace with our Region’s, State’s and Nation’s rapidly changing educational systems, technologies, infrastructures and climate without altering the rural character of our town.

THIS IS WHAT NOBLEBORO'S CITIZEN'S TOLD US

nature still close store rural character natural beauty everything peaceful atmosphere
close residents beautiful clean Damariscotta safe community
area lake taxes friendly community feeling quiet still
people rural nature rural water town neighbors feel place live
small Small town peace access life school s love place live space s quiet
great

What do you like about living in Nobleboro? What are the advantages of living in Nobleboro?

- Rural, small town character, environment, setting, charm, atmosphere, life, and living
- Community is welcoming, friendly, engaging & comes together to support local projects
- Location, convenient to other towns and cities, shopping and cultural opportunities
- Access to important local services, necessities, hospitals, and healthcare

The land and its people
School Systems
Access to the outdoors
Natural beauty
Quiet, peaceful, country feel
Sense of pride in place
Values its heritage and traditions
Seasonally, ebb and flow
Lower taxes
Ability to telecommute
Agricultural, farming community
Where is it any better?

Neighbors helping neighbors
Friendly, neighborly residents
Quality of life
Not overly developed
Desire to preserve its natural resources
Environmental stewardship
Lakes and ponds
Safe place to live and raise a family
Affordability
Small local businesses

A few thoughts for making Nobleboro an even better place to live!

- Friendlier roadways for walkers and bikers. Sidewalks
- Capacity for residents to work, live and function remotely, broadband connectivity
- Infrastructure, road and environmental improvements within the Town's budget constraints
- Broader citizen participation on Town boards and committees
- Town newsletter, welcome packet for new residents, remote access to public meetings
- Taking the lead in moving towards: technology availability for residents, climate change, environmental sustainability, energy alternatives, and transportation options
- Modernize while maintaining the Town's traditions and rural character
- Affordable housing
- Services and support systems for older residents
- Attracting low impact business and younger residents
- Increased public access to lakes, ponds and the bay (recreation, swimming, boating)
- Making sure that the updated Comprehensive Plan is incorporated into the Town's decision making processes.

What would you like our, your community to look like in 2025, 2030 and beyond?

- A community where young people can afford to live, work and raise their families.
- A Town that is part of the Age Friendly, Lifelong, Livable Community network.
- A Town that is open to increasing diversity, meaningful growth, development that is done using sustainable and low impact strategies, conserving land for future generations and supporting environmentally sustainable agricultural growth.
- A town that has maintained its rural character, sense of place and community, historic relevance, farming community, sidewalks in Damariscotta Mills, excellent school system, clean waters and fiscal conservatism.
- A Town that has retained and preserved its wildlife areas and corridors, natural resources, water quality and natural beauty.
- A Town where climate change is being managed.
- A Town that has created friendlier roads for walkers and bikers, public trail systems, sidewalks, family friendly - public access to the Town's water bodies, recreational opportunities including community use of the school facilities,.
- A Town where every resident that wants it, has access to affordable broadband connectivity
- A Town where community members across all generations are actively involved in municipal governance and community initiatives
- The community that has remained identifiable as the ***"Little Town with a Big Heart"***

INTRODUCTION TO THE 2021 NOBLEBORO COMPREHENSIVE PLAN

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions and trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine’s Growth Management Act has many advantages including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision making.

August 2019 marked the month when Nobleboro’s Select Board appointed a five-member Comprehensive Plan committee tasked with reviewing our 2007 Comprehensive Plan as approved by the town and found consistent by the State, with a goal of updating the plan to reflect changes in our current environment and the will of the citizens. A formation meeting took place on September 13, 2019. While the Town did vote to provide limited funding for this work, the dollar amount provided was determined by the committee to be insufficient to hire a consultant to assist with the plan update. Committee members also felt that, by assigning chapter leads and drawing upon the expertise of community and regional stakeholders, that they could complete the project themselves. Over the course of two plus years and approximately 50 NCPUDC meetings, the majority via Zoom due to COVID-19 restrictions, the complexion of the committee remained mostly constant. Meetings were open to the public.

The 2021-2022 update to the Comprehensive Plan will serve as a new guide for the community and town officials as they make decisions about the future of Nobleboro. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Nobleboro changes over time

Following a framework established by the State of Maine, the Nobleboro Comprehensive Plan contains chapters (sections and topic areas) in which related goals, analyses, policies, and strategies direct future growth and emphasize community values.

Historic and Archaeological	Fresh Water and Marine Resources
Natural Resources	Habitats, Critical Natural and Scenic Resources
Agricultural and Forest Resources	Population and Demographics
Economy	Housing
Building an Age Friendly Community: Nobleboro’s Older Residents	
Recreation	Transportation
Public Facilities, Services and Education	Fiscal Capacity and Capital Investment Plan
Existing Land Use and Future Land Use Plan	

Information and data needed to update the Town’s existing plan was drawn from various sources including the 2020 United States Census, 2018-2019 American Community Survey, Lincoln County Regional Planning Commission, Maine Department of Transportation, 2019 State growth projections, local assessor records and data supplied by the Nobleboro Town Clerk and Code Enforcement Officer and the October 2019 State data set for Nobleboro. Historical information was sourced with the help of Town Select Board, the Nobleboro Historical Society, Damariscotta Mills Fish Ladder Restoration Committee and the Nobleboro Cemetery

Committee. Natural, water, marine and habitat resource data and technical content was supplied by the Midcoast Conservancy and Coastal Rivers Conservation Trust.

In order to properly address certain issues relative to development, the NCPUDC commissioned an update of all relevant town maps and overlays covering roads, shoreland zones, wetlands, agriculture, commercial and residential density and future growth patterns and opportunities, illustrative of the various policy and strategy recommendations appearing throughout the updated plan.

The NCPUDC has involved community and regional stakeholders, the Lincoln County Regional Planning Commission, Town Boards, Committees and Departments in the Comprehensive Plan update process and obtained their input on relevant sections and topic area content, proposed policies and strategies.

Throughout the writing of the updated plan, the committee's philosophy was to produce a document that could be approved by and be useful to the town while at the same time would meet the State of Maine requirements in Chapter 208: Comprehensive Plan Review Criteria Rule. Therefore, the NCPUDC has thoroughly considered each and every one of the pertinent policies and strategies and assessed their implications during the process of updating Nobleboro's Third Comprehensive Plan which was adopted and found consistent in 2007. Public and stakeholder comments were also vetted as the NCPUDC completed the inventory, analyzed those results and prepared the goals, policies and strategies contained in the updated plan.

After lengthy discussions, where differing perspectives and viewpoints were shared and compromises reached, it is the position of the NCPUDC that the following document presents a realistic pathway for the Town of Nobleboro to take as our community moves into the third and fourth decades of the 21st Century. The NCPUDC, after reviewing and comparing the updated Plan document with the State's optional Self-Assessment Checklist, also believes that this update is complete and will comply with the goals and guidelines of the Growth Management Act.

Following an initial State review of Nobleboro's proposed 2021 - 2022 Comprehensive Plan Update for completeness (January – February 2022), and review and incorporation of the State's recommendations, the Plan will be posted on the Town of Nobleboro's website for review and public hearings will be held.

With the goal of gaining resident approval of the 2021 Comprehensive Plan Update from Town residents via a Town Warrant vote on June 7, 2022, the NCPUDC will be requesting approval of the referendum question from the Town's Select Board. Between April 1, 2022, and May 30, 2022 (prior to the June 2022 vote), in accordance with State regulations and notification timelines, public review periods, input sessions and a final public hearing facilitated by the Select Board will be held.

SECTION TWO – ELEMENT TWO – D: PLAN IMPLEMENTATION MAKING THE VISION REAL

The 2021 Comprehensive Plan for Nobleboro is just a plan until the Town brings the vision into reality. It will take everyone: Select Board members; Planning Board members; Code Enforcement Officer; Road Commissioner; Town Clerk; Town Committee Members; and every citizen to help Nobleboro grow while retaining the essential character of the Town. The Town's plans to ensure the implementation of the approved strategies will need regular periodic oversight by all of the stakeholders.

- We will all work together to keep Nobleboro the special place that it is while the Town grows. We may not all always agree but we can work together, respectfully.
- We will recommend the formation of a committee to assist the Town in implementing the plan. The committee, working with Town officials, will be encouraged to research issues, attend regional conferences, and carry out other tasks aimed at implementing the updated Comprehensive Plan. The committee will support the goals and strategies of the Plan as recommended and approved by the Town. This Implementation Committee will, therefore, replace the Comprehensive Plan Update Committee, and be representative of all segments of Nobleboro's population.
- We recommend that the Planning Board and Code Enforcement Officer meet quarterly, (or as needed) to review, amend, or develop new Land Use Ordinances in support of the plan's recommendations, and evolving Town requirements.
- We recommend that the Implementation Committee and Planning Board forward recommendations to the Select Board for approval prior to a public hearing. We recommend all changes to Nobleboro's Land Use Ordinances reflect the input of all stakeholders and be voted on at the annual Town Meeting to ensure maximum voter participation or, if needed, at a Special Town Meeting.
- We recommend a formal review of the Plan every 3 years to determine whether the goals and strategies are effective or require adjustments.

SECTION TWO – ELEMENT TWO – E: EVALUATION MEASURES A LIVING PLAN IN ACTION

In order to evaluate the degree to which future land use plan strategies have been implemented, the percent of municipal growth-related capital investments in growth areas, the location and amount of new land development, and the protection of critical recreational, natural, habitat, water and historic resources, it is recommended that the Nobleboro Select Board discuss these topics at their regularly scheduled meetings.

Materials will be filed for a 3-year review, which will consist of code enforcement, relevant photographs and a compilation of building and forestry permits. This review and community conversations with stakeholders will serve as a time to assess progress made, discuss impacts to recreational, natural, habitat, water and historic resources, and plan for future growth in Nobleboro. Town departments should read the 2021 – 2022 Comprehensive Plan and when feasible integrate the Plan's strategies and recommendations for policy change and/or implementation with their regional partners, Town boards and committees.

CONFIDENTIAL

SECTION TWO – PART THREE: REGIONAL COORDINATION PROGRAM

State Criteria:

A regional coordination program must be pursued with other communities to manage shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must include a summary of regional coordination efforts from all applicable topic areas.

Nobleboro’s Regional Involvement:

Nobleboro participates in many regional efforts. The town’s decision-making processes include and are influenced by initiatives and cooperative projects taking place within surrounding communities and at the County level. Specific details regarding regional cooperation and coordination are presented within each required topic area chapter.

Regional Services and Facilities for Lincoln County Municipalities

The Town of Wiscasset serves as the county seat for Lincoln County. The following organizations, commissions and county boards which serve the Town of Nobleboro are located there: (<https://www.lincolncountymaine.me/departments>)

:

- Courthouse
- District Attorney
- Probate Judge
- Registry of Deeds
- Superior and District Court
- County Administration and Commissioners (<https://www.lincolncountymaine.me/county-commissioners>)
- Emergency Management Agency (EMA) (<https://www.lincolncountyema.net/>)
- E911 Communications Facility (<https://www.lincolncountymaine.me/communications-9-1-1>)
- Sheriff’s Department (<https://www.lincolnso.me/>)
- Twin Bridges Regional Jail (<https://www.tbrj.org/>)
- The Lincoln County Regional Planning Commission (<https://www.lcrpc.org/>)
- Lincoln County Recycling (<https://www.lincolncountymaine.me/recycling>)

Currently the Town of Nobleboro participates in the following regionally coordinated and contracted programs and services:

- Regional school system – AOS 93 (<https://www.aos93.org/>)
- Recycling and solid waste management – Nobleboro-Jefferson Transfer Station
- Mutual aid agreements with surrounding Towns and the County are in place for fire, ambulance services (<https://clcambulanceservice.org/>) and emergency responders, 911 communication, law enforcement and incarceration.
- Animal Control services are provided by the Lincoln County Sheriff’s Department.
- Nobleboro participates in and appoints representatives to the Lincoln County Regional Planning Commission (LCRPC). (https://www.lcrpc.org/uploads/visual_edit/2021strategicplan-finaldraft-32921.pdf)
- Ecumenical food pantry’s in the Towns of Nobleboro, Waldoboro and Jefferson

Analysis

Nobleboro participates in many regional programs, which enhance available services and ensure that town planning incorporates a regional perspective. Cooperation in management of facilities and services could provide for better outcomes for the region as a whole and save taxpayer dollars. As an example, a new infrastructure, ownership and funding arrangement between the Central Lincoln County Ambulance Service and the 6 founding towns is being discussed. There are no known conflicts with other towns regarding shared resources, services or facilities

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town work cooperatively with other towns in the Midcoast Region and Lincoln County

Strategy 1: The Town should consider working cooperatively with other towns and with service providers to ensure that a broad range of services, including behavioral health, broadband connectivity and alternative energy options, are available to Nobleboro residents.

Strategy 2: The Town should consider participating in regional efforts and explore options for regional delivery of local services.

Strategy 3: The Town should consider participating in and support efforts of local and regional housing coalitions and the LCRPC in addressing workforce and affordable housing needs.

Strategy 4: The Town should consider participating in local and regional economic and community development planning efforts.

Strategy 5: The Town should consider participating in regional and state transportation efforts including volunteer transportation systems for older adults and disabled residents.

Strategy 6; The Town should consider becoming a member of, participating in and supporting any local and regional age friendly, livable community efforts and networks. (https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Age-Friendly-State-Plan_0.pdf)

Strategy 7: The Town should consider participating in local, regional and State efforts to address the potential impact of and issues related to climate change and resiliency. (https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/MaineWontWait_EXSum.pdf)

Strategy 8: It is recommended that the Town continue to participate in local and regional efforts to monitor, protect and, where warranted, improve water quality as well as efforts to conserve shared critical habitat and natural resources.

SECTION THREE - TOPIC AREA ONE HISTORY AND ARCHAEOLOGICAL RESOURCES

State Goal:

To preserve the State's historic and archaeological resources.

Inventory:

Historic Background

In the 1600s when Europeans first arrived in Maine, the Wawenock tribe, a branch of the Algonquins, used the area known as Nobleboro for their summer camping grounds. The first English deed for a massive area including Nobleboro was signed in 1625. Nobleboro was first settled in the 1720's when the British Crown sent Colonel David Dunbar to rebuild the fort at Pemaquid. With that prospect of security, other settlers were attracted to the area. Colonel Dunbar built his home "Belvidera" (beautiful view) in Nobleboro on a point of land overlooking The Great Salt Bay. William Vaughan, a beneficiary of Dunbar's land grants settled in Damariscotta Mills in 1729 using the freshwater outlet from Vaughan's Pond (now Damariscotta Lake) to build mills and develop a commercial area.

By 1788, settlers in the Nobleboro area, then part of the Walpole Plantation, were ready to make the settlement official. Leading this effort was Arthur Noble, Jr., son of Lieutenant Colonel Arthur Noble, commander of the Second Massachusetts Regiment in 1745 during the siege and fall of the fortress of Louisburg on Cape Breton Island. His command included many men from the Province of Maine. The monument in Nobleboro Center, across from the Baptist Church, was erected in his honor.

The Town of Nobleborough was incorporated November 20, 1788. The tract of land that initially comprised the Town then included what is now the town of Damariscotta. This area was set off from Nobleborough and became a town its own right in 1848. One requirement by the Commonwealth of Massachusetts was that the town would create and fund a church. A meeting house was started in 1795, shared by the Town and The Church of Christ in Nobleborough (now the First Baptist Church of Nobleboro) but not completed until 1817. A separate Town Office was built across the road in 1838; the current Town Office was built in 1985.

In the early 1800's, nearly every family in Nobleboro lived on a farm. Exceptions were mostly in Damariscotta Mills where housing was created for workers in the many mills and shipyards (1815-1869) and later at the Match Factory (1863-1891) and the Leatherboard Factory (1891-1921). But there were small commercial areas in what is now Damariscotta and in Central Nobleboro.

Current Conditions

Historic Buildings, Shipyards, Alewives Fishery and Other Historically Significant Sites

A [Walking-Driving Map](#) showing points of interest is available at the Town Office and through the Nobleboro Historical Society. (**See Companion Volume One – Maps: Map One**)

Historic Buildings (Companion Volume One – Maps: Map Two)

The Nobleboro Conservation Commission and Nobleboro Historical Society have identified eighteen existing homes of the earliest settlers built before 1800. Chimney Farm is listed on the National Register of Historic Places.

Shipyards

During the 1800's, many Maine coastal villages, including Nobleboro, revolved around the construction of wooden sailing vessels. Sawmills and a rich supply of local lumber encouraged the launching of a shipbuilding industry in The Great Salt Bay and on both sides of the Damariscotta River up to Damariscotta Mills. The location of eleven of these former shipyards is presented in Map 5. The Rollins Shipyard and the Kavanaugh properties are archaeological sites potentially eligible for listing on the National Register of Historic Places.

Alewives Fishery

Also noted in Map 1 is the Alewives Fishery, which continues to be an active fishway with alewife migration starting around May 1 each spring and lasting about 5 weeks. The original Fish Ladder, built in 1807 was a cobblestone ladder with resting pools located between fast-water runs. It had been repaired continuously since then, but beginning in 2008, the Town embarked on a huge, community-based fundraising effort to rebuild the fish ladder. After ten years of work and a million dollars, The Fish Ladder Restoration was a resounding success.

Today, more than one million alewives pass into Damariscotta Lake to spawn each year; a tenfold increase from counts prior to the restoration. A collapsing section of walkway between the fish house and the harvesting area was upgraded in 2019. Part of the harvesting gear was also repaired and replaced. The viewing bridge over the Fish Ladder was built during the 1950's. The foot bridge has seen better days and needs to be replaced. Engineering studies are underway. The Fish Ladder is jointly maintained by the Towns of Nobleboro and Newcastle and hydroelectric plant owner KEI Kruger Energy International. Profits from fish harvest sales are split between the Towns of Nobleboro and Newcastle to be used at the discretion of the Town Select Boards for the maintenance and improvements of the fish ladder, harvesting gear, and related facilities.

Other Identified Areas

In addition to the Rollins Shipyard, the Kavanaugh Shipyard, and the Fish Ladder, the Maine Historic Preservation Commission has identified several other areas of historic significance.

They are:

- On the north side of the mouth of Oyster Creek, a large rock with two drilled holes possibly used as a mooring for large ships.
- The Jones Site, a 7foot x 21foot fieldstone foundation, located west of the East Pond Road along the Damariscotta Lake shore just before The Narrows between Muscongus Bay and Great Bay.

As of October 15, 2019, five historic archaeological sites have been documented by the State of Maine for the Town of Nobleboro.

Municipal Growth Management Plan					
Site Name	Site Number	Site Type	Periods of Significance	National Register Status	Town
Rollins Shipyard	ME 313-001	shipyard		undetermined	Nobleboro
Mooring (?)	ME 313-002	structure, unidentified		undetermined	Nobleboro
Kavanaugh Shipyard	ME 313-003	shipyard		undetermined	Nobleboro
Damariscotta Mills Alewife Run	ME 313-004	fish ladder		undetermined	Nobleboro
Jones	ME 313-005	structure, unidentified	unknown	undetermined	Nobleboro

Prehistoric Archaeological Sites

According to the State of Maine as of October 15, 2019, 18 prehistoric archaeological sites are known in Nobleboro. 17 are located around the shoreline of Damariscotta Lake, where most were located by a hydroelectric relicensing survey of the lake shore. One site is located on the shore of The Great Salt Bay. 12 of the sites around Damariscotta Lake are eroded by the raised water levels in the lake and are considered not significant.

Additionally, the State has indicated that the shorelines of Duckpuddle Pond and Pemaquid Pond need a systematic professional archaeological survey.

The Maine Historic Preservation Commission has identified sixteen known prehistoric archaeological sites in Nobleboro, six of which may be eligible for listing in the National Historic Register. The sites are located along the shores of Damariscotta Lake and The Great Salt Bay.

Cemeteries/Burial Grounds

Nobleboro has 85 burial grounds, most of them family plots set aside for this purpose by the early settlers. On behalf of the Nobleboro Historical Society, Town Historian Dr. George F. Dow prepared a map that shows all 85 burial sites. In 2018 Laurie McBurnie published *Cemeteries of Nobleboro, Maine* expanding upon and supplementing George Dow's cemetery information and map with family history/anecdotes, photographs of headstones as well as a burial index, additional cemetery photographs, genealogical information and notes about the people buried. Information may be found at the Nobleboro Historical Society Center's website; including a Cemetery Map that includes GPS Coordinates

(<http://www.nobleborohistoricalsociety.org/images/CemetaryMap.gif>). (See Companion Volume One – Maps: Map Three)

Existing Preservation Activities

Chimney Farm has deep cultural and literary roots that continue today. It is both a historic and literary landmark as well as being a unique piece of lakefront land. It was home of nature writer Henry Beston, children's book author Elizabeth Coatsworth, and their daughter Catherine (Kate) Barnes, who was Maine's first Poet Laureate. Even now, Maine poet Gary Lawless and his

partner Beth Leonard are the stewards for this special place, now owning the historic farmhouse and surrounding lands. At just 8.7 acres, the fields at Chimney Farm are part of 90 acres of contiguous land that has been conserved through Midcoast Conservancy - all of it helping to protect the water quality of Damariscotta Lake.

Across East Neck Road from Chimney Farm, there is a small Hall family cemetery where Henry, Elizabeth and Kate are buried. It has a white picket fence and, although privately owned is accessible to visitors. A few grassy parking spaces are available on the east (left) side of the road.

Twice-annual events are held at Chimney Farm for all who are interested in visiting this historic and literary landmark. You can visit the writer's shack, lovingly reclaimed in 2009 by volunteers. Check out the Midcoast Conservancy (MCC) Events Calendar page for more information. Efforts to save Chimney Farm from development began in 1997 and reached a resting point late in 2007, with all but 6½ acres preserved in perpetuity. Easement protection of 8.7 acres of fields with views to the lake was purchased thanks to some very dedicated fundraising and more than 180 individual cash donations.

An additional 60 acres adjacent to Chimney Farm are protected by a conservation easement from Sara and Alexander Buck. They donated an easement on the field and cemetery (and had a lovely replacement picket fence built), and in December 2007 donated an easement on the remaining woodland between the road and Deep Cove. The woodlot is managed as a working forest.

Nobleboro Conservation Commission

This commission is currently inactive. Its stated mission was to identify, support and promote conservation opportunities and related outdoor public recreation opportunities within the Town of Nobleboro in an effort to preserve the town's historic and environmental areas. It was meant to serve in an advisory capacity to town boards as a resource on conservation and environmental issues including, but not limited to, the Planning and Appeals Boards. It was active in the early 2000's.

Nobleboro Historical Society

Chartered in 1978, the Nobleboro Historical Society (NHS), a 501(c)(3) nonprofit, has a membership of about 200. For more information about the society's goals and programs go to their Website at: <http://www.nobleborohistoricalsociety.org/>.

NHS was founded by George F. Dow as interest in Town history grew after the 1976 U.S. Bicentennial celebrations. Dr. Dow authored three excellent histories of Nobleboro: *Nobleboro, Maine - A History* by Dr. Dow & Robert E. Dunbar, *Nobleboro's War Time Involvements* by Dr. Dow & David Hutchings, and *Bicentennial History: The First Baptist Church of Nobleboro, Maine, 1793-1993*. These reference materials are available at the Nobleboro Historical Society building and via links on the Society's website (<http://www.nobleborohistoricalsociety.org/>)

Programs of special interest are presented during the year as part of their monthly meeting schedule; programs are provided for Nobleboro Central School students; and scholarships are offered for Nobleboro residents and NHS members. The NHS has a fine collection of memorabilia and artifacts. The Society maintains and stores at the Historical Center Town records. In the basement a fire-proof, humidity-controlled vault stores early town documents dating from 1788 and George Weston's 50-volume collection of Nobleboro photographs and

other documents from 1957 to present. Documents available for study include detailed genealogies, maps of home locations (1857) and land ownership (1813), the location of 85 burial grounds, detailed records of historic homes and buildings, and vital records.

The NHS building is one of Nobleboro's twelve original one-room schoolhouses. The restored 1818 building, formerly known as the Hawthorne School, was moved to its present site on the Nobleboro Central School grounds in 1978 to house the Historical Society's collections. The building has limited times that it is open to the public so check their website above.

Analysis

Much work has been done to identify and preserve sites of historical and archaeological significance in Nobleboro. Continued attention to the town's history will help retain the town's unique character. Other than the historic Damariscotta Mills Fish Ladder restoration project and work done by the Town Cemetery Committee and the Highland Cemetery Association, protective measures for historical and archaeological resources are minimal.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the town preserve its historic integrity, including historic and archaeological resources, from indiscriminate development.

Strategy 1: The Town should consider working to revise land use ordinances pertaining to development in the shoreland zone; residential, commercial, and industrial development; and subdivisions, to ensure the protection of historic and archaeological resources. Maps and information provided by the Maine Historic Preservation Commission should be incorporated into the Planning Board's review process. ([Historic U.S. Geological Survey Maps of Maine](#))

Strategy 2: The Town should encourage the Nobleboro Historical Society to work with the Maine Historic Preservation Commission to assess the need for an updated comprehensive community survey of Nobleboro's historic and archaeological resources.

Strategy 3: The Town should consider soliciting community members who are interested in reactivating the Conservation Commission.

Policy 2: It is recommended that the Town identify districts of historic significance as part of retaining the unique character of the town.

Strategy 1: The Town should consider identifying Damariscotta Mills and Nobleboro Center as areas of historic significance to the town. The town should encourage development and renovation in these areas to be consistent with their historic character.

Strategy 2: For known historic archeological sites and areas sensitive to prehistoric archeology, the Town should consider requiring owners and developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. The Town's land use ordinances **should** be updated accordingly.

Policy 3: It is recommended that the Town continue to maintain Town-owned structures of historic significance.

Strategy 1: The Town should continue to encourage working with KEI, the Town of Newcastle, Nobleboro Historical Society and Damariscotta Mills Fish Ladder Restoration Team to maintain and improve the harvesting facilities and Fish Ladder at Damariscotta Mills as a viable fishway, historic structure and tourist attraction.

Strategy 2: The town should continue to maintain the Historical Society building and provide funding for the maintenance of Veterans' graves upon request, and appropriate Town petitions for requesting municipal funding and warrant vote at the Annual Town meeting.

CONFIDENTIAL

SECTION THREE

TOPIC AREA TWO: WATER RESOURCES TOPIC AREA FIVE: MARINE RESOURCES

The State Goals:

Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Inventory

Historical Perspective of Nobleboro's Marine Resources:

Nobleboro shares The Great Salt Bay at the head of the Damariscotta River with Newcastle and Damariscotta. A shallow, tidal waterbody located between freshwater Damariscotta Lake and the tidal Damariscotta River, the bay supports a complex, seasonally changing marine and avian fauna.

During the eighteenth and early nineteenth centuries, the bay was an active shipbuilding center. Lumber for ships was cut inland and floated down Damariscotta Lake before it was milled into boards at the double sawmill at the head of the falls.

There has been a commercial fishery for alewives since the early 1800's shared by Nobleboro and neighboring Newcastle. The fishery not only supplies revenue to both towns but is also a tourist attraction. In past years the landings have been about one third of the state's total alewife landings. In the mid to late 1970's, the catch was over one million pounds, but recent catches have markedly declined. Blueback Herring, which make their spawning run at the end of the alewife run, become a by catch in the fishery. At one point in time alewives were processed and shipped in barrels from the site. Today the building is used for storage. **(See Companion Volume One – Maps: Maps Six and Nine)**

Current Conditions:

Great Salt Bay

The Great Salt Bay sits at the head of the Damariscotta River Estuary. The Maine Legislature designated 515 acres of the 535-acre bay as Maine's very first Shellfish Protection Zone, a type of Marine Protected area in March 2002. It received this designation because of its undisturbed nature, its support of common and uncommon biodiversity, its contribution to the phytoplankton productivity of the entire estuary (which feeds shellfish and contributes to the success of the shellfish harvesting industries) and its rich prehistoric and historic record. The Great Salt Bay is shallow, warm and brackish, different from the cold and salty offshore environment of the Atlantic Ocean. The bay supports unusual species for Maine including quahogs, horseshoe crabs, and oysters.

In 2018, Maine's total oyster landings were valued at a record \$7.2 million and about 80% of this product comes from the Damariscotta River Estuary, into which Damariscotta Lake

flows directly. This industry depends on clean water both from the immediate landscape and the Gulf of Maine.

Current State of the Lakes

Midcoast Conservancy (formerly Damariscotta Lake Watershed Association) has been actively monitoring water quality on Damariscotta Lake for over forty years; since 1977. The data collected over this period was statistically analyzed in 2020 to create a comprehensive State of the Lake Report summarizing over 40 years of water chemistry. Notably, the lake experienced significant cyanobacteria blooms in the South Basin in 2020, indicating excessive nutrient loading. Intense rainfalls, erosion and nutrient transport, coupled with exceedingly warmer than normal water temps are leading to bloom conditions.

Damariscotta Lake is currently included in the State's Threatened Lakes Priority List:

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Lakes20.pdf

Water samples are being taken by MCC at 4 different locations each month. These samples are then sent to a State lab for processing. MC has a few years of phosphorus readings from 3 of the 4 sites. One site is new. The current resulting trends indicate that Great Bay and Muscongus Bay are holding steady. However, the south arm is trending up. The only way to control this is to reduce erosion into the lake.

By opening the following readers will be taken to water quality information provided by the Lake Stewards of Maine:

<https://www.lakesofmaine.org/lake-water-quality.html?m=5400>

Pemaquid and Duckpuddle Ponds have also **experienced eutrophication** from excess nutrients and data has shown that phosphorus inputs are exceeding what these lakes can readily assimilate.

(Refer to Companion Volume One – Maps: Maps Six, Seven, Nine and Thirteen)

Commercial Activity

The major commercial activity in the bay vicinity is KEI Energy Management Inc. hydroelectric facility, which is located at the head of The Great Salt Bay. The powerhouse and most project facilities are located in Newcastle. The Damariscotta Mills Hydroelectric Project was issued a license by the Federal Energy Regulatory Commission (FERC) on December 4, 2003. The license regulates project operations including water level management and fishway operations, both of which involve Nobleboro.

Commercial activity other than the hydroelectric project is limited around The Great Salt Bay, largely because of its protected status. Nobleboro and Newcastle together are permitted by MDMR to commercially harvest alewives during the annual upstream migration. Harvesting takes place at the base of the Middle Stream, below the fish ladder.

The only other activity of commercial significance in the bay are several well-established aquaculture operations located at the south end of the bay in Newcastle.

Residential Growth and Development

Much of the land around The Great Salt Bay in Nobleboro is either developed, protected through conservation easements, or has limited development potential due to the location of the railroad tracks and roads. The area around The Great Salt Bay is proposed as a historic district due to the early commercial activity and associated settlement in the locale.

The Middle and South Basins of Damariscotta Lake have been recognized in Maine's Stormwater Management Law, Chapter 502: Direct Watersheds of Lakes Most at Risk from New Development and Urban Impaired Streams. In 2004, Maine land cover data indicated 4% of the watershed was developed, the more recent 2016 national land cover data indicates an increase in development to 6% of the watershed. Much of this development is concentrated near Damariscotta Lake. This amounts to an increase of just over one square mile of development in 12 years.

The Damariscotta Mills sewer lines carry gray water from tanks to four pump stations and, eventually, to a sand filtration system on Depot Street. The water, after filtration and disinfection, is pumped into The Great Salt Bay. A contractor periodically empties sludge from the Damariscotta Mills septic tanks at a septic disposal site near district headquarters on Piper Mill Road.

Great Salt Bay Sanitary District employees screen the contents of the tanks and spread them at the site (a field near the lagoon), using lime to kill pathogens and fertilize the waste.

Recreational Features

Fishing and boating are the principal recreational activities around The Great Salt Bay. Public access for launching kayaks and canoes is available on a town right-of-way at the intersection of Belvedere and Sprague Roads. A winter smelt fishery takes place through the ice, largely at the north end of the bay. Access for fisherman has traditionally been from the field at the north end of Belvedere Road through permission of the landowners. Brown Trout and Striped Bass are target species during the summer and fall months, either from boats or from the shore near the fish house and the railroad bridge. Duck and goose hunting are additional fall recreational activities.

The Maine Department of Inland Fisheries and Wildlife manages Damariscotta Lake for abundant cold and warm water fisheries. Of recreational significance, the lake is home to small- and large-mouth bass, brown trout, lake trout, rainbow smelt, and an annually increasing population of sea-run alewives. It has become a popular destination for recreational and professional anglers; many organized bass fishing tournaments are hosted on the lake each summer.

Economic Value and Impact

According to the Damariscotta State of the Lake report (2020) by Midcoast Conservancy, declines in water clarity have also been shown to negatively impact property values in Maine (e.g reduction of \$236 per foot of frontage in 2020 dollars), resulting in lowering the tax base of surrounding towns and that algae blooms in freshwater can greatly reduce property values and deter daily visitors causing problems for the local economy. A study in

1996 from the University of Maine found that in China Lake for every 1-meter loss in water clarity, property values decreased \$141 per foot of Lake Frontage (or \$236/ft when adjusting for inflation). More recent research in New Hampshire supports this showing a consistent pattern of property value declines with decreasing water quality. Damariscotta Lake is crucial to the local economy given its proximity to both central and coastal Maine. Preventing algae blooms and keeping water clear is essential for wildlife and people. Sources: Michael, Holly J., Kevin J. Boyle, and Roy Bouchard. Water quality affects property prices: A case study of selected Maine lakes. Vol. 39. Orono, Maine: Maine Agricultural and Forest Experiment Station, University of Maine, 1996. and Gibbs, Julie P., et al. "An hedonic analysis of the effects of lake water clarity on New Hampshire lakefront properties." *Agricultural and Resource Economics Review* 31.1 (2002): 39-46.

For more information refer to Companion Volume Two – Appendices: Appendix B and C

Analysis:

The Great Salt Bay has long been an important natural feature of the town that has attracted commercial activity as well as early, dense residential development. Although the commercial activity has significantly diminished, the area surrounding the bay is a village with a unique, historic character.

The collective marine and freshwater resources are important recreational and commercial assets to the town. A large proportion (January 2021, 45%) of the town's tax revenue is generated from shorefront properties. Climate change will continue to impose challenges to water quality in the form of intense rainfall, erosion, coastal acidification, sea level rise and warming water temperatures. Efforts to reduce nutrient loading will be critical to protecting these resources.

Sediment is the number one source of pollution in the world. It carries nutrients and other pollutants across the landscape and into water bodies from farms, roads, driveways and lawns. Phosphorus in lakes and nitrogen in coastal marine waters are the "drivers" of harmful algae blooms and coastal acidification, respectively. Controlling run-off on land that drains into water bodies is critical to maintaining or improving water quality. Working with area Towns with shorelands that border upon these waterbodies to develop a erosion control ordinance and to apply for Nonpoint Water Source Pollution Control Grants is advisable. (<https://www.maine.gov/dep/water/grants/319.html>)

The following link will take readers to a Marine Resources concurrent digital map for the Town of Nobleboro (Companion Volume Three – Maps: Maps Four and Five)

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Cooccurrence%20Map.pdf>

Policy Development and Implementation Strategies:

Policy 1: It is recommended that the Town maintain the historic character of Damariscotta Mills.

Strategy 1: The Town should consider investigating the feasibility of designating Damariscotta Mills, including the land bordering The Great Salt Bay and following Borland Hill to the fish ladder, as an historic district.

Policy 2: It is recommended that the Town formalize access to The Great Salt Bay for winter smelt fishing and the launching of motorized craft.

Strategy 1: The Town is encouraged to work on a formal arrangement to ensure continuing access to The Great Salt Bay for the winter smelt fishery.

Strategy 2: It is recommended that the Town study the feasibility of developing public access to the The Great Salt Bay for motorized craft.

Policy 3: It is recommended that the Town protect property values around Damariscotta Lake, The Great Salt Bay, Pemaquid Pond and Duckpuddle Pond from future cyanobacteria blooms, all harmful algal blooms and invasive aquatic plants.

Strategy 1: The Town of Nobleboro, as supporters of Midcoast Conservancy and Coastal Rivers Conservation Trust, should consider requesting regular meetings on the state of the water quality in town lakes and The Great Salt Bay and as needed will participate in, or request that Midcoast Conservancy or Coastal Rivers Conservation Trust facilitates a meeting of stakeholders on the health of the water bodies.

Strategy 2: The Town should consider promoting LakeSmart (through Midcoast Conservancy and Coastal Rivers Conservation Trust) programming at the Town office and in official communications to new residents living on the shores of any aforementioned water bodies. Note: LakeSmart is a free, voluntary and educational program. (<https://www.lakes.me/lakesmart>)

Strategy 3: The Town should continue to support the work of Midcoast Conservancy and Coastal Rivers Conservation Trust in their efforts to control cyanobacteria blooms, all harmful algae blooms and invasive aquatic species deemed problematic in Nobleboro

Policy 4: It is recommended that the Town protect property values by addressing nutrient loading within the shoreland zone.

Strategy 1: The Town should consider developing strategies that will enhance the enforcement of the Mandatory Shoreland Zoning Act (MSZA) including all land areas within 100 feet (state mandates 75 feet), horizontal distance, of the normal high-water line of all streams that flow directly into Damariscotta Lake, Duckpuddle Pond, The Great Salt Bay or Pemaquid Pond.

Strategy 2: In accordance with a change in state statute that was made in 2019 relating to Shoreland Ordinances which now requires municipal ordinances regulating the shoreland zone adopt language requiring applicants developing within the shoreland zone to provide pre-construction and post-construction photos of the shoreline vegetation and the developed site as part of the permitting process it is recommended that the Town update its Land Use Ordinances in order to comply with 38 M.R.S. § 439-A(10) *Photographic record required.*

Strategy 3: It is recommended that the Town only use contractors for road and culvert repairs that are “Contractors Certified in Erosion Control Practices” This up-to-date list can be found on

the Maine Department for Environmental Protection at:
<https://www.maine.gov/dep/land/training/cccec.html>

Strategy 4: It is recommended that the Town require subdivisions, individuals and associations creating and maintaining roads which access shoreland properties must use “Contractors Certified in Erosion Control Practices.” This up-to-date list can be found on the Maine Department for Environmental Protection at: <https://www.maine.gov/dep/land/training/cccec.html>

Strategy 5: It is recommended that new development, as well as road work undertaken in the creation, upgrades to and maintenance of roads in the shoreland zone or which accesses shoreland will use Best Management Practices (BMP) for the entire project.

Strategy 6 It is recommended that the Town review the current land use ordinances making sure that requirements include adequate lot sizes, sewage treatment, protection of water resources, minimization of soil erosion and sedimentation, etc.

Strategy 7: With a goal of reducing phosphorus in Damariscotta Lake by an achievable (to be determined based upon scientific research) amount over a ten year period and maintaining the water quality in other waterbodies the Town should consider collaborating with the State, local communities and conservation organizations in the creation and implementation of land use ordinances designed to protect the subsurface waters of the town(s), control erosion and promote protection of those water resources.

BMP Citizens Guide:
[mcgp_citizens_guide.pdf \(maine.gov\)](#)

BMP Field Guide for Contractors:
[esc_bmp_field.pdf \(maine.gov\)](#)

BMP Manual for Designers and Engineers:
[esc_bmp_engineers.pdf \(maine.gov\)](#)

BMP Stormwater Manuals:
[esc_bmp_engineers.pdf \(maine.gov\)](#)
[volume II March 2016 \(maine.gov\)](#)
[Microsoft Word - chapter 1 intro and cover May 2016.docx \(maine.gov\)](#)

BMP for Forestry:
[Best Management Practices for Forestry: Protecting Maine’s Water Quality - Third Edition \(digitalmaine.com\)](#)

Policy 5: It is recommended that the Town coordinate with neighboring communities, regional and state resource agencies and local advocacy groups to protect shared critical marine and water resources and reduce the impact of climate change.

Strategy 1: The Town should consider participating in local, regional and State efforts to monitor, protect and, where warranted, improve water quality and address the impact of climate variability.

Strategy 2: The Town should consider working with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways, at historic sites and in public parks.

Strategy 3: It is recommended that the Town in partnership with neighboring communities, the County and State identify needs for additional recreational and commercial access (which might include parking, boat launches, docking space, fish piers, and swimming access).

CONFIDENTIAL

SECTION THREE TOPIC AREA THREE: NATURAL RESOURCES – PART ONE

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Inventory:

Introduction:

The natural resources of Nobleboro, especially its lakes and ponds, give it much of its character and have in the past supported much of its economy. Keeping growth in Nobleboro consistent with the opportunities and limitations presented by the natural environment will ensure that the town retains its unique character. **(Refer to Companion Volume One – Maps: Maps Four and Five)**

Topography.

The twenty-four square miles of terrain that comprise Nobleboro are defined by low rolling hills interspersed with lakes, small ponds, streams, and a saltwater bay. With an elevation of 350 feet, Eugley Hill in North Nobleboro is the highest point of land in town. The 4,500-acre Damariscotta Lake and The Great Salt Bay, the head of the Damariscotta River estuary, make up Nobleboro's western boundary. There are four smaller ponds and a network of streams elsewhere in town. The topography, including ponds and land ridges, follows the underlying bedrock in a north-south orientation. **(Refer to Companion Volume One – Maps: Map Six and Seven).**

Lakes and ponds comprise about 1800 acres of the town (2.8 square miles/12 % of the town's area).

Soils:

Soil characteristics in Nobleboro range from organic and water-deposited soils in low lying areas to a wide range of glacial deposits blanketing higher terrain. A Soil Potential Index of land suitable for development was created from an inventory of soil types (Soil Conservation Service, U.S. Department of Agriculture) coupled with the Soil Potential Ratings for low density urban development (Soil Survey Data for Growth Management in Knox and Lincoln Counties Maine, Soil Conservation Service). **(Refer to Companion Volume One – Maps: Map Eight)**

Nobleboro's 12,279 land acres are classified as follows:

- 3,360 acres (27.4%) as high potential for development soils
- 3,989 acres (32.4%) as medium potential for development soils
- 4,926 (40.1%) as low potential for development soils

Low potential soils are wetlands and other very poorly drained soils. Medium potential soils may be stony, shallow, or moderately poorly drained, while high potential soils are generally deep and well-drained.

Water Resources:

Groundwater:

Bedrock aquifers are the groundwater source in Nobleboro as there are no gravel aquifers in the area. Most domestic water sources are from wells and springs.

Lakes, Ponds, and Streams:

Portions of seven watersheds lie within the borders of Nobleboro. These include the Damariscotta Lake Watershed, the Damariscotta River Watershed, the Oyster Creek Watershed, the Pemaquid Pond Watershed, the Duckpuddle Pond Watershed, the Cooks Pond Watershed, and the Medomak River Watershed. Duckpuddle Pond drains into Pemaquid Pond so these two drainage systems are considered together. **(Refer to Companion Volume One – Maps: Maps Nine, Ten and Thirteen**

Information regarding stream crossing continuity models and fish crossing barriers in Nobleboro can be found by opening the following link: [Nobleboro.pdf](#)

Individual maps, created by the Lake Stewards of Maine, for each of the lakes and ponds located in Nobleboro can be found by opening the following links:

[Lakes of Maine](#)

[Lakes of Maine - Lake Overview - Damariscotta Lake - Jefferson, Newcastle, Nobleboro, Lincoln, Maine](#)

Damariscotta Lake Watershed:

Damariscotta Lake is divided into three major bays. The Great Salt Bay, which makes up the northern part of Damariscotta Lake, covers 2,144 acres and has a maximum depth of 114 ft. Nobleboro takes up 239 acres (0.8 percent) of the Bay's total drainage area. Muscongus Bay comprises the middle part of the Lake and is 1,483 acres and 58 feet deep. Nobleboro almost completely encompasses Muscongus Bay with about sixteen miles of shoreline and 4,047 acres in drainage area. South Basin makes up the lower part of Damariscotta Lake and is 836 acres and 40 feet at maximum depth. The Department of Environmental Protection classifies all of the three basins as moderate/sensitive in water quality. Damariscotta Lake supports a cold-water fishery of togue and brook trout.

Damariscotta Lake is located within the towns of Jefferson, Nobleboro, and Newcastle, while the watershed extends to include portions of Somerville, Washington, and Waldoboro. Apart from the immediate shoreline, there is relatively little concentrated development in the remainder of the watershed, with 6% of the total watershed being developed, based on Maine 2016 national land cover data. Most residential development is located close to major roads which intersect the watershed, and higher development pressure is located closer to population centers such as Jefferson. There are multiple agricultural properties adjacent to Damariscotta Lake, as well as lands cleared in the remainder of the watershed for agricultural production, with 6% of the total watershed used for conventional agriculture. The remainder of the watershed is undeveloped with significant blocks of evergreen and deciduous forest.

The following link will take readers to the 2015 Damariscotta Lake Watershed Protection Plan: <https://static1.squarespace.com/static/609dae6eda531953ec151cc6/t/61841490c30ab1077e6dcba2/1636045978183/Damariscotta-Lake-Watershed-Protection-Plan-Appendices.pdf>

Damariscotta River Watershed:

The Great Salt Bay is located at the head of the Damariscotta River Estuary. The Maine Legislature designated 515 acres of the 535-acre bay as Maine's very first "Marine Protected Area" in March 2002. It received this designation because of its undisturbed nature, its support of common and uncommon biodiversity, and its rich prehistoric and historic record. The Great Salt Bay is shallow, warm and brackish, different from the cold and salty offshore environment of the Atlantic Ocean.

Oyster Creek Watershed:

Oyster Creek, which is partly tidal, flows into the east side of The Great Salt Bay opposite the outlet of Damariscotta Lake. Oyster Creek drains the uplands on the west side of a ridge that separates the upper Damariscotta River Watershed and the Pemaquid Pond Watershed.

Pemaquid Pond/Duckpuddle Pond Watershed:

The Pemaquid Pond Watershed includes Tobias Pond (less than 10 acres), Duckpuddle Pond, and Pemaquid Pond. Duckpuddle Pond covers 242 acres, has a maximum depth of 23 feet and a volume of 3465.5 acre-feet. The pond drains an area of 8.56 square miles and supports warm water fish including Smallmouth Bass, White Perch, Yellow Perch, and Pickerel. Twenty-eight percent of the watershed of the pond is in Nobleboro. There is a wide wetlands area of about one and a half miles that connects Duckpuddle and Pemaquid Ponds. Pemaquid Pond has a surface area of 1515 acres, a maximum depth of 61 feet, a volume of 25,677 acre-feet, and drains 22.6 square miles. The lake is managed for cold water fish—specifically Brown Trout. About one third of Pemaquid Pond lies within Nobleboro. Both Duckpuddle Pond and Pemaquid Pond are classified as moderate/sensitive for water quality.

Cooks Pond Watershed:

Cooks Pond, located entirely within the border of Nobleboro, is approximately 60 acres in extent and has a maximum depth of 31 feet. Cooks Pond drains via Jones Stream westerly into Damariscotta Lake's Muscongus Bay. A water quality analysis was done by Lake and Watershed Resource Management Associates under the auspices of DLWA in 2002 and 2004. The pond is classified as moderate/sensitive for water quality.

Medomak River Watershed:

Approximately 200 acres of this watershed is in North Nobleboro.

For more information refer to Companion Volume Two – Appendices: Appendix D

Analysis:

The inventory of Nobleboro's natural resources indicates that they offer both opportunities and natural constraints to development. The large number of lakes and ponds and the saltwater bay attract recreational use and both seasonal and year-round housing. Keeping these water bodies in good shape will serve the town in years to come.

The lakes and ponds in Nobleboro have been monitored for water quality for decades by Maine DEP. Midcoast Conservancy (formerly DLWA and others) has monitored Damariscotta Lake since 1977. Coastal Rivers Conservation Trust (formerly Damariscotta River Association and Pemaquid Watershed Association) monitor Duckpuddle Pond and Pemaquid Pond. These are all considered Nonpoint Source Priority Watersheds by the Maine DEP. This list names waters that have significant value from a statewide perspective but are either polluted or are at risk to

some degree. Damariscotta Lake is considered the highest priority because it is still designated as a public water supply. Additionally, it is listed as sensitive to continued development.

Over 130 invasive aquatic (i.e., hydrilla) and terrestrial plants (i.e., purple loosestrife) have been found to pose a threat to habitats and natural resources in Maine. In addition to plants, many other invasive species (i.e., pine borer) have been identified that pose a similar environmental threat.

Policy Development and Implementation Strategies:

Policy 1: It is recommended that the Town protect and manage its natural resources and landscapes, which are a great asset to the town and its residents, and to encourage the resilience of our natural resources to changing climate and other environmental challenges.

Strategy 1: The Town should consider reviewing the land use ordinances every year to ascertain that they meet the goals of resource protection and to ensure that they are consistent with applicable state law regarding critical natural resources.

Strategy 2. Through local land use ordinances, the Town should consider requiring the Planning Board to include, as part of the review process, consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources.

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/wildlife-legacy.html>

Strategy 3: The Town should consider charging a fee, not to exceed \$1000 per project for construction, and/or excavation and ditching that disturbs soils in the shoreland zone and requires a building permit issued by the Code Enforcement Officer, to meet the costs of environmental review. The fee schedule established by the Select Board could be based on the total square footage of impervious surface created by any structure and/or driveway and on seasonal or year-round occupancy.

Strategy 4: It is recommended that any work done within the Shoreland Zone must have a DEP permit and an erosion control plan that is prepared and stamped by an engineering firm, before any Town permit will be issued.

Strategy 5: Per State law any work done in the Shoreland Zone must be performed by a contractor certified for erosion control and licensed by the Maine DEP.

Strategy 6: If any work is done to disturb the soil that is not permitted or performed by a certified contractor, both the homeowner and contractor will be fined an equal amount.

Strategy 7: According to state site law, any work that disturbs over one acre requires the homeowner and contractor to file for a Maine General Construction Permit. Any and all required permits must be submitted along with the required Town permit applications before the permit can be issued.

Strategy 8: It is recommended that applications for new development undertaken within 100 feet, or slope greater than 20% or with a ditch in the shoreland zone be reviewed and approved Nobleboro's Code Enforcement Officer (CEO) and when appropriate in consultation with the Planning Board..

Strategy 9: It is recommended that before and after photos must be submitted for all new structures and modifications to existing structures, as well as all new and/or modifications made to existing roads, driveways, turnarounds, parking areas and landscaping.

Strategy 10: In accordance with a change in state statute that was made in 2019 relating to Shoreland Ordinances which now requires municipal ordinances regulating the Shoreland Zone adopt language requiring applicants developing within the shoreland zone to provide pre-construction and post-construction photos of the shoreline vegetation and the developed site as part of the permitting process, it is recommended that, the Town update its Land Use Ordinances in order to comply with *38 M.R.S. § 439-A(10) Photographic record required.*

Strategy 11: It is recommended that permits be required for all tree cutting in the Shoreland Zone. The CEO is required to review the tree cutting project and flag the trees to be cut. Before and after photographs are required.

Strategy 12: The Town is encouraged to make its best effort to coordinate and cooperate with neighboring communities, regional and state resource agencies to protect shared critical natural resources.

Policy 2: It is recommended that the Town develop policies that will maintain and assure clean water in its lakes, ponds and in The Great Salt Bay.

Strategy 1: It is recommended that the Town follow State guidelines for nutrient loading.

Strategy 2: The Town should consider addressing stormwater run-off - which carries excess phosphorus that may cause algae blooms. For projects that disturb soil, leading to potential increased erosion, the town will endeavor to develop erosion control standards: for the management of phosphorus loading within the shoreland zone of freshwater bodies and nitrogen loading in the shoreland zone for saltwater properties.

Strategy 3: The Town should encourage continued participation in local and regional efforts to monitor, protect and, where warranted, improve water quality and with voter approval, continue to support MDEP, Coastal Rivers, MCC and other organizations in testing the water quality in the town's lakes and ponds.

Strategy 4: It is recommended that the Town review water quality reports annually or more often as needed and take action to address concerns that are within the town's power to influence and/or control.

Strategy 5: The town should consider issuing building permits at a measured rate.

Strategy 6: The Town should encourage members of the farming community to practice nutrient management and manure storage according to state guidelines.

Strategy 7: It is recommended that a representative from the Town Select Board, Road Commissioner, CEO or their designee, be encouraged to attend an annual stakeholder meeting or additional meetings as needed with COASTAL RIVERS, MCC, NRCS, DEP, LCRPC and KLSWCD to discuss issues related to water runoff, nutrient sources and potential remediation strategies.

Strategy 8: It is recommended that the Town support the efforts of state agencies and local watershed associations, such as Midcoast Conservancy (MCC) and Coastal Rivers Conservation Trust (COASTAL RIVERS) in their efforts to control invasive species considered problematic in Nobleboro. For example, the boat launches at Vannah Road and on Pemaquid Pond have benefited from Courtesy Boat Inspector provided by MCC and COASTAL RIVERS.

Policy 3: It is recommended that the Town recognize that education, voluntary certifications and regional cooperation are the key to achieving the community's natural resource, climate and environmental sustainability goals

Strategy 1: The Town should consider distributing and/or make available information to those living in or near critical or important natural resources about applicable local, state, or federal regulations and current use tax programs.

Strategy 2: The Town should encourage the promotion of educational programs and resources at Town events such as Applefest and the Fish Ladder Festival, by conservation groups, councils, local and State agencies.

Strategy 3: It is recommended that the Town suggest that residents, developers, farmers, loggers, landscapers and contractors consult with organizations such as the Midcoast Conservancy, Coastal Rivers Conservation Trust, University of Maine Cooperative Extension and the Knox-Lincoln Soil and Water Conservation District for independent guidance on best practices, how to comply with regulations, and effective ways to resolve stormwater runoff, implement soil conservation, and other environmental, climate or conservation issues.

Strategy 4: The Town should consider initiating and/or participating in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.

SECTION THREE; TOPIC AREA THREE – PART TWO HABITATS, CRITICAL NATURAL AND SCENIC RESOURCES

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Inventory:

This section is focused on the resources that provide the background character of Nobleboro. It is the wildlife—alewives, eagles, osprey, deer and others—and the land and water habitat that support that wildlife, which are an integral part of what makes Nobleboro a unique place. The places that attract wildlife such as The Great Salt Bay, Nobleboro's lakes and ponds, forested areas and agricultural fields serve as wildlife habitat as well as scenic resources. Taken together, the wild and open places of Nobleboro attract wildlife as well as people seeking a rural lifestyle.

The Maine Department of Inland Fisheries and Wildlife has recorded a number of significant wildlife habitat areas and other critical natural features on developable land in Nobleboro. **Refer to Companion Volume Three – Maps: Maps Ten and Twelve.** Specifically, the identified areas include wetlands, deer wintering grounds, wading bird and waterfowl habitat, large tracts of undeveloped land that serve as undisturbed wildlife habitat, and other areas related to natural communities and features on developable land.

Wetlands:

There are fourteen significant inland wetlands that have been identified by the Nobleboro Planning Board. These wetlands are included in the "Resource Protection District" as defined on pages 54-56 of the *Town of Nobleboro Land Use Ordinances*. The wetlands, ranging in size from 1.6 to 155 acres, total approximately 605 acres. **Refer to Companion Volume Maps – Maps: Maps Nine, Ten and Thirteen.**

Wetlands in Nobleboro are found on the periphery of the major waterbodies such as Damariscotta Lake's Muscongus Bay (south end) and on the western side of Pemaquid Pond. Smaller wetlands exist on the northern end of Duckpuddle Pond and on the upper west side of Cooks Pond. In addition, a large wetland connects Duckpuddle Pond and Pemaquid Pond. The exact area of these wetlands varies seasonally. Wetlands provide important waterfowl habitat.

Wildlife Habitat:

Aquatic

Alewives, Blueback Herring, Striped Bass, eels, and smelts migrate seasonally in the waterbodies of Nobleboro. Smelts, alewives, and eels are fished commercially. Alewives have had a significant impact on Nobleboro in a variety of ways. They possess a colorful history, provide a significant economic contribution and are an interesting tourist attraction. Cook's Pond, Muscongus Bay on Damariscotta Lake, Pemaquid Lake, and Duckpuddle Pond are considered freshwater recreational fishery areas.

New England Bluet (a rare, small dragonfly) habitat is noted in the vicinity of the heath near Vannah Road.

Avian

The tidal waters of The Great Salt Bay are important waterfowl habitats. Represented species include Canada geese, several varieties of ducks, and loons. These waterfowl are also seen on various lakes in town. Other species that utilize the bay and freshwater habitat include herons, osprey, and eagles.

The traditional Bald Eagle nesting area in Damariscotta Mills is still active. There are two nest trees on either side of the Nobleboro/Newcastle line. In 2006, a second pair of Bald Eagles nested about three miles to the north of the original site on an island in the South Arm of Damariscotta Lake (Hoe Island).

Terrestrial

Deer and moose live within the town's boundaries as do many medium and small mammals including coyote, fox, raccoon, porcupine, and beaver. Wild turkeys also wander the woods and fields throughout the Town.

Deer yards were mapped by "Beginning with Habitat" in the extreme northeastern corner of town near Cooks Pond.

Refer to Companion Volume Three – Maps: Maps Twelve and Fourteen.

Scenic Resources and Open Space:

The Town's scenic resources include both the natural and cultural features of the landscape. Natural resources include the town's lakes and ponds, agricultural fields, and forested areas while the historic villages, cemeteries and other vestiges of the town's history represent the cultural scenic resources.

For more information refer to Companion Volume Two – Appendices: Appendix F

Analysis:

Habitats, critical natural resources, and scenic resources do not simply offer opportunities and limitations to development; they are the features that are critical to the town's character. Wetlands and other wildlife habitat are home to wildlife that is an integral part of a rural landscape. Scenic resources, both natural and cultural, are the foundation of how the town looks both to residents and to those who visit seasonally. Protecting these aspects of the town is a key component of retaining the town's character. Without careful planning, development within the next ten years could impact these resources.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town protect and manage Nobleboro’s critical natural resources, landscapes, and ecologically important habitats, and encourage the resilience of our natural resources to changing climate and other environmental challenges.

Strategy 1: The Town should continue to review development projects for impacts to wetlands, natural resources and other critical habitats. The town may charge a nominal environmental impact fee for development in the shoreland zone of lakes and ponds that would be used to support this process (**Refer to policies and strategies in Chapter 9 - Natural Resources**).

Strategy 2: The Town should consider reviewing, on an annual basis, land use ordinances to ensure that they are consistent with applicable state law regarding critical natural resources, habitats and climate action policies.

Strategy 3: The Town should encourage coordination with neighboring communities, regional and state resource agencies and conservation associations to protect shared critical natural resources and habitats.

Strategy 4: It is recommended that the Town participate in interlocal and regional planning, management, and/or regulatory efforts around shared critical and important natural resources and climate action.

Strategy 5: The Town should consider pursuing public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.

Policy 2: It is recommended that the Town protect scenic resources, open, green spaces, habitat connectivity and corridors.

Strategy 1: The Town should consider creating an inventory of and, with the assistance of local conservation and historical associations (MCC, COASTAL RIVERS, NHS), monitor the health of scenic resources, including both natural and cultural scenic resources.

Strategy 2: The Town should consider identifying important areas and endeavor to create guidelines and a comprehensive plan to protect and preserve scenic resources and open, green spaces.

Strategy 3: The Town should consider aligning Nobleboro’s land use policies to support the State’s “*Beginning with Habitat Program*”, particularly habitat connectivity.

Strategy 4: The Town should encourage the promotion of educational programs and resources at Town events in an effort to educate the community members with respect to protecting habitat (see section 9, policy 3, strategy 2 and 3).

<https://www.invasivespeciesinfo.gov/us/maine> - National Updates on invasive species in Maine

https://www.maine.gov/portal/about_me/invasives.html - Invasive Species overview and portal for State of Maine

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/index.html> – Building with Habitat, Natural Resources maps and information showing the locations of valuable plant and animal habitats.

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SECTION THREE – TOPIC FOUR: AGRICULTURAL AND FOREST RESOURCES

STATE GOAL:

To safeguard the town's agricultural and forest resources from development which threatens these resources.

Inventory:

Introduction:

Agriculture and forestry were once the dominant industries in Nobleboro. They still are important industries in town, both in terms of employment and their scenic character. As Table One demonstrates, agricultural land still makes up a significant percentage of the town's land acres.

Table One– Nobleboro Agricultural Land, Land in Tree Growth, Lakes and Ponds

Land Designation	# of acres	% of town	% land acreage
Agricultural Land	800	6.5%	8%
Forested Land	4,000	33%	38%
Lakes and Ponds	1,800	15%	-
Land Acreage	10,479	85%	-
Total Acreage	12,279	100%	-

Agriculture:

Nobleboro has a long farming tradition, and there are a number of viable family farms in operation today. There are currently approximately 800 acres in agricultural use, of which 308 acres are used for the production of crops and the remaining 492 are used for hay and pasture. There are two active large vegetable farms in town, and a few small ones including Switchback Farm and Wanderwood, a new eco-tourism farm to table concept that grow specific crops. Other agricultural products include beef, pork, honey, maples syrup, Christmas trees, and blueberries. **Refer to Companion Volume One – Maps: Map Fifteen.**

Forestry:

Forestry has been a larger industry in Nobleboro than agriculture, but the continued loss of paper mills, and the growth of vegetable farming appears to be shifting that town employment dynamic. Timber cutting permits are issued with the intent of “preventing unsightly conditions along roadsides after logging operations, and to protect abutting properties from accumulated slash along their boundaries”. However, permits - filed for each harvesting episode - are only required when cutting takes place on land not owned by the harvester, or if the landowner is selling the wood harvested. In the past ten years 147 timber harvesting permits were issued totaling 1,450 acres, for a yearly average of 14.7 permits @ 9.9 acres each. The town has approximately 4,000 acres of forest land with 580 acres in tree growth conservation, and 607 acres in farmland tree growth. **Refer to Companion Volume One – Maps: Map Sixteen.**

Forestry resources are often located on small parcels and cut wood is used for both firewood and lumber. There is one active sawmill in town.

Open Space – Protecting Nobleboro’s Farmland and Forestry Resources:

Nobleboro’s agricultural lands and forests create a scenic rural landscape in much of the town. The 2020 Nobleboro Comprehensive Plan Survey showed that only 38% of polled residents believe town forest is adequately protected, and 42% felt the same about town agriculture land. This supports the 2007 data that Nobleboro residents do not want to see residential development completely overtake town fields and woodlots. In recent years, forested and residential acreage has grown at the expense of hay fields, cropland, and pasture.

Some agricultural and forested lands have been protected through conservation easements. There are presently 14 parcels totaling 580 acres in tree growth with 8 parcels of 303 acres in dedicated conservation.

Analysis:

Agriculture and forestry, once the dominant industries throughout most of Nobleboro, have gradually changed. Forestry has changed drastically due to the decline of paper mills but continues to supply the need for firewood and building lumber. Agriculture has evolved from dairy farming to hay, beef, and vegetable production. Acreage is often more valuable for residential development than for farming and forestry. Yet, Nobleboro’s rural character is derived, in large part, by the look of the town’s forests and fields.

At the present time the town does not have any public woodlands under management. The Town does own some woodland which is located on the school lot. This parcel might be used for future expansion. Nobleboro presently has a pending application to build a commercial solar farm on a 44-acre woodlot that will clear cut less than 5 acres due to wetland and setback restrictions. Its impact on the community is considered minimal because the solar farm will be screened by vegetation and has DOT right of way access restrictions.

The Town uses tree growth and agricultural tax incentives, along with private land trusts to protect its farm and forestry from development. It is in Nobleboro’s interest to protect its agriculture and forestry industries and the lands associated with them. Without proper procedures, water quality and soil conservation can be negatively impacted, with long-term consequences.

Policy Development and Implementation Strategies:

Policy 1: To safeguard land identified as prime farmland it is recommended that the town encourage the preservation of farm fields and pastureland.

Strategy 1: The town will support the economic viability of family farming by encouraging farmers and other owners of arable lands to participate in the State Farm and Open Space “current use” taxation programs.

Strategy 2: The Town is encouraged to consult the staff of the Knox-Lincoln County Soil and Water Conservation District when developing any land use regulations pertaining to agricultural management practices.

Strategy 3: The Town is encouraged to work with and seek assistance from land trusts to protect farmland with scenic character through the donation of conservation easements.

Strategy 3: The Town should consider encouraging increased awareness of agricultural resources and programs such as the Lincoln County Food Council, the University of Maine Cooperative Extension and MOFGA that support growing, preserving and eating local to provide healthy food to all residents.

Strategy 4: The Town should consider encouraging famers, homesteaders, eco-tourism operations and other community organizations to become involved with local and state food systems and the food economy.

Strategy 5: The Town is encouraged to ensure Nobleboro's food security by encouraging an increase in local food production and by establishing partnerships with local food pantries, food bank farms, Farms at the Y, Healthy Lincoln County (SNAP Ed) and the Lincoln County Gleaners.

Strategy 6: The Town should consider researching potential guidelines for managing non-residential development, such as solar farms, windmills and cell towers, in critical habitat and scenic areas to encourage responsible eco-friendly use.

Policy 2: The Town will encourage managed timber harvesting practices to ensure that the Town's forests retain their character and to ensure environmental violations in timber harvesting are reduced.

Strategy 1: The Town should encourage professional forest and best woodlot management practices through the use of foresters and forest-management plans. Mechanisms to encourage professional forestry include providing forestry information at the Town office.

Strategy 2: The Town should consider monitoring all timber harvesting operations to gather information on total acres harvested and timber harvesting practices employed in all harvesting operations.

Strategy 3: The Town should consider consulting with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.

<https://www.mainelegislature.org/legis/statutes/12/title12sec8869.html>

Policy 3: It is recommended that the Town adopt safe, sustainable and environmentally friendly farming and forestry practices in order to safeguard groundwater flowing through farmlands and forests with the potential of adversely affecting wells, streams, ponds and lakes.

Strategy 1: The Town should encourage farmers to be mindful of their presence within several watershed areas and that this presence will influence their use of substances that will compromise the ground water that runs into the wells, streams, ponds and lakes within our town.

Policy 4: It is recommended that the Town revise existing and/or adopt new Land Use Ordinances to protect agriculture and forestry lands from commercial development

Strategy 1: The Town should consider reviewing and revising its Land Use Ordinances to protect agricultural and forest land from large commercial development including solar farms, windmills and communication towers.

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SECTION THREE – TOPIC AREA SIX: POPULATION AND DEMOGRAPHICS

State Goal:

Under the Comprehensive Plan Review Criteria, there is no “State Goal” with regard to “Population and Demographics.”

Inventory:

Historical Trends

Nobleboro’s population was probably at its highest in the mid-nineteenth century, with a peak population of 1,838 as recorded in the 1860 census. Population fell to less than 600 in 1930 and has been rising ever since.

Lincoln County is the 14th largest county in Maine. According to 2021 [United States census](#) projections Lincoln County’s estimated population is 35,104 with a growth rate of 0.67% in the past year. The County’s 2010 population was 34,385 and has seen a growth of 2.09% since this time. Maine’s total population is projected to increase by 0.4% from 2016 to 2021

Nobleboro is currently growing at a rate of 0.66% annually. Its population has increased by 2.01% since the most recent census, which recorded a population of 1,642 in 2010. In 2021 Nobleboro reached its highest population level at 1,675 citizens. Nobleboro’s year-round population has almost doubled just since 1970. State data projections indicate that between 2018 and 2038 Nobleboro’s population will increase by 4.2% (Appendix–Chart 1).

Current Demographic

As of the 2010 census, there were 1,643 people in 715 households in Nobleboro. The population density was 85.3 people per square mile. Of the 715 households, the average household size was 2.3 and the average family size was 2.75. In 2018 in Lincoln County the average household size was 2.17, in Maine 2.33. Household size in Nobleboro remained the same.

TABLE TWO - NOBLEBORO YEAR-ROUND POPULATION, 1950 - 2021

Year	Population
1950	654
1960	679
1970	850
1980	1,154
1990	1,455
2000	1,626
2010	1,643
2020	1,652
2021 ⁽¹⁾	1,675
<small>(1)US Census projections07-22-2021</small>	

TABLE THREE – NOBLEBORO YEAR-ROUND HOUSEHOLD DISTRIBUTION 2010

Household Type	Percentage
Married couples	62.9
Non-families	34.0
Children under the age of 18	25.5
Individuals	25.9
Living alone 65 years of age or older	11.5
Female head of household	8.8

At the time of the 2010 US Census the median age in Nobleboro was 46.2 years, 48.1 years in Lincoln County, throughout Maine 42.8 and the United States 37.4. The gender makeup of the town was 49.5% male and 50.5% female. By 2021 Nobleboro's median age had risen to 50 years, 49.2 years for males, and 50.6 years for females. Nobleboro, Lincoln County and Maine's population continues to age more rapidly than the nation's population. Nobleboro also has one of the largest proportions of people less than 19 years of age at 21.8%, one of the highest percentages in the State.

TABLE FOUR - NOBLEBORO YEAR-ROUND AGE DISTRIBUTION 2010

Age Classification	Percentage
UNDER THE AGE OF 19	21.8
20-24	4.6
25-44	20.3
45-64	34.3
OVER 64	19.0

Seasonal Population

The U.S. Census does not record seasonal residents so there is no simple way to determine how many people reside in the town during the warm months. Most seasonal residents own cottages on one of the town's lakes. Other people come to stay in one of the town's two campgrounds or at Camp Kieve, a summer camp for young people on Damariscotta Lake. It is possible that the town's population doubles during the warm season. As long-term seasonal residents move into their retirement years, they trend to convert seasonal cottages into year-round properties adding to the Town's population growth

Educational Attainment

According to 2021 US Census estimates, 94.4% of Nobleboro's residents are high school graduates or higher which is about the same rate as Lincoln County (93.1%) and Maine (92.6). 32.9% of the town's residents hold a bachelor's degree or higher which is about the same rate as in Lincoln County (33.5%) and Maine (31.8%). (Appendix A – Charts 4 & 5)

Additional Demographic Information (census reporter 2021 and citydata.com 2019)

Currently 181 Veterans (13%) live in the town, 166 Males and 15 females. This is approximately 10% higher than the rate in Lincoln County (11.5%) and 1.4 times the rate in Maine (9.6%). 6.8% of Nobleboro's residents are foreign born which is more than double the rate in Lincoln County (2.7%) and almost double the rate in Maine (3.6%).

95% of Nobleboro's adult residents speak English at home. In terms of geographic mobility 6.8% of Nobleboro's community members have moved since the previous year, about three-fifths of the rate in Lincoln County (11%) and about half the rate in Maine (13.4%). 93% of the Town's residents remained in the same home. In 2019 8.6% of Nobleboro's residents lived below the poverty level and 10.9% had incomes that fell below the poverty level. 9.6% of Nobleboro's youth live below the poverty level and 3.8% of residents over 75 years of age are considered very poor. Ethnically the town is considered 98.4% white (Chart 5).

Analysis

The Town of Damariscotta serves as Nobleboro's primary Service Center. Residents from North Nobleboro tend to view Waldoboro and Rockland as their community's Service Centers. There are no major employers in Nobleboro. If the growth patterns of the last two decades continue, Nobleboro can expect the year-round population to increase by only one percent in the next decade. However, real questions exist in regard to the impact in Nobleboro of COVID-19 related relocations to the area. We have only limited anecdotal observations regarding this factor so we cannot offer any reasonable estimate of its effect on Nobleboro's population.

The high percentage of young people in the community may have an impact on school enrollment and affordable housing options. On the other end of the spectrum the Town's population continues to age at a rapid pace. An older population will place different demands upon the community especially with respect to housing, healthcare, emergency services, and recreation. Working towards becoming a livable, lifelong, age friendly community will benefit both of these age groups.

A review of the 2020 Community Input Survey shows that residents want to maintain Nobleboro's small rural community feel while being forward thinking in supporting issues such as the environment/climate change, alternative energy sources and broadband connectivity.

The Nobleboro Comprehensive Plan Update Committee recommends that Town Officers remain aware of these factors and continue to stay current on trends that are important to inform policies under the Housing, Public Facilities and Services, Economy, Fiscal Capacity and Capital Planning, Transportation, Lifelong – Livable Community and Future Land Use Chapters of the plan.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town monitor changes in population and demographics and respond with strategies that should continue to support the Town's rural character.

Strategies

Although no specific strategies are needed to keep the Town's population growing at a moderate rate, to plan for orderly growth and development throughout the community, and to respond to changes in Nobleboro's population, the Town should reexamine population projections, tempered by local observations, every 5 years, and after the 2020 Decennial Census as data becomes available, and re-evaluating comprehensive plan policies and/or strategies in response to any significant changes.

Additionally, the Town should continue to adapt and revise the Town's municipal facilities and services to respond to changes in the population characteristics

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SECTION THREE - TOPIC AREA SEVEN: ECONOMY

State Goal:

Promote an economic climate that increases job opportunities and overall economic well-being.

Inventory

Historical Trends

Nobleboro has always been a rural town and agriculture and forestry have, until recently, been the dominant industries. Historically, Damariscotta Mills was a notable exception because the falls at the outlet of Damariscotta Lake powered mills that served as a focus for industry as well as for population. Alewife harvesting at Damariscotta Mills was of economic importance to the town as late as the 1950s.

During the latter half of the twentieth century, agriculture and forestry declined in importance but both industries continue to play a role in Nobleboro's economy. In Damariscotta Mills, the use of falls for the generation of hydroelectric power in the early twentieth century signaled a decline in the economic importance of that part of Nobleboro. Some businesses were established along U.S. Highway One after its construction in the 1960s. A few businesses have always been located in Nobleboro Center while others were widely scattered throughout the town.

Current Conditions

Today, Nobleboro is primarily a rural residential community with only a few areas where businesses are close together. Camp Kieve is the only company in Nobleboro that employs more than 50 people. There are over 40 small entrepreneurial businesses in diverse locations around town. This is nearly 50% reduction in businesses listed in Nobleboro. As Nobleboro's population continues to grow, the number of small entrepreneurial businesses will also increase. The rate of unemployment is low and fairly steady.

There is no dominant industry in Nobleboro and in surrounding Lincoln County. Lincoln County is primarily rural and has the second lowest workforce population of all counties in the state. As with other coastal areas, tourism is an important element of the county's economy and the population of Lincoln County, including Nobleboro, increases significantly during the summer months.

Businesses in Nobleboro

Currently, forty-five (45) businesses are listed in Nobleboro - thirteen employing five or more people, and the remaining twenty-eight with fewer than 5. The majority of Nobleboro business are classified as "service activities" that provide goods and services locally, putting local dollars back into recirculation.

The largest employer in Nobleboro is located on Damariscotta Lake. Other larger businesses in town are located along the U.S. Highway One corridor while the majority of smaller businesses are widely scattered around town. This decentralized distribution of small businesses is cost-effective for the business owners as the operating expenses are less than along major arteries such as U.S. Route 1.

Seventy-four (74) Nobleboro businesses had employees in 2020. These businesses employed 287 people. The average weekly wage in 2020 was \$1,137

Retail Services

Since 2006, Nobleboro has been a part of the Waldoboro Labor Market Area (LMA) which includes Alna, Bremen, Bristol, Damariscotta, Friendship, Jefferson, Monhegan Plantation, Newcastle, Nobleboro, South Bristol, and Waldoboro. Waldoboro provides the closest shopping for residents of North Nobleboro.

Trends in Labor Force and Occupation/Industry

Civilian Labor Force

According to the 2018 data, the majority of Nobleboro residents were employed in education (248 residents), followed by Sales/Office work (185), Construction (160), Service Industry (147), Material Processing (97). The employment level in Nobleboro is steady and is expected to remain so. The unemployment level has fallen from 6.5% in 2010, to 2.2% in 2019. During 2020, due to COVID-19 implications, the rate increased to 4.7%. The employment level in Nobleboro has been steady and is expected to remain so.

TABLE FIVE - CIVILIAN EMPLOYMENT AND UNEMPLOYMENT IN 2010 & AUGUST 2020

Employment Status	Nobleboro		Lincoln County		Maine	
	2010	2020	2010	2020	2010	2020
Civilian Labor Force	950	920	17,186	16,970	697,832	676,547
Employment	888	877	15,834	15,516	638,984	639,759
Unemployment	62	43	1,352	870	56,848	36,788
Unemployment Rate	6.5%	4.7%	7.9%	5.3%	8.4%	5.4%

Source: Maine Department of Labor

Trends in Non-Farm Wages and Salaries

Both male and female full-time, year-round workers earned less in Nobleboro than the statewide average. However, smaller family size and an older population with more transfer payment income (like Social Security and pensions) resulted in a higher per capita income, median household income, and median family income in Nobleboro compared to other Maine communities.

TABLE SIX- MEDIAN EARNINGS, NOBLEBORO AND MAINE

Demographic	Nobleboro	Maine
Male (full time, year round)	\$32,104	\$32,372
Female(full time, year round)	\$24,107	\$24,251
Per capita income	\$30,855	\$31,253
Median household income	\$61,442.	\$55,425
Median family income	\$46,838	\$45,179

Source: Maine Department of Administrative and Financial Service, 2019

The Nobleboro per capita income is lower than in Lincoln County, but the median household income is higher, again because of the other transfer payment income.

TABLE EIGHT- INCOME CHARACTERISTICS: NOBLEBORO AND NEARBY TOWNS

Community	2018 Per Capita Income ¹	2018 Median Household Income ²	% Persons below Poverty Level (2000) ²
Maine	\$31,253	\$55,425	7.9%
Lincoln County	\$32,400	\$55,180	7.7%
Nobleboro	\$30,855	\$61,442	6.3%
Bremen	\$31,087	\$64,583	7.9%
Bristol	\$37,879	\$60,365	7.6%
Damariscotta	\$32,794	\$52,941	11.2%
Waldoboro	\$25,909	\$42,917	12.2%
Newcastle	\$44,996	\$71,250	1.2%
Jefferson	\$24,846	\$57,529	5.5%
South Bristol	\$46,753	\$56,979	7.2%
<i>Source: Maine Department of Administrative and Financial Service, 2019</i>			

Analysis

In general, Nobleboro residents would like to see little change in their community—they do not want to either encourage or discourage economic development. Residents would like to see any major commercial/industrial activity largely confined to the U.S. Highway One corridor. In addition, residents would like to see the decentralized pattern of small business activity continue and thrive.

As a predominantly rural town, Nobleboro has seen little industrial/commercial development in the past few decades. However, the few centers of development are considered to be the prime locations for continued growth. Based on current business locations and with consideration for the future, the following three locations are suggested for retail/commercial/industrial activity:

- Within the Mixed-Use Village Area along Back Meadow Road and Center Street: there is the possibility of village expansion to create a village, including sidewalks. This area would be particularly conducive to retail development.
- In the area of Mixed-Use/Commercial Development along U.S. Highway One from Winslow Hill to the Waldoboro town line: Commercial development in this area is the most desirable.
- Along U.S. Highway One from the Damariscotta town line north to the Winslow Hill Road: The Department of Transportation will not permit new curb cuts north of the Damariscotta town line to Winslow Hill Road, however, so any development would be accessed from side roads.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town manages economic development that keeps pace with moderate population growth. To the extent possible, development will be in keeping with the character of the Town.

Strategy 1: The Town should consider encouraging proposed retail/commercial activity in the vicinity of Nobleboro Center as well as proposed retail/industrial/commercial activity along U.S. Route 1.

Strategy 2: The Town should consider encouraging small business activity in diverse locations throughout town (with regard for retaining the character of residential neighborhoods. **Refer to Companion Volume – Maps: Maps Seventeen and Eighteen.**

Policy 2: It is recommended that the Town encourage the continuation of rural and resource-based activities such as forestry and farming and other activities that do not change the rural character of the community.

Strategy 1: The Town should consider supporting the type of economic development activity the community desires, reflecting the community's role in the region.

Strategy 2: It is recommended that the Town make a financial commitment, if necessary, to support desired economic development, including needed public improvements such as broadband connectivity.

Strategy 3: If appropriate, the Town should assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative or other.)

Strategy 4: If public investments are foreseen to support economic development, the Town should identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a community development block grant or other grants, bonding, impact fees, etc.)

Strategy 5: The Town is encouraged to coordinate with regional development corporations and surrounding towns as necessary to support desired economic development

SECTION THREE – TOPIC AREA EIGHT: HOUSING

State Goal

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Inventory

Historical Trends

Historically, Nobleboro consisted of several outlying villages, such as Harrington Corner, Winslow Hill, and Glendon, anchored by the more developed villages of Damariscotta Mills and Nobleboro Center. Overall, however, most homes were distributed along town roads, reflecting the primarily agricultural economy of Nobleboro. Even up to the early 1970's, with the exception of seasonal home development on West Neck, Morang Cove, and the Narrows, most new residential construction was widely dispersed along town roads.

Since 1970, much of the new development has consisted of seasonal and year-round homes on Damariscotta Lake, Pemaquid Pond, and Duck Puddle Pond. However, a significant and growing component of new year-round housing consists of infill development, especially in areas formerly used for agriculture. For example, the number of homes on Lower Cross Road, West Neck Road and Duck Puddle Road increased by 200-400% between 1973 and 2001 while residences have at least doubled on almost all other town roads during this same period. In addition, during that span, new roads were constructed to support more concentrated developments near Evergreen Estates Road, Cushman Road, Hutchins Road, and Palmer Hill Road. Recent new development has occurred on Burma Road, Pine Ridge Road, Narrows Road, and the Heath Subdivision off Center Street.

Current Conditions

Composition of Housing Units

There are currently approximately 1,188 housing units in Nobleboro. The town saw an increase in housing of 171 units between 2000 and 2010, and 97 units between 2010 and 2020, with an average family size of 2.63 persons. There are now 955 households in Nobleboro with single units making up 75.8% of housing structures.

Housing in Nobleboro is primarily composed of single-family detached homes. The Nobleboro property tax data records indicate that 836 units (70.4%) were single family homes. There were seven duplex units (1.2%), six 3–4-unit dwellings (2%), three 5–9-unit dwellings (1.4%), and sixty-four mobile homes (5.4%).

Of the 1,188 housing units in Nobleboro, identified by town tax assessor records, 955 (80.4%) were occupied and 233 (19.6%) were specified as seasonal, recreational or occasional use dwellings.

TABLE NINE - NOBLEBORO HOUSING UNITS
(based upon information provided by the Town assessor September 2021)

Type of Housing Unit	Number	Percent
One- family Homes	836	70.4%
Duplex Units (7)	14	1.2%
3 to 4 Units (6)	24	2.0%
5 to 9 Units (3)	17	1.4%
Mobile Homes	64	5.4%
Sub Total (households)	955	80.4%
<hr/>		
Cottages (in shoreland zones, not year-round residences)	233	19.6%
Total	1,188	100.0%

Age of Housing Units

The age of housing units in Nobleboro is indicated in the following table according to when they were built.

TABLE TEN - NOBLEBORO HOUSING UNITS BY AGE

Year	Percent
2010-2020	6.8 %
2000-2010	11.4 %
1999-2000	1.3 %
1995-1998	4.8 %
1990-1994	8.4 %
1980-1989	16.1 %
1970-1979	17.9 %
1960-1969	7.1 %
1940-1959	10.2 %
Before 1940	16.0 %

As the chart suggests, the town experienced a significant period of growth between 2000 and 2020. The new seasonal home construction rate has slowed due to the lack of waterfront availability, but continues to be an influence in the increasing Nobleboro median home cost.

Housing Density

Housing density in Nobleboro has increased steadily. In 2000, with 57.3 units per square mile, Nobleboro housing density was mid-range. By 2020, the housing density had increased to 65.7 units per square mile, with a population density of 90.5 people per square mile.

Seasonal vs. Year-Round Housing

In Nobleboro, there are many seasonal houses. Approximately (30%) of Nobleboro's houses are seasonally occupied (350 of the 1,188 houses reported in town records and the 2019-2020 estimated census). This is a 10.7% drop from the 2000 census records. In recent years, there has been a high demand for waterfront property and, given the town's abundance of lakes, considerable development has taken place in such locations. The present waterfront development trend is the conversion of seasonal units into year-round homes for retirement. We can anticipate future seasonal percentage reduction as vacant waterfront lots become increasingly unavailable.

Currently, the town valuation is approximately \$322,593,400. Of the total, 45% or \$154,844,830 is waterfront property, much of which represents seasonal housing. The remaining \$167,748,570 valuation is for non-waterfront property.

Table Eleven shows the distribution of seasonal and year-round housing in Nobleboro and in surrounding towns for 2010 and 2019. The percent of seasonal housing typically correlates with the amount and type of shorefront property (marine shoreline, lakes and ponds). The percent of seasonal housing in Nobleboro for the 10-year period shifted down largely due to conversion into year-round residences.

TABLE ELEVEN - HOUSING UNITS, BY TOWN, OCCUPIED STATUS AND SEASONAL STATUS

Census Year	Town	Total Housing Units	Total Population	Occupied Housing Units	Owner Occupied Units	Percent Occupied	Housing Units for Seasonal Use	Percent for Seasonal Use
2010	Bremen	651	808	353	301	54.2%	298	45.8%
	Bristol	2,585	2,753	1,309	1213	50.6%	1276	49.4%
	Damariscotta	1,359	2,195	1,051	658	77.3%	308	22.7%
	Newcastle	992	1,754	787	621	79.3%	205	20.7%
	Nobleboro	1106	1,639	714	673	64.6%	392	35.4%
	South Bristol	1076	892	418	376	38.8%	658	61.1%
	Waldoboro	2,651	5,068	2,171	1807	81.9%	480	18.1%
2019	Bremen	648	808	359	295	55.4%	289	44.6%
	Bristol	2,549	2,806	1,353	1124	53.1%	1,196	46.9%
	Damariscotta	1,338	2,164	1,067	553	79.7%	271	20.2%
	Newcastle	1008	1,772	814	562	80.8%	194	19.2%
	Nobleboro	1,139	1,655	789	645	69.3%	350	30.7%
	South Bristol	1045	877	473	350	45.3%	572	54.8%
	Waldoboro	2,646	5,083	2,248	1,783	85.0%	398	15%
Change 2010-2019	Bremen	0.0%	0.00%	2%	-2.0%	1.2%	-3.0%	-1.2%
	Bristol	-0.1%	1.98%	3%	-7.3%	2.5%	-6.3%	-2.5%
	Damariscotta	-0.2%	-0.10%	2%	-16.0%	2.4%	-12.0%	-2.5%
	Newcastle	0.2%	-0.10%	3%	-9.50%	1.5%	-5.4%	-1.5%
	Nobleboro	0.3%	-0.10%	10%	-4.20%	4.7%	-11.0%	-4.7%
	South Bristol	-0.2%	-0.17%	13%	-6.90%	6.5%	-13.0%	-6.3%
	Waldoboro	0.0%	0.03%	4%	-0.13%	3.1%	-17.0%	-3.1%

Source: U.S. Census Bureau, 2019 estimated census

Home Ownership

The 2020 U.S. Census indicated that Nobleboro has 766 owner-occupied housing units (75%). Statewide, home ownership is at 75%, and nationally it is lower. Renter-occupied housing units are at 104 units (9.25%) in Nobleboro. At this time, approximately 85% of owner-occupied units are single-family detached homes.

Housing Value

Presently in Nobleboro the median home price cost is \$315,000, a \$126,000 or 67% increase from \$189,000 in 2015. This dramatic increase in home costs has resulted in the town's assessed values dropping to 90% of the present state values and will soon require a new town property assessment.

Affordable Housing

Housing affordability is evaluated using economic and social data. Not only is the cost of housing important, but also the ability of the households to pay for it. In the HUD definition, housing is considered to be affordable when a household pays no more than 30% of its income on housing.

In another definition, a low-income household is one with an income of 80% or less than the median household income. The median income for Nobleboro is \$65,300. MSHA identified the Nobleboro median home cost as \$315,000. The median income family in Nobleboro can only afford \$254,897 for a home. Income needed to purchase a \$315,000 home is \$80,697.

According to MSHA, 60.4% of Nobleboro homes sold in 2020 were above the affordable price for most Nobleboro residents given the median reported income. This fact is concerning and warrants future observation considering it is a 20% increase over the previous ten-year average of 50.4%.

TABLE TWELVE - AREA 2020 AFFORDABILITY INDEX FOR THIS AREA IN GENERAL

Note: An Index of less than 1 is Unaffordable, an Index of more than 1 is Affordable

Location	Index	Median Income	Median Home	Median Income Can Afford	Unable to Afford %	Income Needed	By Hour
Maine	0.91	\$63,340	\$255,000	\$231,762	55.4%	\$ 69,691	\$33.51
District 1	0.85	\$73,079	\$320,000	\$271,268	58.7%	\$ 86,207	\$41.45
Nobleboro	0.81	\$65,300	\$315,000	\$254,897	60.4%	\$ 80,697	\$38.80
Waldoboro	0.96	\$54,191	\$202,500	\$194,977	51.2%	\$ 56,282	\$27.06
Damariscotta	0.65	\$60,000	\$336,155	\$216,898	72.6%	\$ 92,990	\$44.71
Bristol	0.83	\$69,184	\$349,300	\$290,510	56.5%	\$ 83,185	\$39.99
Newcastle	0.72	\$73,065	\$360,000	\$260,677	67.9%	\$100,904	\$48.51
Bremen	0.82	\$68,000	\$319,000	\$259,999	59.1%	\$ 83,431	\$40.11
South Bristol	0.61	\$59,958	\$425,000	\$259,685	67.3%	\$ 98,127	\$47.18

Our analysis was undertaken using town property and building permit data from Nobleboro town records, and the 2019-2020 estimated censuses. Between 2010 and 2020, the

average number of new homes built in Nobleboro annually was 9.9. For that period the median new home cost was \$247,500, significantly higher than the MSHA median figure of \$210,000. Homes built or remodeled on waterfront locations and the demand for housing created by the 2020 pandemic have influenced the present median home price of \$315,000. Nobleboro currently has sufficient numbers of dwellings, including mobile and modular homes, located on inland properties, to meet the 10% affordability requirement. If the present trend of median home costs affordability continues to outpace median income it could eventually impact Nobleboro's affordable housing recommended ratio and require action.

Rental Issues

The available rental data for the town of Nobleboro in 2020 is difficult to accurately determine due to short term rentals popular through internet opportunities. Verified 2020 long term rentals equate to approximately 104 or 8.8% of the 1,188 housing units in Nobleboro. The average monthly rent is \$1,028 without utilities. The annual income needed to afford that cost is \$41,000, typical throughout Lincoln County.

Analysis

Affordable housing is a legislative requirement for each town in Maine. Specifically, the goal is for each municipality "to seek to achieve a level of at least 10% of new residential development, based on a 5-year average of residential development in the municipality that meets the definition of affordable housing." The analysis of Nobleboro's housing costs, undertaken for the Comprehensive Plan, indicates that Nobleboro does not currently have an affordable housing problem. Specifically, between 2001 and 2020, more than 10% of new housing was affordable by both the HUD and MSHA formulas.

Nobleboro encourages affordable/workforce housing with ordinances that reduce unit road frontage and lot requirements on mobile home parks, and multifamily housing buildings. The future need for housing, including rental options, is estimated to be approximately 10-12 units a year as we experienced a 9.7 unit yearly average increase over the last 10 years. The present trend of median home costs increasing at a faster rate than median income and the resulting higher percentage of Nobleboro residents that can't afford that cost may create a need for more affordable/workforce housing in the future.

Policy Development and Implementation Strategies

Policy 1: It is recommended the Town ensure its Land Use Controls (Ordinances) promote and support the development of adequate affordable housing.

Strategy 1: It is recommended the Town monitor new home construction to facilitate state recommendation of a minimum 10% affordable housing ratio, and adequate workforce housing including rentals, during the next decade.

Strategy 2: It is recommended the Town consider amending its land use regulations in designated growth areas to increase density, decrease lot size, setbacks and road regulations to encourage the development of affordable and workforce housing, rental housing, assisted living, retirement homes, and small mobile home parks.

Strategy 3: It is recommended the Town consider creating ordinances that allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to suitability.

Policy 2: It is recommended the Town support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

Strategy 1: The Town is encouraged to support the efforts of local and regional housing coalitions including the Lincoln County Regional Planning Commission in addressing affordable/workforce housing needs through manufactured, small scale, and mixed use and age housing models.

Strategy 2: It is recommended the Town consider forming a community affordable workforce housing committee and/or participate in regional affordable housing coalitions.

Strategy 3: It is recommended that the Town encourage local and outside businesses, developers and agencies, invest in multi-unit housing dedicated to affordable, workforce, rental, assisted living, retirement, and mobile housing.

Policy 3: As the housing preferences and needs of older adults change, the Town should be open to new housing models that allow older adults to remain within the community by exploring effective models, such as intergenerational housing, from other communities and regions that could find success in Nobleboro.

Strategy 1: The Town, in partnership with other organizations, should consider expanding the availability of accessible, affordable multifamily housing coordinated with services and community supports such as transportation, health care, and social amenities.

Strategy 2: It is recommended that the Town explore novel approaches to housing that provide options for individuals to remain in the communities of their choice and in settings such as shared housing or accessory dwelling units.

Strategy 3: It is recommended that the Town support the development of housing that is integrated, enhances and supports the community's rural character and builds strong relationships with community partners helping remove the barriers to its development.

Strategy 4: The Town, in partnership with local organizations and businesses, should consider supporting options for independent living and aging in place by providing information about and encouraging residents to participate in home modification, home repair, accessibility improvement and weatherization programs. (For example, CHIP, Rebuilding Together).

Policy 4: It is recommended the Town consider regulating short term rentals through changes in its Land Use Ordinances to ensure safety and adequate building code requirements.

Strategy 1: It is recommended that the Town review its land use controls incorporating registration and permitting of short-term rental units.

Strategy 2: It is recommended the Town inspect all short-term rental units for compliance with all applicable Land Use Ordinances to ensure occupant safety as well as adherence to fire safety codes and egress requirements.

SECTION THREE – SUPPLEMENTAL TOPIC AREA BUILDING AN AGE FRIENDLY COMMUNITY – NOBLEBORO’S OLDER RESIDENTS

State Legislative Goal:

To plan for the needs of a community’s older residents through the comprehensive planning process by developing policies that assist older adults with aging in the place and create age-friendly communities.

Inventory

Overview

In 2019, Maine was designated as an "Age-Friendly State", joining many cities and communities across the globe who are committed to becoming more inclusive of people of all ages.

On September 25, 2020, Maine's State Plan on Aging was announced to assist older adults and their care partners in maintaining their quality of life and ability to live safely, independently and with dignity where they choose. To achieve this, Maine will, and as the Town of Nobleboro should, support older Mainers (Town residents) and their care partners to remain active and healthy in their communities of choice.

https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Maine_State%20Plan%20on%20Aging_2020-2024.pdf

The plan is based upon the data from a Statewide Community Needs assessment conducted by the Muskie School of Public Service Cutler Institute for Health and Social Policy March 2020.

[2020-2024 Maine State Plan on Aging Needs Assessment Report.pdf](#)

Maine’s “Age Friendly Maine: Connecting Across Generations” plan issued on January 14, 2021, set forth seven domains of livability: Respect, Equity & Social Engagement; Accessible Communication & Information; Employment & Financial Security; Health Coverage, Health Care, Healthy Aging and Supportive Services; Housing; Natural Resource Management, Outdoor Spaces; and Transportation.

https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/inline-files/Age-Friendly-State-Plan_0.pdf.

At its Annual Meeting on April 25, 2021, the Lincoln County Regional Planning Commission approved a Five-Year Strategic Plan. An overarching consideration of the plan is to apply the principles of “Lifelong Community Building” throughout all priorities, actions, and work plans. One of the plan’s strategic initiatives focuses on intergenerational community building. (https://www.lcrpc.org/uploads/visual_edit/2021strategicplan-finaldraft-32921.pdf)

Like the rest of the nation, Maine’s older adult population is expected to continue to grow as a percentage of total population. If current trends continue, Maine’s older adult population is likely to grow at a much faster rate, comprising nearly 30% of the total population by 2040

compared to 20% nationwide. According to the Muskie School by 2022 the percentage of Lincoln County’s population over 65 will be 32.5%. By 2027, Lincoln County is projected to continue to have the highest percentage of older adults (36.5%) in Maine.

The fastest growing segment of Nobleboro’s population continues to be residents over 65 years of age. The 2000 census showed that 27.3 percent of Nobleboro’s residents were over 55 years of age and 15.1% were over 65. The latter group included 127 females and 109 males. A 2019 Census Report data shows that 31.1 percent of Nobleboro’s 1,583 residents are over 55 years of age and 23.1 % are over 65. The latter group includes 231 females, 54 of whom live alone and 193 males, 14 of whom live alone and 91 or 21.5% who are living with a disability.

Of the 678 households in Nobleboro, 10.8% serve as the primary residence for someone over the age of 65 who is living alone.

TABLE THIRTEEN – PERCENT AND NUMBER OF PEOPLE BY GENDER AND AGE, NOBLEBORO AND LINCOLN COUNTY IN 2019 (CENSUS REPORTER ESTIMATES).

Age Range	Nobleboro Female	Nobleboro Male	Lincoln County Female	Lincoln County Male
45 to 54 years	133 – 4.2%	118 – 6.4%	2,250 – 6.6%	2,200 - 6.4%
55 to 64 years	136 – 8.5%	136 – 6.5%	3,078 – 9.1%	2,360 – 8.1%
65 to 74 years	123 – 6.3%	131 – 7.6%	2,676 – 8.4%	2,598 – 7.6%
75 to 84 years	95 – 5.5%	46 - 2.0%	1,491 – 4.3%	1,204 – 3.5%
85 years and over	13 - .0.8%	16 – 0.9%	645 – 1.9%	449 – 1.3%

Living Arrangements

Nobleboro does not have any specifically dedicated housing options such as independent living, continuing care, long term care, assisted living, residential care homes, nursing homes, or rehabilitation facilities for its older residents. The closest assisted living and nursing home facilities are in Damariscotta, Newcastle, and Waldoboro. Alternative older adult housing solutions like congregate and co-housing, affordable apartments that are age-friendly and shared housing are not currently available. There are area programs that offer free home repair and improvements, such as weatherization, bathroom safety rails, and smoke/CO detectors. Unfortunately, these programs are not well known or utilized.

When responding to the 2020 Community Input Survey, the majority of Nobleboro’s older residents indicated that they desire to live at home as long as they are able. According to the 2019 American Community Survey of the 761 household in Nobleboro 8.9 % were occupied by someone over 65 who was living alone. 43 of the individuals classified are grandparents who were living with grandchildren who are under 18 years of age. Currently, within the Town limits there are no subsidized housing units for Nobleboro’s older residents. There are 239 such units within Lincoln County

TABLE FOURTEEN - SELECTED CHARACTERISTICS OF HOUSEHOLDS WITH NOBLEBORO RESIDENTS 65 YEARS AND OVER.

Category	Number 2000	Number 2019
Occupied Housing Units	144	150
Owner Occupied	134	146
No telephone service	0	3 (owner occupied)
No vehicle available	20	18
Below the poverty level	18	11
With meals included in rent	0	0
<i>Sources: 2000 US Census and 2019 American Community Survey various subject tables, 5-year estimates)</i>		

TABLE FIFTEEN - LINCOLN COUNTY HOUSING AND RESIDENTIAL CARE OPTIONS FOR NOBLEBORO'S OLDER RESIDENTS

Location	Independent Living Apartments	Assisted Living	Nursing/ Rehabilitation/ Skilled Care	Memory Care	Affordable Housing <i>Source: Maine Housing</i>
Boothbay Harbor/ Boothbay	Inn of St. Andrews Village LincolnHealth	St. Andrew's Village LincolnHealth	Gregory Wing of St. Andrews Village and the Zimmerli Pavilion LincolnHealth	Safe Haven at St. Andrews Village LincolnHealth	Campbell Creek family & all Harborview Apts. Elderly & Disabled
					Statewide Bay Landing elderly
	Rocky Coast Group Home	Boothbay Green			
Damariscotta	Schooner Cove (condominium) LincolnHealth	Chase Point LincolnHealth	Cove's Edge LincolnHealth	Riverside at Chase Point LincolnHealth	High Meadow family & all
		Hodgdon Green			Ledgewood Court family & all
					Pond Circle family & all
					Salt Bay Apts elderly & disabled
Edgecomb		Edgecomb Green			Davis Island Townhouses, family & all
Jefferson		Jefferson Green			

Location	Independent Living Apartments	Assisted Living	Nursing/ Rehabilitation/ Skilled Care	Memory Care	Affordable Housing <i>Source: Maine Housing</i>
Newcastle	The Lincoln Home	The Lincoln Home		Harbor View Cottage at Lincoln Home	Franklin School Apts, elderly & disabled
	Curlewis Lane				Mobius Residence, elderly & disabled
	Lothrop Foster Home				
	Katahdin House				
	Holmes House – Pet Friendly				
Waldoboro	Smith Foster Home	Waldoboro Green			Cole’s Hills Apts, elderly & disabled
					Marble Oaks, family & all
					Sproul Block, Elderly & disabled
					Waldoboro Woods, family & all
Waldoboro					Waldoborough Village, family & all
Whitefield	Atwood Lane		Country Manor Closing 10-31-2021		
	Senott Road				
Wiscasset	Oxhorn Road – Pet Friendly	Wiscasset Green			Deer Ridge Farm, elderly & disabled
	Wiscasset Residence				Sheepscot Bay, family & all

Transportation

Traditional forms of public transportation for older residents do not exist in Nobleboro or Lincoln County. A volunteer network called Friends in Service Helping (FISH) provide transportation to medical appointments, the grocery store and other community activities. Waldo County Community Action program (WCAP) provides via the Mid-Coast Connector, MaineCare transportation as well as demand response services which can be scheduled depending on availability at a \$1.50 per mile rate. Discounts are available to seniors and disabled passengers going to a medical appointment.

Technology and Internet

Natonwide just 14% of seniors 65 and older were online in 2000. In 2021, 75% were. (Source: [Pew Research](#)). According to data from the 2019 American Community Survey 708 or 93% of all households in Nobleboro had a computer and 640 or 84.1% had a broadband internet subscription.

The **National Digital Equity Center**, with a training site located in Wiscasset, provides communities and their residents, at all levels, with the expertise needed to mobilize

broadband technologies through digital inclusion, literacy efforts, education and resources. The NDEC's Affordable Equipment Program provides no cost or low cost tablets to Maine Residents who are of low to moderate income.

Analysis

Nobleboro currently has a sizeable population of older residents and that number will grow during the next decade as more and more people reach retirement age and as the migration of older people continues. Nobleboro currently does not have any programs or services designed specifically for its older residents. As younger people continue to leave the region in search of educational and economic opportunities, the number of working-age people is projected to decline, resulting in short supply of available workforce and care partners to meet the demands of Maine's, Lincoln County and the Town's aging population. Therefore, the Town of Nobleboro should consider becoming a member of Maine's Age Friendly Community Building Network (<http://mainecouncilonaging.org/wp-content/uploads/2016/05/FINALREPORT.pdf>)

Putting in place the support systems, services, programs and tools that are necessary for older residents of the community to lead active lives and remain in their own homes and community as long as possible are also critical for the well-being of the Town's aging population. Nobleboro's older residents will continue to play a crucial role in the town's economic and social growth. Nobleboro's older population will continue to make important economic contributions that benefit all ages. This impact includes the positive effects of their spending, work contributions, and taxes paid. These contributions in turn fuel economic growth, stimulate jobs, create opportunities in various industries, and assume leadership roles within the Town's government and community organizations.

Policy Development and Implementation Strategies

Policy 1: The Town should encourage services and programs for Nobleboro's older residents and support the development of an intergenerational community environment.

Strategy 1: The Town should continue to support non-profit organizations, community-based services and programs that address older resident's needs, services and provide access to environments that encourage healthy lifestyles and wellbeing

Strategy 2: At any point in time should there be excess classrooms at Nobleboro Central School, the Town should investigate converting one or more of the rooms into a community center for intergenerational activities and events and an adult day program for older and disabled residents.

Strategy 3: The Town should consider becoming a member of Maine's AARP Age Friendly Network and appoint a committee charged with investigating the possibility of the Town becoming certified as an age friendly community.

Strategy 4: If the opportunity presents itself, the Town should consider working and partnering with other communities in the region and the LCRPC in building age friendly, life-long intergenerational communities throughout the County.

Strategy 5: Following the recommendations set forth in Maine’s Age Friendly Maine Plan, it is recommended that the Town enhance the availability of central communications networks and broadband connectivity; provide information and raise awareness of existing services for older residents; enhance the availability of free or low-cost home repair and modification services available to older residents; enhance the availability of social,-educational and physical exercise opportunities; and improve the availability of transportation for older adults who do not drive.

Strategy 6: The Town should be represented by a person engaged in advocating for older residents at State, regional and/or community meetings convened to discuss and address the issues related to the community’s older residents and ageism.

Policy 2: The Town should encourage affordable and transitional housing in Nobleboro for older residents so that they can remain in their homes and in the community for as long as possible.

Strategy 1: The Town should encourage the construction or renovation and licensing of a residential care or similar home in Nobleboro and adjust the Towns land use ordinances to accommodate this strategy.

Strategy 2: The Town should encourage the construction of affordable and alternative housing options for Nobleboro’s older residents and their caregivers.

Strategy 3: It is recommended that the Town support independent living by supporting opportunities for home modification, home repair, accessibility improvements, and weatherization and encouraging the availability of these programs and providers within the community.

Strategy 4: The Town should consider investigating cooperative housing and community service models that are intergenerational, community based and promote residents helping residents.

Strategy 5: The Town should be represented at State, regional and/or community meetings addressing the issues surrounding housing for older and disabled community members.

Policy 3: The Town is encouraged to continue to facilitate connecting older residents and community members with the information and resources needed to age in place.

Strategy 1: The Town should work with local law enforcement and non-profit organizations that offer programs such as R*U*OK (Are You OK?), SEARCH (Seek Elderly Alone, Renew Courage & Hope) MOW (Meals on Wheels) for older residents who are home bound and ADRC (Aging and Disability Resource Counseling) specialized information, referral and assistance providing one-stop access to information for people who need help finding long-term services and supports

Strategy 2: The Town should encourage the development of programs, networks and systems to connect older community members with high-speed connectivity and technology systems that will permit older residents to remain in their homes, maintain their independence through access

to telemedicine, social media, on-line education opportunities, community meetings, the Town website etc.

Policy 4: The Town is encouraged to ensure that older residents of Nobleboro are able to find transportation for medical needs, other critical services and social networking.

Strategy 1: The Town should encourage the development of community and regional systems providing information on transportation options for older residents who are no longer able to drive and do not have family members or friends who can take them to appointments and other critical services as well as social and cultural activities.

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SECTION THREE – TOPIC AREA NINE: RECREATION

State Goal:

To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters

Inventory:

Municipal Parks and Recreation

Nobleboro-owned parks and recreational facilities include school facilities, Ice-House Park, and the Picinich Field at the Bragg Recreational Area.

Facilities at the school include the gymnasium, the outdoor basketball court, outdoor athletic fields (soccer, baseball, softball), an outdoor playground and hiking trail. While largely for school use, the facilities are occasionally used by the public.

Ice House Park, located at the outlet of Damariscotta Lake, is a small park, approximately half-acre owned by the town. The park is used for picnicking, swimming, and for launching small boats. However, space on this site is very limited and there are currently no permanent sanitary facilities. The 2021 funds raised for portable sanitary facilities for the month of June, July and August were used for the completion of the project in June of 2021. Parking at the Ice House Park was also improved.

Picinich Field opened on May 5, 2005, on land the town purchased from the Bragg Family. The field is currently used for Little League and for school sports. A bocce court has been built, and in 2021 a grassroots campaign for a pickle ball court has been started by local residents.

There are several options for public access to waterbodies in the town.

1. Pemaquid Pond Boat Landing

Owned by the town, this facility recently underwent a major renovation funded by the State of Maine. This included replacement of the concrete boat launching ramp, regrading and repaving of the access road and parking area, new dock sections and shore anchor, and a new canoe/kayak launching site. Recently the site was upgraded with a paved, wheelchair path for better access to the water and the installation of a new paddleboat float and launch area. The facility has ample space for growth for many years to come. Swimming has been considered inappropriate at this facility due to the potential interaction with boats in the area. The town should consider developing the adjacent town owned property to include a swimming area, as this has been an increasingly common request from residents who do not have private access to the waterfront.

2. Damariscotta Lake Boat Landing, Vannah Road

This facility, located on Muscongus Bay and owned by the town, is used for swimming and fishing, as well as boating in the summer and for snowmobile access in the winter. The boat launch facility appears to be used to capacity on every favorable summer weekend. A limited number of parking spaces are available; however parking on the causeway, where posted, is not allowed and will be enforced by the Lincoln County Sheriff's Department. Community members are encouraged to launch their boats and then remove their vehicle or use the Jefferson State boat launch where there is adequate parking. There is no room to expand parking or to provide for safe public swimming.

3. Private / Pay to Use Facilities

There are various private facilities in the town that can be used on a pay-per-use basis. These include the Duck Puddle Campground, the Town Line Campground, the Jefferson/Nobleboro Snow-Packers Snowmobile Club, and Camp Kieve. The basketball and tennis courts of the North Nobleboro Association fit into this category as well.

Additional outdoor recreation opportunities

Several properties under conservation easement are available for public use. Specifically, George Weston's shoreline lot on The Great Salt Bay is open to the public for all recreational activities except the use of motorized vehicles. The general public is welcome to observe the cemetery plots within the 5-acres of preserved land located on East Neck Road across from the Chimney Farm property.

Around the fish ladder at Damariscotta Mills, parking is available for fishermen and others on land owned by KEI Energy Management Inc. in Newcastle. Additionally, an area for public parking has been designated along the Mills Road at the entrance to the power station. Public access for launching kayaks and canoes on The Great Salt Bay is available on a town right-of-way at the intersection of Belvedere and Sprague Roads.

Nobleboro's young people have access to the Karl's Kids program which is dedicated to helping Lincoln County Youth, 18 and under, with sports-related expenses that might otherwise prevent them from participating in athletics (www.karlskids.org).

Analysis

While there are currently many opportunities in Nobleboro for outdoor recreation, there are even more opportunities located throughout Lincoln County within a short drive from Nobleboro. These include: Hidden Valley Nature Center, Jefferson Beach State Park, Biscay Pond, Pemaquid Beach and Fort Williams and recreational programs through the CLCYMCA, Coastal Rivers Conservation Trust and Midcoast Conservancy. In the long-term, another public swimming area and better public access to The Great Salt Bay would be desirable as well as more indoor recreational opportunities for adults.

The State of Maine's 2020 – 2024 Comprehensive Outdoor Recreation Plan will serve a tool and resource for investigating and incorporating enhanced, year round, outdoor and diverse recreational opportunities within the community and will assist the town in locating potential funding opportunities and collaborators. (https://www.maine.gov/dacf/parks/publications_maps/docs/2020_ME_SCORP_final_1_2_2020.pdf)

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town develop additional ways to utilize existing town facilities or other access points creating new opportunities for residential recreational activities.

Strategy 1: The Town should consider working with the Nobleboro Central School to develop indoor and outdoor recreational opportunities for adults, including older adults, during times when school is not in session.

Strategy 2: The Town should continue to maintain Picinich Field, the bocce ball courts, explore options for additional outdoor activities, including intergenerational, youth and older adult, playgrounds and recreational spaces, in the Bragg Recreational Area and increase public access to all of the Town's fresh and saltwater resources.

Strategy 3: It is recommended that the Town investigate all potential opportunities to create public access to the The Great Salt Bay in addition to the one cited above.

Policy 2: It is recommended that the Town have safe public swimming areas.

Strategy 1: The Town should consider leading discussions regarding the possibility of a community swim beach on Pemaquid Pond near Picinich Field. Additionally, the Recreation Committee, along with the members of a special Ice House Park Community Improvement Committee, will continue to explore possible improvements to the Ice House Park swimming area.

Policy 3: It is recommended that the Town preserve open space for Recreational purposes

Strategy 1: The Town is encouraged to continue to work with local conservation groups and land trusts as well as public and private partners to develop, extend, and maintain non-motorized trail systems for public use with the additional possibility of connecting with regional trail systems such as the Eastern Coast Greenway Bike trail.

Strategy 2: The Town is encouraged to continue to work with existing local land trusts or other conservation organizations pursuing opportunities to protect important open space or recreational land.

Policy 4: It is recommended that the Town provide educational materials regarding the benefits for landowners allowing public, recreational access on their property.

Strategy 1: The Town should consider distributing and/or making available information on Maine's landowner liability regarding recreational or harvesting use Title 14, M.R.S.A. §159-A.

Strategy 2: The Town should consider encouraging the promotion of outdoor resources and recreational programs in Lincoln County by conservation groups, councils, local and State agencies at Town events such as Applefest and the Fish Ladder Festival and on the Town's Website,

SECTION THREE – TOPIC AREA TEN: TRANSPORTATION

State Goal

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory:

Historical Perspective

According to the 2020 U.S. Census, the population of Nobleboro is 1,675. During the eighteenth and nineteenth centuries, transportation in Nobleboro was by boat, rail, and by road. Through the years, water transportation has become a leisure activity while the network of federal, state, local and private roads has increased. Trains, mostly passenger but also an occasional freight train, pass through Nobleboro but there is no longer a station in town. Transportation networks connect Nobleboro residents with each other as well as the rest of the world. Nobleboro's transportation network is primarily dependent on private automobiles.

Transportation Data, Road Listings and Maps: Refer to Companion Volume Two Appendices: Transportation.

For E-911 Roads refer to Companion Volume One – Maps: Map Twenty

Current Conditions:

Community Input

A community survey in Fall of 2020 asked residents about their concerns and issues within Nobleboro on many topics, including transportation. Residents noted multiple issues including the lack of regular road maintenance and the need for an increased town budget for repairs; fill needed on edges of new paved roads; sidewalk repairs in Damariscotta Mills; cutting roadside brush; and the need to increase the total mileage of roads repaired each year; lack of parking in highly-attended areas; increased traffic and congestion.

Analysis:

Traffic issues in the Town are associated with lack of adequate parking in high-use areas. Specific areas that generate traffic congestion include Damariscotta Mills from swimming, the fish ladder, and fishing; seasonal increases from visitors; and school traffic. The below policies and strategies aim to address those concerns while continuing to maintain close attention toward public access and land use.

Road safety and maintenance issues in Nobleboro come from quality and accessibility of private roads and ensuring sufficient funding for ongoing road maintenance. Even though not all private roads or seasonal roads are adequate for year-round use these roads should be able to accommodate access by emergency vehicles. Almost half of town residents indicated that town road maintenance and paving are not adequate; however, the majority indicated that snow removal activities are adequate. Of all the public roads in the town, two have been deemed in 'poor' condition; 10 roads are in 'fair' condition; and 16 are in 'good' condition.

Public Transportation was not indicated as a priority either by residents or with regard to policy or funding changes. Alternative transportation options, such as biking, walking, use of rail or electric vehicles, were supported by residents in the Community Survey responses and by policy changes listed below. Residents indicated they wanted to see increases in biking and walking trails, road shoulders and sidewalks.

Policies and Strategies:

Policy 1: It is recommended that the Town prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Strategy 1: The Town should continue to provide regular oversight of the entire transportation system to ensure that a safe transportation system is in place at all times.

Strategy 2: It is recommended that the Town investigate purchasing the Road Surface Management System (RSMS) or similar software for use as a tool to help the Town inventory its roads, evaluate possible improvements, and develop cost estimates useful in budgeting and for Town Meeting approval.

Strategy 3: With the understanding that road maintenance is a public safety issue, the Town should consider reviewing its system of financing road work on an annual basis to be sure that the funds will be available for all necessary road work as the town's population increases. If necessary, a Capital Improvement Fund may be necessary for long term planning.

Strategy 4: The Town is encouraged to review speed limits on town roads in conjunction with current traffic counts, to ensure and inform that proper safety measures can be developed

Strategy 5: The Town should consider designing and reconstructing public roadways to handle changes in temperature and precipitation as a result of possible variability in climate.

Policy 2: It is recommended that the Town safely and efficiently preserve or improve the community's transportation systems.

Strategy 1: The Town should consider implementing an Access Management Plan that includes local standards for emergency vehicles to access public roads.

Strategy 2: The Town should encourage the use of current Best Management Practices as a guide for work on private roads and culverts to assure accessibility by emergency equipment.

Strategy 3: The Town should consider encouraging owners of private roads to take possible climate variability into consideration when designing and reconstructing private roadways.

Strategy 4: The Town should continue to maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with state regulations.

Policy 3: It is recommended that the Town promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

Strategy 1: The Town should consider supporting the development of walking and biking trails, and work within existing trail networks.

Strategy 2: the Town should take under consideration the impact on traffic volume when developing new town infrastructure.

Strategy 3: The Town should consider reviewing outdoor spaces and access to waterbodies in order to improve signage and increase safe access (such as sidewalks and parking) for recreational use.

Policy 4: It is recommended that the Town meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).

Strategy 1: The Town should continue to maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street, transit connections and emergency access.

Strategy 2: The Town should consider advocating for a larger variety of transportation options locally and regionally.

Policy 5: It is recommended that the Town promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Strategy 1: The Town should continue to stay up to date on Maine Department of Transportation work plans for Nobleboro and consider those goals in future town transportation planning

SECTION THREE – TOPIC AREA ELEVEN: PUBLIC FACILITIES, SERVICES AND EDUCATION

State Goal:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory

Municipal Governance and Facilities

Nobleboro currently has a Select Board and a Town Meeting form of government. Select Board members are elected to three-year terms. Since 1989, the terms have been staggered to avoid the risk of three new persons being elected in one year. This arrangement ensures that continuity and experience can be retained in the town's business. The Select Board deals primarily with administration, public assistance, assessing, and appointments, including both individuals and committees. Additional time is spent on management of the transfer station, code violations, the alewife fishery, the annual report and year-end closing reports,

There are two factors that complement the ability of the Select Board to manage the town. They are:

- The work done by the Town Clerk, Deputy Clerk and office staff.
- The active participation of the town's residents on town committees and boards.

These factors contribute strongly to the continued effectiveness of the local government.

Nobleboro has had a Planning Board and Board of Appeals since 1971. The first Comprehensive Plan was written in 1973, revised, and adopted by the town in 1979. Nobleboro's Comp Plan has been rewritten and updated twice, once in 1992 and again in 2007. The 2007 version was approved by town residents and found consistent by the Maine State Planning Office. Beginning in the fall of 2019 a Comprehensive Plan Update Committee was charged with reviewing and revising the 2007 Plan as needed.

Town activities are based in the municipal building, which houses both Town Office and the Nobleboro Fire Department. The municipal building, located on U.S. Route One, was improved in 2001 with an upgrade, renovation, and meeting room addition.

Contracted Services and Service Agreements

The town office has contractual agreements for services provided by outside agencies, contractors and companies ranging from internet access, IT support. etc.

Refer to Companion Volume One – Maps: Map Seventeen – Nobleboro Infrastructure

Municipal Services

Nobleboro Fire and Rescue - Minnehata Fire Company

The Nobleboro, Minnehata, Fire and Rescue Department's (NF&R) mission is to provide fire and rescue services to the citizens of Nobleboro and its surrounding communities. The fire station together with the Nobleboro Town Office was built in 1962. A second, smaller

sub-station located in Damariscotta Mills, built in 1952, provides services to Damariscotta Mills, Nobleboro, Newcastle, Damariscotta, and Jefferson.

The Glendon Fire Station (Town Office Building) can be set up as a temporary, daytime only, warming shelter. The building has an emergency generator and restroom but no shower or meal preparation facilities. In FY19 NF&R operated the shelter 3 times and in FY20 as warming center 2 times before the COVID-19 emergency shutdown. The NF&R provides emergency medical services at the first responder level, fire prevention education to the community, hazmat initial response, and various community outreach services.

Fire and rescue protection in Nobleboro is provided by fourteen volunteer members and officers. Minnehata members, listed in Companion Volume Two – Appendices: Public Facilities are issued personal protective equipment.

The use of E-911 for accessing the EMS (Emergency Medical System) is now in widespread use in Lincoln County and NF&R successfully uses this vital service. Statistics show that there were 270 emergency calls during 2020. 849 hours man-hours were utilized for call response. 713 hours were committed to paid training for NF&R members. Call volume is broken down by EMS and can be found in Companion Volume Two – Appendices: Public Facilities.

On a regular basis NF&R provides mutual aid services to the surrounding communities with a primary focus on the towns of Jefferson, Waldoboro, Bremen, Bristol, Damariscotta, and Newcastle. NF&R coverage area includes large portions of Damariscotta Lake and Pemaquid Lake, Duck Puddle Pond and The Great Salt Bay for which year-round water rescue services are provided.

Existing firefighting and emergency apparatus owned by the Town of Nobleboro are detailed in NF&R has developed a 10-year plan for the replacement of all life safety equipment. Because of the lead time needed to build firefighting apparatus, a 15-year vehicle replacement plan has also been developed. Following the 2021 Nobleboro Town meeting a new pumper was ordered.

The Minnehata Fire Company has and continues to utilize fundraising efforts to help offset the costs of large and small equipment and repair projects for NF&R.

Emergency Response System

Emergency management for Nobleboro is coordinated regionally by the Lincoln County Emergency Management Agency (EMA). (<https://www.lincolncountyema.net/>)

Law Enforcement

Nobleboro does not have a Town Police force or an Animal Control Officer. Police protection is provided by the Lincoln County Sheriff's Department located in Wiscasset and the Maine State Police. Lincoln County Sheriff's (LCS) officers patrol the town regularly. In 2021 the LCS Office plans to begin a process of improving its communications and transparency. (www.lincolnso.me) Animal control services are provided by the Lincoln County Sheriff's Animal Control Officer. The Department of Inland Fishers and Wildlife enforces fishing and snowmobile regulations.

Public Works

The town does not own or operate a municipal garage or public works yard. The salt and sand shed area is sited on a three-acre parcel of land located directly behind and adjacent to the Town Office/Fire Department. Public works activities such as mowing are subcontracted.

Local Road Maintenance

Road projects are planned by the Road Commissioner and reviewed by the Select Board. The road maintenance contractor handles road maintenance tasks. Major road and drainage projects, paving and snow plowing are contracted on the basis of a competitive bid process. The existing process works well and has enabled the town to adequately maintain its road infrastructure.

Water System

The town's Damariscotta Mills public water system was terminated during the month of November 2019. Private wells serve as the source of water for domestic as well as business and agricultural use.

Sewer

Nearly all sewage is handled by private septic systems. The Great Salt Bay Sanitary District maintains a system of sewers. Damariscotta Mills (Nobleboro - Newcastle) has a small sand filter fed by sewage tanks. This system handles the sewage from 37 properties. This is a "zero growth" facility with no capacity for expansion.

Stormwater Management

Nobleboro is not a Municipal Separate Stormwater System (MS4) community. Should any issues arise relating to stormwater sewage overflow they would be handled by The Great Salt Bay Sanitary District and the Town's Road Commissioner.

Solid Waste

The Nobleboro/Jefferson Transfer Station, located on Center Street (old Route One), has been in operation since 1985. The two towns have joint ownership and contract with the Towns of Damariscotta, Bremen, and Newcastle for use of the facility, which provides for the disposal of all types of solid waste from the five towns. Costs for the five towns are based primarily on population.

In 2011 the recycling brochure that was originally created in conjunction with the Conservation Committee for distribution to users of the Transfer Station was updated. The Nobleboro-Jefferson Recycling Information Sheet is updated on a regular basis. Since 2018 the manager of the transfer station has written a Waste Watch column which is printed in the Lincoln County News. The transfer station, due to the diligence of the station's staff and by following CDC guidelines, was able to remain open throughout the 2020-2021 COVID-19 State of Emergency in Maine.

In 2020 the Transfer Station's household waste, construction, demolition, and bulky waste is transported to Waste Management in Norridgewock, Maine. The facility uses the services of Lincoln County Recycling to recycle cardboard, newspaper, plastic and many other products. In addition, there are special programs for recycling paint, universal hazardous waste, electronics, metals and food waste. Since 2015 the Transfer Station has held a hazardous waste day so that community members could safely dispose of their hazardous chemicals and other hazardous materials.

In 2018, the town entered into a new contract with Waste Management and a new contract with Jon Chadwick Inc. to haul all the trash. In 2019, with the same fee in place, Chadwick's contract was extended to 2022. By doing this, expenses were kept to a minimum. Increased recycling efforts have been and continue to be emphasized. Towns save \$100/ton for the material recycled. Clearly marked bins for recycled items are in place. In 2021 the transfer station's budget, due to a significant reduction in built-up surplus, went up by almost 8%.

Power, Energy and Telecommunication

Land lines to the majority of Town residents are offered by Tidewater Telecom. Consolidated Communication provides services to residents who live along the northern border. Electricity is delivered by Central Maine Power. Three phase power starts at the Libby sawmill on Bayview Road and runs up Center Street to the Nobleboro – Jefferson transfer station. There are no wind towers or solar farms in Nobleboro. An energy/solar company is proposing a solar farm adjacent to US Route One in the vicinity of the Nobleboro – Damariscotta Town line. The Town does not have any policies or ordinances relating to wind, solar and electrical transmission.

Community members have access to cable, dial up and high-speed internet through local and regional service providers Residential fiber service is available to 74% of people living in Nobleboro. The average download speed in Nobleboro is 17.2 Mbps. This is 72.5% slower than the average in Maine and 442.8% slower than the national average. The Town has a modest website which is currently under review and modification. Nobleboro Central School participates in the State's laptops for middle school students program.

Schools

Alternative Organizational Structure 93 (AOS 93)

Nobleboro is part of AOS 93, which serves seven rural communities in central Lincoln County (Bremen, Bristol, Damariscotta, Newcastle, Nobleboro, Jefferson and South Bristol). AOS 93 is also known as the "Central Lincoln County School System" (CLCSS). Each community within AOS 93 has a separate school board or school committee. The school boards in Nobleboro, Bristol, and South Bristol, along with the school committee in Jefferson, are responsible for education oversight for students in kindergarten through 12th grade. Bremen, Newcastle, and Damariscotta form The Great Salt Bay Consolidated School Board for kindergarten to 12th grade with each town also having a separate secondary school board that oversees students in grades 9-12. The AOS 93 board represents all towns with its primary responsibility being the hiring and evaluation of the AOS Superintendent. The AOS employs the Superintendent, Assistant Superintendent/Business Manager, Director of Special Services, and Director of Curriculum, Assessment and Instruction.

Secondary School Choice

AOS 93 is a K-12 school district where students have school choice for grades 9-12. Nobleboro pays the approved state tuition rate to each school for their students. The majority of the Town's students attend school locally (Lincoln Academy, Medomak Valley High School, and Erskine Academy and a small percentage attend schools with boarding options. In order to receive these public funds schools must meet criteria for instruction and complete an approval process with the State of Maine.

AOS 93 Adult and Community Education

AOS 93 is a cooperative effort of the seven communities. The Adult Education Program budget is separate from the AOS 93 operational budget, but staff work closely together to manage services to students in pre-kindergarten to adult. The Adult and Community Education Program provides classes that range from cooking and the arts to business management and the high school equivalency test (HiSet). In the past few years 6-8 adult students have received their High School Equivalency Credential each year. The AOS93 Adult Education Program Director partners with the Central Lincoln County YMCA, Midcoast Adult Education and Boothbay Adult Education in order to enhance the diversity and depth of program offerings.

Nobleboro Central School

Nobleboro Central School (NCS) serves students in grades kindergarten through 8th grade. Enrollment between 2013 and 2021 fluctuated between a low of 132 and its current level of 148 students. The school is accredited by the Maine Department of Education as a K-8 school. In 2019, a Science, Technology, Engineering, Art, and Math (STEAM) class was developed to provide students with an additional class around that integrated the five disciplines into a single course. STEAM provides a unique approach to teaching 21st-Century skills.

NCS is home to the Center for Alternative Learning (C.A.L.). The Center for Alternative Learning is a nontraditional program for students in grades 6-8 from Nobleboro Central School, Jefferson Village School and Bristol Consolidated School. Students are recommended for the program through their sending school or through parent/student inquiries and referrals. C.A.L. students have generally struggled in a traditional classroom setting. The small group structure program provided through C.A.L. recognizes each student's desire and ability to do well in school when they are provided with opportunities that fit their individual learning styles.

The Student Support Center (SSC) is a classroom at NCS where students can go when they need assistance and support to address temporary interference with learning. SSC can provide a quiet space to refocus, or additional support with organization or developing executive functioning skills. The SSC space is staffed by a highly trained educational technician with extensive training in positive behavior supports and intervention strategies. The school had an extensive renovation in 1991. The building is in good shape. The NCS School Board annual reviews anticipate preventive maintenance issues and prioritize projects for funding. The NCS nature trail was revitalized during SY 2020-2021 thanks to the efforts of the Grade 6 class, with help and insight provided by the local Coastal Rivers Conservation Trust. Work on the trail is ongoing.

In Spring 2020, all AOS 93 schools experienced an extended period of remote learning. During the 2020-2021 school year families were offered academics either in-person or through a rigorous online learning program. The majority of families chose in-person learning. Strict, specific roles and responsibilities will be determined as the project progresses. Adherence to Maine DOE and CDC COVID management protocols ensured that the in-person learning option was safe for teachers, staff, and students and allowed NCS to remain open through the school year. In 2021-2022 NCS will offer in-person learning only. Summer school 2021 will offer remediation in math and reading, a lending library, and online learning to help address the needs of students whose learning was negatively impacted by Covid-19.

The school employs 15 teachers and 17 support staff. A fulltime school principal and administrative assistant form the core of onsite management. A part time school guidance counselor and a part time social worker provide student support that is complemented by a fulltime school nurse provided through a contract with LincolnHealth Services.

At the 2021 Nobleboro Town Warrant vote, an additional \$1,250,644.00 above the State Essential Programs and Services Funding Act requirement was approved in support of town schools. This support is consistent with past practice.

Refer to Companion Volume Two – Appendices: Public Facilities for staffing and additional details.

Health Care

The local and regional health care facilities and public health and social service programs include Good Shepherd Food Bank providing food supplies to The Ecumenical Food Pantry (serving the residents of Damariscotta, Newcastle, Nobleboro) and the Waldoboro Food Pantry, Healthy Kids, Maine Chapter of the American Red Cross, Midcoast Maine Community Action (MMCA), New Hope for Women, Spectrum Generations (Central Maine Area Agency on Aging and Aging and Disabilities Resource Center, Healthy Lincoln County. To assist agencies in providing residents with needed assistance, the Town of Nobleboro appropriates contributions to various health and social service agencies based upon their requests if approved at the annual Town Meeting.(Companion Volume Two – Appendices: Public Facilities).

Located in Damariscotta, Nobleboro's primary health care provider is the LincolnHealth – Miles Campus and Hospital. The campus includes a 25-bed community hospital; Lincoln Medical Partners, a multi-specialty physician practice; Cove's Edge, a skilled rehabilitation and long-term care facility; and Chase Point, an assisted living facility which includes Riverside, a residence for people living with Alzheimer's and related dementia. The Miles campus is also home to Schooner Cove, an independent retirement community.

Residents also have easy access to Pen Bay Medical Center in Rockport, the largest community hospital in Midcoast Maine and a member of the Coastal Healthcare Alliance. Pen Bay Medical Center operates as a family of services that includes: Pen Bay Physicians & Associates with more than 100 physicians trained in a wide range of specialties and primary care; Quarry Hill Retirement Community providing care in independent living (cottages and apartments), assisted living, skilled (short-term) nursing, rehabilitation, long-term nursing and special assisted living for memory loss; the Knox Center providing long-term nursing care services as well as long-term care for individuals with Alzheimer's disease and other forms of memory loss; and the Sussman House: Hospice that provides care for terminally ill patients and support and hospitality for families who want to be with their loved ones during their final days.

Both facilities, plus Mid Coast-Parkview Health in Brunswick and Central Maine Medical Center (CMMC) in Augusta are able to provide Nobleboro residents with a continuum of both routine and specialty patient-centered medical services and are part of the MaineHealth system. A Dana-Faber Outreach Center is located in Brunswick. Lincoln County's only federally qualified health center is the Sheepscot Valley Health Center in Coopers Mills. Central Lincoln County Ambulance Services provides emergency care and transport at an Advanced Life Support level to the Town of Nobleboro.

With regard to Maine's General Assistance program, the town has adopted the latest 2021 ordinance.

Street Tree Program

Due to the rural nature and naturally forested environment of the town at the current time, Nobleboro does not participate in the State's Street Tree Program.

Project Canopy

Project Canopy (PC) is Maine's urban and community forestry program. PC's Mission is to: Create and maintain healthy urban and community forests for or economic, ecological, and quality of life benefits for Mainers.

Project Canopy works to keep Maine's communities green and liveable by working with municipalities and non-profits to help manage public tree resources. Through PC's grant program and technical assistance, PC promotes planting and maintaining of trees in Maine communities. Whether PC supports planting street trees downtown or a management plan development for town forests, Project Canopy works to help Maine communities stay leafy and green.

https://www.maine.gov/dacf/mfs/policy_management/project_canopy/index.html

Cultural Facilities and Organizations

Skidompha Public Library, located in downtown Damariscotta, is open to everyone five days a week for browsing, reference, and computer usage or Internet access. At the 2021 Town Meeting, Nobleboro residents affirmed support of Skidompha Library during FY22 and, as a result, Nobleboro residents continue to receive free library cards. According to the 2020 Community Input Survey, residents also access lifelong learning and cultural activities via the Internet, programs at libraries in Damariscotta and Waldoboro, Coastal Senior College, local historical societies, community theater programs and the Central Lincoln County YMCA.

Analysis

Nobleboro is a rural town with a fairly small, rural population. Municipal services are adequate to meet the population and demographic changes of the future. The Town currently provides only those services necessary to meet the basic needs of the population. The Town would like to keep systems largely as they are. No public water or sewer systems are planned for the near future and no other significant changes are anticipated. Should they arise, the Town will meet needs for expanded services and facilities related to unexpected population growth. The Town continues to have difficulty attracting community members to assume leadership roles and to fill committee positions on the Planning Board, Appeals Board, Conservation and other Committees as evidenced by open positions and the number of years that the same individuals have held leadership roles (Appendix D)

To address issues of and to respond to citizens' desire for increased broadband access, a broadband committee was formed in May of 2021 and formally recognized as a Town committee in August 2021. Nobleboro has also partnered with neighboring communities and the county to reduce costs and/or improve other services. Examples are operation of the Transfer Station, dispatch, policing and schools. In the future, the Town may need to identify capital improvement projects, as appropriate, to support growth area development

Comments from the 2020 Community Input Survey reflected community members' overall satisfaction with the services provided by and the knowledge of the Town Office staff. Concerns were expressed regarding the need for alternative, faster and more widespread timely dissemination of information on Town affairs, meetings, leadership opportunities etc., 21st century tools including an enhanced, user-friendly Town Website, the opportunity to participate in and view community meetings via platforms such as Zoom and local cable access television need to be incorporated into the Town's Operating and Management Plan. To address community members concerns, the new Broadband Committee needs to investigate cost effective strategies for expanding high speed broadband access to community members. Residents also expressed an interest in the Town leading by example by investing in alternative energy sources for municipal buildings. **(Survey results Companion Volume Three– Community Engagement)**

Policy Development and Implementation Strategies

Policy 1: The Town wants to provide adequate and effective municipal facilities and services to meet the needs of current and future community populations and identified growth areas.

Strategy 1: Recognizing the rising importance of digital communication, it is recommended that the Town make its best effort to strengthen its supply of information through the Town website and support efforts to improve and expand broadband connectivity for all its citizens, businesses and non-profits.

Strategy 2: The Town should continue to maintain and update the plan for firefighting apparatus replacement based on expected life and obsolescence and incorporate that into the long range fiscal plans.

Strategy 3: In an effort to reduce rural homeowners' insurance rates, the Town may want to investigate the potential need for additional dry hydrants and report their findings to the Select Board.

Strategy 4: The Town should consider assessing municipal services and facilities on an ongoing basis including investments in roads.

Strategy 5: The Town should consider investigating/researching the viability and possible fiscal savings that could be achieved by investing in alternative energy sources to power the town's municipal buildings and educational facilities.

Strategy 6: The Town should consider encouraging local businesses to install electric vehicle charging stations.

Strategy 7: The Town should consider developing policies and/or land use ordinances relating to wind, solar and electric transmission.

Strategy 8: If needed, the Town may want to locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. The existing primary Fire Department facility and Town Office are centrally located in the Town's Designated Growth Area.

Strategy 9: The Town should consider reviewing programs, technology, networks, and systems necessary to provide community members public access to municipal meetings, education, and community-based programming.

Strategy 10: The Town should consider exploring options for regional delivery of local services and continue to network regionally.

Policy 2: It is recommended that the Town support the goal of the state's ConnectME plan to ensure high-speed connectivity throughout the community.

Strategy 1: The Town should continue to support the work of the formally recognized Broadband Committee.

Strategy 2: The Town is encouraged to initiate a study that will map and survey the Town locating unserved and underserved populations, businesses and areas where high speed internet connectivity is not available or is unreliable.

Strategy 3: In an effort to ensure that high-speed internet connectivity is capable of being expanded and that improved broadband access is available throughout the community, the Town is encouraged to research options that are currently available locally and through regional partnerships that would result in cost effective, fiscally responsible services throughout the community.

Strategy 4: Recognizing the growing need for expanded and enhanced broadband connectivity within the community, the Town should consider recommendations for improved service within the town by taking under advisement recommendations set forth in the Broadband Committee's community-wide mapping, survey and the development of a comprehensive implementation plan initiative.

Strategy 5: To fund broadband initiatives within the community, it is recommended that the Town consider applying for grants such as LCRPC's ASK (technical assistance) grant, the Maine Community Foundation's Community Broadband grant and ConnectMe funding.

**SECTION THREE – TOPIC AREA TWELVE:
FISCAL CAPACITY & CAPITAL INVESTMENT PLAN**

State Goal:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Inventory

Overview

The section provides an overview of Nobleboro’s fiscal condition and future challenges.

Some highlights of the Town’s fiscal health are as follows:

- Property tax is the main source of the Town’s income.
- In the past 5 years, the Town has carried forward a surplus averaging \$531,555.
- Due to the present low interest rates, the Town prefers to use this surplus rather than capital reserve Investment accounts for future major purchases.
- The Town’s only debts other than the normal accounts payable (i.e., utilities, telephone, etc.) are \$23,453.01 for the final payment on a Fire Department equipment loan.
- The mil rate has increased from 10.4 in 2015 to 12.5 in 2020.
- The Transfer Station, owned by the Towns of Nobleboro and Jefferson, is in good financial condition. Nobleboro is the financial operator of the Transfer Station used by the towns of Jefferson, Damariscotta, Newcastle and Bremen.

Assessed Value

As of 2020 the Nobleboro local property valuation of \$322,593,400 is taxed at 99.75% of state valuation. In 2020, 45% is waterfront property, and 55% is non-waterfront property. There has been a shift of 8% in the balance between waterfront and non-waterfront property due to recent non-waterfront development.

TABLE SIXTEEN - ASSESSED VALUE & TAX RATE: TOWN OF NOBLEBORO, 2010 / 2020

Year	Local Assessed Value	State Assessed Value	Annual % Change (State)	Annual Real % Change*	Mil Rate	Homestead Exemption (began in 1999)
2010	\$303,099,800	\$345,800,000	-1.4	-3.4	10.1	\$23,172.43
2011	\$305,530,000	\$326,200,000	-5.7	-7.2	10.1	\$22,717.93
2012	\$306,885,500	\$298,000,000	-8.6	-7.6	9.8	\$22,386.14
2013	\$308,891,800	\$297,150,000	-0.03	+0.3	9.8	\$22,239.14
2014	\$312,789,200	\$299,200,000	.07	+0.6	10.2	\$22,534.86
2015	\$315,007,600	\$304,050,000	1.6	3.2	10.4	\$22,768.72
2016	\$315,047,600	\$310,050,000	2.0	0.7	10.9	\$34,775.91
2017	\$316,978,000	\$309,400,000	-0.2	0.1	11.3	\$47,465.09
2018	\$319,348,400	\$317,700,000	2.7	2.4	11.7	\$60,700.33
2019	\$322,126,100	\$322,500,000	1.5	2.1	11.95	\$63,341.73
2020	\$322,593,400	\$323,400,000	0.3	0.8	12.5	

Source: Information from Town Reports and Town Assessor Reports

*Adjusted for Consumer Price Index

Operating Expenses and Revenues

Town Government Expenses

The Town’s programs include General Government, Health and Welfare, Highways and Bridges, Education, County Tax Assessment, Protection, Unclassified, Recreation, and Maine State Retirement. Each program’s net cost (total cost less revenues generated by the activities) is presented below in Table 16. The net cost shows the financial burden that was placed on the taxpayers of the Town by each of these functions.

TABLE SEVENTEN – 2018 AND 2019 TOWN EXPENDITURES

Expenditure Category	2018	2019
General Government	\$294,825.74	\$305,902.43
Health and Welfare	\$79,416.14	\$77,077.75
Highways and Bridges	\$277,594.89	\$500,828.98*
Education	\$3,500,979.63	\$3,556,385.59
County Tax Assessment	\$426,217.00	\$435,840.75
Protection	\$112,965.11	\$159,281.23
Unclassified	\$39,147.68	\$161,010.77
Recreation	\$13,000.18	\$18,395.56
Maine State Retirement	\$117,740.70	\$138,251.10
Total	\$4,861,887.07	\$5,352,974.16

*The increase in Highways and Bridges line was largely created because no Town roads were hot topped in 2018. Dedicated funds were carried over and combined with the 2019 paving funds. This is reflected in the 2018 and 2019 totals; as 2018 would have been approximately \$140,000 more and 2019 approximately \$140,000 less.

The information below compares the revenues of the General Fund for 2018 and 2019.

General Revenues

General Revenues:		
Taxes:	2018	2019
Property Taxes	\$3,738,464.73	\$3,848,950.67
Homestead Reimbursement	\$60,700.33	\$63,341.46
Excise Taxes	\$471,949.07	\$479,486.88
Intergovernmental	\$30,000.00	\$30,000.00
Interest and Investment Earnings	\$13,950.65	\$15,543.90
BETE Reimbursement *	\$2,594.00	\$2,593.00
Total General Revenues	\$4,317,658.78	\$4,397,602.53

* Business Equipment Tax Exemption

Overall, town revenues showed an increase between 2018 and 2019.

Trends in Revenues and Expenditures

Tables Eighteen and Nineteen show long-term trends in operating expenditures and revenues. Expenditures fluctuated but the trend has been a slow but steady rise. Revenues have broadly followed the same track as expenses—increasing at a steady if fluctuating pace.

TABLE EIGHTEEN - TOWN OF NOBLEBORO ~ SIGNIFICANT EXPENDITURES

Year	Education	Highways	Government	County Tax	Health & Welfare	Protection	Other	Total Expenditures ¹
2009	\$2,688,138	\$273,257	\$228,644	\$353,984	\$84,408	\$65,194	\$309,858	\$4,013,483.18
2010	\$2,584,928	\$301,245	\$269,176	\$356,165	\$86,406	\$75,232	\$190,158	\$3,863,365.54
2011	\$2,715,591	\$299,821	\$513,561*	\$347,855	\$88,430	\$85,837	\$169,126	\$4,220,221.90
2012	\$2,469,990	\$222,774	\$301,648	\$323,326	\$87,808	\$99,342	\$180,244	\$3,685,132.06
2013	\$2,722,249	\$278,020	\$269,093	\$340,933	\$76,862	\$106,414	\$197,847	\$3,991,419.84
2014	\$3,094,441	\$304,172	\$276,074	\$361,722	\$82,368	\$99,116	\$175,291	\$4,393,184.83
2015	\$3,212,227	\$307,947	\$320,643	\$391,676	\$81,632	\$98,006	\$219,763	\$4,631,892.72
2016	\$3,289,939	\$326,246	\$346,253	\$406,652	\$79,669	\$104,376	\$207,532	\$4,763,667.72
2017	\$3,556,556	\$338,207	\$305,811	\$410,929	\$76,754	\$117,237	\$200,443	\$5,005,938.02
2018	\$3,545,134	\$349,051	\$307,691	\$426,217	\$79,416	\$92,701	\$219,023	\$5,019,232.46
2019	\$3,652,077	\$324,203	\$319,281	\$435,841	\$77,078	\$169,653	\$333,257	\$5,311,389.09
10 Year	\$963,939	\$50,946	\$90,637	\$81,857	-\$4,992	+\$104,459	+\$23,399	+\$1,297,906
Increase	+36%	+19%	+40%	+23%	-6%	+160%	+8%	+32%
Avg. %	+3.6%	+1.9%	+4%	+2.3%	-0.6%	+16%	+0.8%	+3.2%

Source: Nobleboro Town Reports

*Increase created by sand and salt shed replacement.

TABLE NINETEEN - TOWN OF NOBLEBORO ~ SIGNIFICANT REVENUE SOURCES

Year	Property Tax	Homestead exemption	Excise Tax	Governmental	Other	Total Revenue
2009	\$2,960,949		\$309,875	\$70,000	\$139,533	\$4,097,588
2010	\$3,059,638	\$23,172	\$294,633	\$45,000	\$5,570	\$3,376,931
2011	\$3,064,047	\$22,718	\$315,651	\$50,000	\$3,741	\$3,456,157
2012	\$2,997,589	\$22,386	\$328,820	\$50,000	\$6,744	\$3,405,538
2013	\$3,018,065	\$22,386	\$336,835	\$107,959	\$16,328	\$3,501,427
2014	\$3,179,641	\$22,535	\$357,971	\$48,955	\$16,485	\$3,625,588
2015	\$3,265,539	\$22,769	\$404,339	\$30,000	\$10,665	\$3,733,313
2016	\$3,437,017	\$34,652	\$429,071	\$30,000	\$10,093	\$3,920,225
2017	\$3,618,077	\$47,425	\$452,688	\$30,000	\$15,634	\$4,163,825
2018	\$3,738,465	\$60,700	\$471,949	\$30,000	\$16,545	\$4,317,686
2019	\$3,848,951	\$63,341	\$479,487	\$30,000	\$18,137	\$4,397,603

Borrowing History and Capacity

The Town has only one outstanding debt other than the normal accounts payable (i.e., utilities, telephone, etc.). The debt of \$23,453.01 for Fire Department equipment will be paid off in 2021.

The 2020 Town's State Assessed Value is \$323,400,000 and the current debt is \$23,453.01, which is 0.007% of the assessed value. This 0.007% is significantly less than the State's suggested limit of 5% and far below the legal limit of 15%. This calculates to a \$13.68 per capita debt.

Another evaluation of the Town's borrowing capacity is the Fund Balance (unappropriated surplus) as related to the budget. It is suggested by the state that it should be about one-twelfth (8.3% of the budget). In Nobleboro it was 10.7% in 2019, (\$571,806

unappropriated surplus to \$5,352,974 Total Expenditures). This indicates that Nobleboro has a higher percentage of surplus than recommended. Consequently, Nobleboro is well situated to manage unexpected expenditures, and moderate increases associated with the projected growth of the Town over the next 10 to 20 years.

The Town has committed to the purchase of a new fire truck in 2022 at an approximate cost of \$511,000 financed over a ten-year period.

Alternative Revenue Sources

The Town receives funding from a variety of sources other than those identified above. Other sources include state funds for roads, Maine Municipal Revenue Sharing funds, and state funding for schools.

TABLE TWENTY – PRIMARY ALTERNATIVE REVENUE SERVICES

Source	2019 Funds
Maine Municipal Revenue Sharing Funds	\$65,772
Maine Local Road Assistance	\$34,452
2018/2019 State funding for the Nobleboro Community School	\$234,923

The Recreation Area, Phase I (ball field), was primarily funded with grants and donations.

A small amount of money is raised from the sale of alewives. These dollars are used for the maintenance of the fishway equipment, and repair of the facility. In the fall of 2019 and spring of 2020, a major Alewife Fish Ladder Restoration project was funded (\$122,903) by the towns of Nobleboro, Newcastle, and the Alewife Fish Ladder Restoration Organization. Nobleboro’s funding share (\$49,012) was paid from fish harvesting revenues from previous years.

The Select Board are authorized to apply for Federal, State, County, and Private grants for Town activities.

Capital Investment

The Select Board has indicated that the Town is in good financial shape for future projects. The Town typically runs a surplus of \$500,000 to \$575,000 that is used for planned and unplanned capital costs. The Select Board prefers to tax citizens for costs as they occur rather than to tax ahead for potential future costs. The status of major capital investments is provided below:

- ❖ The Town built the Transfer Station in 1988 with Jefferson. The facilities operating costs and capital expenses are shared among the towns of Damariscotta, Newcastle, and Bremen by a population / waste volume formula for each municipality.
- ❖ The Town built a new school in 1990-1991 at a cost of \$2,100,000. The school was built to accommodate 225 students. Enrollment for 2019 – 2020 was 135 students. The school should adequately meet the needs of the Town for some time to come.
- ❖ The Town added onto the Town Office in 2001. The current building will serve well into the future. Adding the technology necessary for hybrid and remote meeting access including the taping and live streaming of board and committee meetings is being discussed.

- § In 2012, the Fire Department purchased a 3,000 gallon water tanker fire engine. In March of 2021 the town approved the expenditure of \$508,240 for the purchase of a new fire engine. It will be financed with a 10-year loan. All the other units are in fair condition, but frequent repair costs will necessitate the purchase of another new unit in 5 to 10 years. The US Highway One Fire Station has limited space and expansion may be necessary in the future. The Damariscotta Mills station will require water drainage and outside vegetation improvements in the near term. The Select Board and the Fire Chief are working on a long-range plan.
- § The roads are generally in good shape. The Town does not have a Highway Department but, rather, contracts its road work. This avoids the cost of purchasing equipment and means that road work can be budgeted at a certain amount per year. The Town spends approximately \$120,000 per year in road maintenance, and \$150,000 per year paving. This strategy results in an 18 to 22 year resurfacing cycle. The Town maintains and paves 24 miles of town roads. Paving of Belvedere Road was finished, and Morgan Hill Road was rebuilt including the first layer of pavement which was applied in 2021. Final paving will take place in 2022.
- § The Nobleboro Historical Society building, which is owned by the Town, is in good shape and will need only minor repairs.
- § The salt and sand shed is also in good repair and should only need minor upkeep and repairs during the next 5 to 10 years.
- § To assure transparency and equitable distribution of Nobleboro's American Rescue Plan Act funds, on September 26, 2021, the Select Board held a public meeting for the purpose of hearing citizen proposals. The submission of written proposals was also encouraged. Recommendations regarding the final distribution of ARPA funds will be voted on at the March 2022 Town Meeting.

Analysis

The Town is in good financial shape. Revenues have kept pace with expenditures in the past ten years, with a steady yet gradual increase in taxes, and a conservative management approach. That trend is expected to continue.

Policy Development and Implementation Strategies

Policy 1: It is recommended that the Town manage finances by operating out of a surplus of revenues.

Strategy 1: The Town should continue to carry a surplus. This will be used for capital expenses.

Strategy 2: The Town should continue to use excise taxes to lower the rate of taxation for the current year.

Policy 2: It is recommended that the Town increase road and paving funding to support a 12-to-15-year road resurfacing program

Strategy 1: The Town should endeavor to repair and resurface a minimum of 1 ½ miles of the current 24 miles of town paved roads annually.

Strategy 2: The Town should consider using the State recommended road system and sign management software as a tool in developing a rational and well thought out Maintenance and Capital Plan for its local roads and for managing road maintenance expenditures.

Policy 3: It is recommended that the Town explore grants available to assist in the funding of capital investments within the community.

Strategy 1: The Town should explore opportunities to work with neighboring communities and the county to plan for and finance shared or adjacent capital improvements to increase cost savings and efficiencies.

CONFIDENTIAL

SECTION THREE – TOPIC AREA THIRTEEN: EXISTING LAND USE SECTION FOUR - FUTURE LAND USE PLAN

State Goal:

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

Inventory

Overview

When taken together, all parts of the Comprehensive Plan, are intended to manage ~~managing~~ growth in a way that is consistent with state mandates and the will of the citizens - as expressed through the 2006 & 2020 community surveys; the 2020 lifelong community conversations and updated through the development of the 2021 Comprehensive Plan. In this section, current land use patterns and concerns for the future are reviewed. The guiding principles of this review are those expressed most strongly by the citizens of Nobleboro. They are:

- Citizens should, within the limitations set forth by the state and in the Nobleboro Land Use Ordinances, enjoy the unfettered use of their own land.
- Small businesses and home-based businesses should be allowed in all parts of the Town.
- The Town should work towards becoming a lifelong livable community for all generations.

During the past several decades and, in some instances, for much longer, the patterns of growth in Nobleboro have been as follows.

- Conversion of seasonal cottages in the shoreland zone to year-round use.
- Continued slow residential development along the shoreline, including new camp road construction.
- Second tier development along camp roads.
- Continued slow commercial development along U.S. Route One east of Pemaquid Pond and near the intersection of the U.S. Route One bypass and Back Meadow Road.
- Little or no growth along Route One bypass (limited access) and Damariscotta Mills (prior high density).

As of the 2020 census, the population of Nobleboro had grown to 1,675; an increase of 10.9% over the 2010 census of 1,643. This compares favorably to the 1% increase achieved from 2000 to 2010. As of September 2021, town records indicate there are 1188 housing units in Nobleboro; an increase of 8.9%. 955 were classified as households with the remaining 233 classified as cottages. The 2020 census reflected 766 households as occupied. If one assumes the increase between the 2020 census figures and the current figure reflects fully occupied dwellings, then 815 dwellings or 68.6% are occupied; as compared to the 2010 census number of 69.3%, leaving 233 as seasonal recreational or occasional-use dwellings. The occupied housing reflects a 14.1% increase over 2010. Most of the seasonal dwellings were located along the shores of the town's lakes and

ponds while the highest densities of year-round homes were in Nobleboro Center and Damariscotta Mills. Furthermore, the Mills saw a significant investment in home renovations, upgrading the quality and value of the homes without changing the character of the community.

It should be noted that all year-round dwelling percentages did increase along the shores of the Town's lakes and ponds as seasonal dwellings were converted to full time use and 85% of occupied dwellings are owner occupied. According to current Town records, the percent of seasonal dwellings dropped from 40% to 19.6% of total dwellings. Further evaluation is needed here to determine how much of these percentage changes are due to general migration toward the shore land, population shifts recognizing the value equation in Maine, or pandemic-related in-migration.

Natural Resources and Growth

The "lay of the land" has had a strong influence on human settlement patterns in Nobleboro. Natural resources have both attracted and limited development. Planning for growth with the intention of protecting natural resources will ensure that the town retains its rural nature and scenic character.

Soils (Companion Volume One– Maps: Map – Eight)

The soils in Nobleboro were analyzed in Section 9 (Natural Resources). Of Nobleboro's 12,279 land acres, 4,926 (40.1%) were identified as low-potential-for-development soils. These soils are either perennially wet, on steep slopes, or have other characteristics that are limiting for development.

Potable Water

No sand or gravel aquifers underlie Nobleboro but there is sufficient groundwater for wells throughout the Town. Wells suitable for single family residences can be drilled in virtually any part of Town. In 2001, twenty-seven homes in the Mills had wells drilled to replace a water system that drew water directly from Damariscotta Lake. Since that time, the remaining homes in the Mills have also shifted to well water

Shoreland Zone (Companion Volume One – Maps: Map Seven)

The Land Use Officer in Nobleboro has the primary responsibility of enforcing the state's shoreland zoning laws, which pertain to land within 250 feet from the shore of great ponds, rivers, saltwater shore, the upland edge of coastal and freshwater wetlands, and within 75 feet of streams.

Wildlife Habitat (Companion Volume One – Maps: Map Fourteen)

Nobleboro currently follows state guidelines regarding wildlife habitat.

Comments (Companion Volume One – Map Twelve)

Map shows the location of weighted natural communities, habitats, and natural features on developable land in Nobleboro. The Town currently has no ordinance that specifically addresses the protection of wildlife habitat. The Town does, however, follow the state mandates that require protection of inland wetlands and the 250 feet shoreland zone. Approximately 4,100 acres (34%) of Nobleboro's total acreage cannot be developed based on the natural constraints of the landscape coupled with state-mandated zoning requirements. The remaining 8,000 acres (12.5 square miles) has been or could be developed. The Town works with local land trusts and conservation associations as well

with towns whose boundaries border Nobleboro to maintain and advocate for the continuing development of wildlife corridors.

Land Use Patterns

Land use patterns in Nobleboro largely follow two principal patterns: build-out along existing roads and both residential and seasonal development along the Town's lakes and ponds. The Town remains rural and only Damariscotta Mills and Nobleboro Center are densely settled; both places represent historical population centers.

Commercial

The small amount of commercial development in Nobleboro is primarily located in proximity to the U.S. Highway One corridor.

Mixed Use Residential

Much of Nobleboro could be considered mixed-use residential because residences and small/home-based businesses are widely distributed throughout the town.

Rural Residential

Rural residential areas are those with residences but no commercial enterprises. The land around the Town's lakes and ponds would be considered rural residential. The only businesses in these areas are camps, eco-tourism and other facilities related to their locations.

Agricultural

There are approximately 800 acres of land in active agricultural use. This represents 8% of the Town's land acres. Most agricultural land is located in North Nobleboro.

Forested Land

There are currently approximately 4,000 acres of forested land in Nobleboro, some of which are managed for timber harvesting, habitat, and regeneration.

Conservation Land

Midcoast Conservancy has conserved 417 acres in Nobleboro in Conservation Easements, which remain in private ownership. MCC also owns three public access preserves in Nobleboro; Mill Stream, Barhorst and Long Meadow Brook Preserve - totaling 182 acres.

There are also about 156 publicly accessible - privately owned acres land in Nobleboro under conservation easement with local land trusts, including 100 acres with Coastal Rivers Conservation Trust. (Table 21). Three additional parcels, owned by the Town, are available for recreational purposes. On other parcels, traditional-use farming and forestry are allowed. In total, Nobleboro now has approximately 589 acres of land under conservation through the Town and various land trusts- a significant increase from the 382 acres in 2006.

TABLE TWENTY ONE - CONSERVATION LAND IN NOBLEBORO

Map/Lot	Size/Shore front	Location Detail	Owner	Conservation Entity
Map 001 Lot 013	7 acres; 800' shore	Pemaquid Lake	Naismith	Coastal Rivers Conservation Trust (COASTAL RIVERS)
Map 004 Lot 030	5 acres	Chimney Farm, cemetery and field	Buck	Midcoast Conservancy (MCC) Conservation Easement
Map 021 Lot 038	8 acres / island	Pemaquid Lake	Balant	Coastal Rivers
Map 004 Lot 033	8.7 acres; 670' shore	Chimney Farm, Damariscotta Lake	Barnes	MCC Conservation Easement
Map 013 Lot 041	80 acres	Bayview overlooking Bay	Wriggins	Coastal Rivers Conservation Easement
Map 010 Lot 046	5 acres; 1220' shore	Bayview on Bay	Weston	Coastal Rivers Conservation Easement
Map 010 Lot 001	<1 acre	Ice House Park	Nobleboro	Town-owned
Map 010 Lot 068	>1 acre?	Area of Fish House	Nobleboro	Town-owned
Map 003 Lot 33A	15 acres; 700' shore	Boat launch and Picinich Ballfield	Nobleboro	Town-owned
Map 009 Lot 19A	1 acre	Mill Stream, North Nobleboro	DLWA	MCC-owned
Map 019 Lot 005	15.5 acres; 650' shore	West Neck Damariscotta Lake	Olson	MCC Conservation Easement
Map 18 Lot 001	26.7 acres; 2,600' shore	West Neck Damariscotta Lake	Birkett	MCC Conservation Easement
Map/Lot: 4/28A	1.5 acres.	Barhorst Preserve Deep Cove, Damariscotta Lake	Barhorst	MCC-owned
MC = Midcoast Conservancy			Coastal Rivers = Coastal Rivers Conservation Trust	

Existing Land Use Controls

In December 2003, the Town completed a thorough review of the land use ordinances. Three Ordinances have been added since that time the last being in March 2016. However, no formal review of the Land Use Ordinances has been executed since 2003. Individual ordinances, now compiled in a single document, are as follows:

Land Use Ordinances:

Chapter Number	Chapter Description	Page Number
Chapter I	General Provisions	Page 1
Chapter II	Definitions	Page 5
Chapter III	Site Plan Review	Page. 31
Chapter IV	Land Use	Page 34
Chapter V	Subdivision	Page 46
Chapter VI	Shoreland Standards	Page 52
Chapter VII	Mobile Home Parks	Page 78
Chapter VIII	Flood Plain Management	Page 86
Chapter IX	Timber Harvesting	Page 95
Chapter X	Ice Fishing	Page 97
Chapter XI	General Standards of Performance	Page 98
Chapter XII	Administration	Page 119
Chapter XIII	Repealers	Page 131
Chapter XIV	Nobleboro Planning Board By-Laws	Page 137
Chapter XV	Application for Site Review	Page 145
Chapter XVI	Property Maintenance Ordinance	Page 147

In 2006, the Town passed a 45,000-foot size cap on new commercial development as well as performance standards for new commercial buildings larger than 2,500 square feet. These initiatives are formalized in the Land Use Ordinances.

Land Use Enforcement

In Nobleboro, the Code Enforcement Officer, the Plumbing Inspector, the Planning Board, the Appeals Board, the Select Board, the Town Clerk, the Road Commissioner and the State are all involved with land use control. The specific role of each party is detailed below.

Code Enforcement Officer/Land Use Officer

A certified Code Enforcement Officer (CEO), also a certified Land Use Officer, is appointed annually by the Select Board. The CEO/LUO is responsible for building permits and the enforcement of land use regulations.

Plumbing Inspector

The Plumbing Inspector is appointed annually by the Select Board to administer the state's plumbing and subsurface waste disposal regulations. The Plumbing Inspector is currently the same person as the CEO/LUO.

Planning Board:

The Planning Board is responsible for creating and revising the Land Use Ordinances. In addition, they review proposed commercial developments, subdivisions and requests for change of use. There are five regular members and two alternate positions available on the planning board. All are appointed by the Select Board.

Appeals Board

The Appeals Board reviews projects that have been rejected by the CEO/LUO and the Planning Board. Typically, applicants are seeking a variance of a Land Use Regulation for reasons of hardship. The Appeals Board has five members who are appointed by the Select Board.

Select Board

The Select Board is responsible for the oversight and administration of all town business providing oversight of the Town budget, personnel issues, boards and committees as well as the hiring of staff and appointment of non-elected official town committees. Nobleboro has three elected Select Board members with three-year staggered terms.

Town Clerk

The Town Clerk is responsible for managing all records pertaining to land use issues. The Town Clerk also receives fees and directs permit applications to the CEO/LUO or to the appropriate board.

Road Commissioner

The Road Commissioner, an elected Town official, reviews all permits pertaining to roads and determines which roads to repair within the budget approved by the Town.

The State

A comprehensive plan guides the future growth of a municipality and creates a collective vision for local community and economic development. As a long-range plan, the document serves as an inventory of current community conditions, trends and identifies characteristics important for local growth. Adopting a comprehensive plan consistent with the State of Maine's Growth Management Act has numerous advantages, including preferential consideration when applying for state grants, promoting local resource protection, and providing a foundation for land use related decision-making.

Conservation Committee

The Conservation Committee which advises the Planning Board, the Appeals Board, and the Select Board on natural resource issues is currently inactive.

Current Land Use Issues

State Law finds that junk vehicles and other miscellaneous nuisances that could be dangerous to health and well-being of citizens or to the natural environment are public nuisances that should be addressed. On 6/10/2014, Nobleboro citizens voted on a municipal referendum in favor of an ordinance titled "Property Maintenance Ordinance. This ordinance includes a section (15 Definitions) specifically including nuisance conditions such as junk vehicle pursuant to State Law Title 30-A Section.

Analysis

1. Description of Existing Land Use Patterns

Existing zoning in Nobleboro is minimal and is largely based on state-mandated zoning. Shoreland zone areas includes specific standards within a resource protection zone of 250 feet from the shore of great ponds, rivers, saltwater shore, and from the upland edge of coastal and freshwater wetlands (**Companion Volume One– Maps: Map Seven**). Other ordinances in Nobleboro include a minimum lot size in subdivisions as well as for both

residential and commercial development. **Map 23 (Companion Volume Three – Maps)** represents the current and future designation of growth and rural areas.

2. Description of Current Land Use Patterns in Different Parts of the Community

The current land use patterns that are largely built on historical patterns. They are as follows:

a. *Nobleboro Center to U.S. Highway One*

This is a traditional village center that includes a convenience store and church. Mixed residential and retail/commercial use extends along Center Street to U.S. Highway One.

b. *Damariscotta Mills*

Damariscotta Mills is a densely settled village that formed around the falls between Damariscotta Lake and The Great Salt Bay at the head of the Damariscotta Mills Village. The Mills represents the earliest settlement in Nobleboro and is known for its historic character.

c. *Damariscotta Lake Shore*

The shoreline along Damariscotta Lake has long attracted seasonal use. What was once an area of small cottages, however, now includes large year-round residences and enlarged cottages.

d. *Inland areas including West Neck Road, Lower Cross Road, and East Neck Road*

This is an area of mixed-use residential, where dwellings and other structures largely follow existing road networks.

e. *East Pond Road, Upper East Pond Road, and North Nobleboro*

East Pond Road is a major connector road between Jefferson and towns to the north and US Highway One. The area encompassing the East Pond Road, the Upper East Pond Road, and North Nobleboro is mixed-use residential and agricultural land.

f. *East side of U.S. Highway One and Back Meadow Road*

This is an area of commercial development where several businesses of moderate size are located. There is some room for the expansion of businesses in this area if consideration is given to the nearby Pemaquid Pond watershed.

g. *East side of U.S. Highway One between Pemaquid and Duckpuddle Ponds*

This area is composed of mixed-use residential development.

h. *Duckpuddle and Pemaquid Pond Shore*

The shoreline along Pemaquid and Duckpuddle Ponds has long attracted seasonal use. What was once an area of small cottages, however, now includes large year-round residences and more expansive cottages.

i. *U.S. Highway One Corridor*

The U.S. Highway One corridor has limited access from the Damariscotta Town Line north to the Winslow Hill Road. Commercial development has occurred from the latter location to the Waldoboro Town Line.

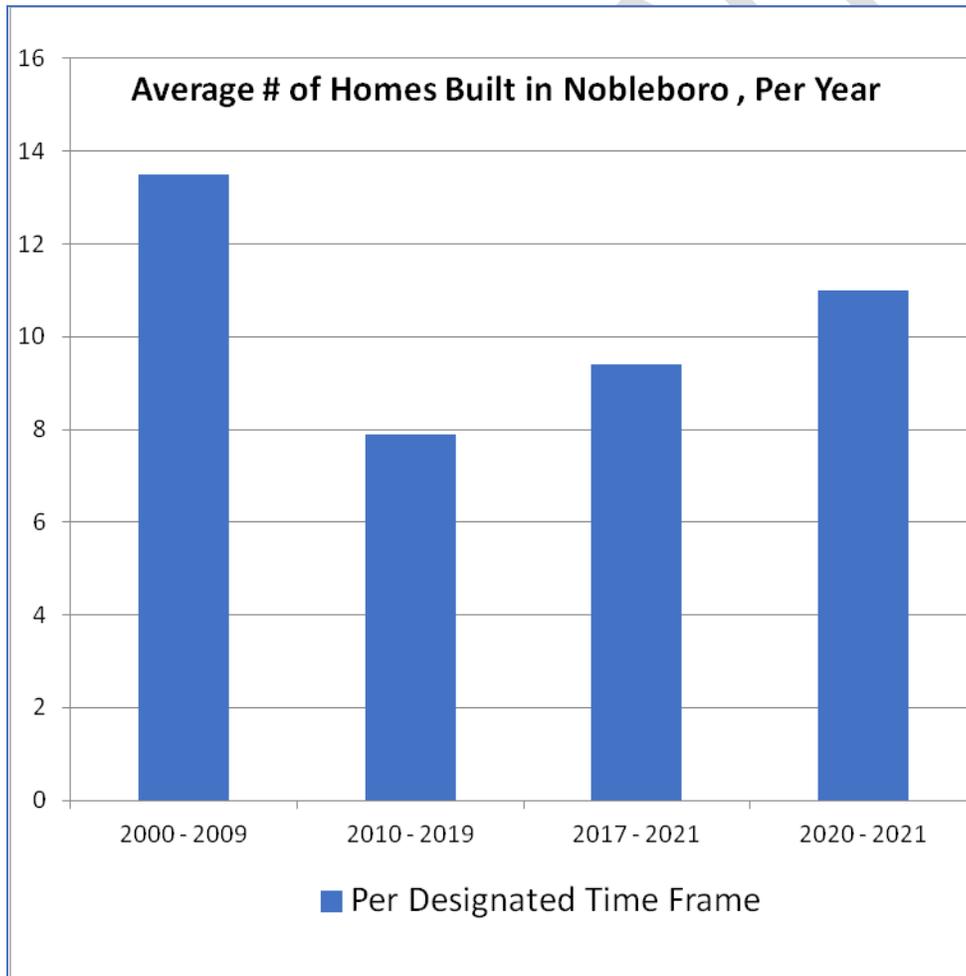
3. Description of the Pace and Pattern of Development in the Last Ten Years

Development in the past ten years has been mixed, including both seasonal and year-round homes along the lakeshores; year-round residential homes in small subdivisions and along existing roads; and occasional commercial development in proximity to U.S. Highway One. Home-based businesses have grown in importance, as have small businesses in diverse locations around town. Below is a recap of building trends since 2000. You will note overlaps in time periods in order to show the trend.

- 2000-2009 = 135 units or an average 13.5/yr.
- 2010-2019 = 79 units or an average 7.9/yr.
- 2017-2021 = 47 units or an average 9.4/yr.
- 2020 -2021 (Sept 10) = 22 units or an average of 11.0/yr.

While too early to draw conclusions, this latest increase may reflect a pandemic related immigration trend.

GRAPH ONE: PACE AND PATTERN OF DEVELOPMENT ~ 2000 – 2021



Mobile home activity during the same time periods has dropped from 29 in 2000-2009 to 5 in 2010-2019 and 2 in the last 2 years. Apartment construction has been nominal, with only 30 total units in the last 21 years, 18 of which are multi-unit construction and the balance of which are single units. There have been no multi-unit structures built since 2014.

4. Build-Out Scenarios (Companion Volume One– Maps: Map Twenty-One and Twenty Two)

Map Twenty-Two illustrates the full build-out potential of the Town given the existing natural resource constraints, zoning constraints, and parcel sizes/shapes. The full build-out scenario is not a forecast, it is only what is possible. This would not be a desirable scenario given citizens' opinions that Nobleboro should retain its rural character as it grows.

Policy Development and Implementation Strategies

Policy 1: The Town's residents want to retain their community's rural character as the Town grows.

Strategy 1: The Town should consider implementing a Land Use Policy generally based on the districts defined in Map 9. The description of each district (area) follows:

Growth Area: A growth area is one in which commercial growth has occurred and in which future growth would be welcome (green on map).

Growth Area 1: This area includes "Glendon" section of town along U.S. Highway One from the Waldoboro line to Winslow Hill Road, including Mainely Sewing, Jeff's Bait, GRH & Sons Storage, Eastern Traders Limited, Town Office, Fire Station and Salt Shed, Maritime Energy, Ginger Moose and Hatch Well Drilling and Op Box. Center Street ("old Route One") from Snackerty Road to Damariscotta Town Line including Bliss Skin Care Salon, Post Office, Heath subdivision, Transfer Station, Spear Farm Stand, Montessori School, Village Valley Estates subdivision, Nobleboro Historical Society, School Street, Chadwick's Power, Nobleboro Central School, First Baptist Church, former Grange Hall, Nobleboro Village Store, Arthur Noble monument, War Memorial boulder on East Neck Road, Evergreen subdivision, N.C. Hunt, Henny Auto Repair. Morgan Hill Road is also included. Note: Part of the Center is also classified as Growth/Historic.

Growth Area 2: This area is the mostly wooded terrain around Back Meadow Road that currently includes Tidewater Telecom, NC Sound, and Wanderwood. There is limited access from U.S. Highway One.

Growth/Historic Areas: These are historic villages with dense historic, residential development (**Companion Volume Three Maps – Map One and Map Twenty-Three Turquoise**)

Nobleboro Center: The Center includes the First Baptist Church, Nobleboro Village Store, former Grange Hall, Arthur Noble monument, War Memorial boulder on East Neck Road and many dwellings of historic interest.

Damariscotta Mills: The Mills is the oldest village in town and older dwellings are dense around the falls where mills were sited and around The Great Salt Bay. This area

includes Belvedere Road to Oyster Creek, Bayview Road, Borland Hill Road, Ice House Park, the Alewife Fish Ladder, the Alewife Fish House, and the Town Landing. Commercial establishments include 357 Art Gallery, Hootenanny Bread, Mason Acupuncture and Art Gallery, Alewives Fabrics, and The Mill Pond Inn.

Mixed Use Residential: A mixed use residential area is one with mixed residential and small/home-based businesses. Most of Nobleboro fits this category noted in white on the Future Land Use Map. (Companion Volume Three – Maps: Map Eighteen

Rural Agricultural: This is farmland used for crops, pasture, and hay. Farmland is scattered around Nobleboro, with larger parcels in North Nobleboro in yellow on the Future Land Use Map. **(Companion Volume One– Maps: Map Twenty-Three)**

Rural: These are large undeveloped tracts of land that have the potential for wildlife habitat or open space protection. Leaving the land undeveloped or zoning with large parcel size are desirable in pink on the Future Land Use Map. **(Companion Volume One– Maps: Map Twenty Three)**

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

Strategy 3: It is recommended that the Town continue to collaborate with private landowners, land trusts and conservation associations to achieve cost effective land protection within the “rural agriculture” and “rural” areas shown in Map Eighteen of Nobleboro’s updated Comprehensive Plan.

Strategy 4: The Town should continue to support and participate in boards and coalitions such as Lincoln County Regional Planning, Knox - Lincoln County Soil and Land Water Conservation District, Twelve 12 Rivers Conservation Initiative in conjunction with the Georges River Land Trust, Mid-Coast Public Health Council, and AARP Network of Age-Friendly States and Communities to promote collaboration and applicable partnerships.

Strategy 5: It is recommended that the Town consider ways to ensure that land use policies encourage aging in place and appropriate housing options for older residents and address issues of special concern to older adults, including transportation to and accessibility and availability of needed services including via telemedicine.

Policy 2: It is recommended that the Town ensure the quality of life of its citizens and protection of its natural resources.

Strategy 1: The Town should endeavor to have the CEO increase policing and enforcement of its Property Maintenance Ordinance (as amended March 18, 2016).

Strategy 2: The Town should consider a review of the Land Use Ordinances with a goal of updating definitions to current state legislations and standards, recognizing that changes and additions may be necessary to ensure that the Town’s Ordinances reflect anticipated community needs while at the same time protecting its natural resources and open spaces.

Strategy 3: To assist with the implementation of Nobleboro’s 2022 Comprehensive Plan Update and the review of the Town’s Land Use Ordinances, the Town should consider reactivating and recruiting community members to serve on the Conservation Committee.

Strategy 4: It is recommended that the Town continue to promote landowner enrollment in the State Tree Growth programs, as a means to help sustain forestry and farming in Nobleboro.

Strategy 5: it is recommended that the Town continue to work with private landowners, areas conservation organizations and land trusts to achieve cost effective land protection within the “rural agricultural” and “rural” areas as reflected in Companion Volume One – Maps – Map Twenty-Three.

Strategy 6: It is recommended that the State of Maine’s 2020 – 2024 Comprehensive Outdoor Recreation Plan be used by the Town as a tool and resource for investigating and incorporating enhanced, year round, outdoor and diverse recreational opportunities for all generationsthroughout he community.

https://www.maine.gov/dacf/parks/publications_maps/docs/2020_ME_SCORP_final_1_2_2020.pdf

Policy 3: To insure the continuity of Town governance into future decades, the Town needs to broaden the involvement of its citizenry in government affairs of Nobleboro.

Strategy 1: The Select Board should endeavor to appoint at least one new citizen to each standing committee as a means toward increased knowledge and engagement of the community.

Strategy 2: So that a greater number of Nobleboro’s residents can participate in municipal affairs, it is recommended that the Town purchase and install, at the Town Office, the technology (equipment) necessary to provide citizens with remote access to municipal (public) meetings and hearings

Policy 4: The Town should begin a process of examining the potential impact of Climate Change on its infrastructure and the protection of its natural resources.

Strategy 1: The town should consider appointing a liaison to various regional coalitions and organizations focused on climate change in the State of Maine and on implementing the State’s Climate Action Plan. (https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/MaineWontWait_December2020_printable_12.1.20.pdf)

Strategy 2: It is recommended that the Town work with contractors awarded projects within the Town to ensure that requests for quotations include the most current recommendations for insuring resilience under potential changing climate conditions such as increased storm intensity and extreme temperature variations.

Strategy 3: The Town should endeavor to utilize the knowledge of climate councils, related coalitions and local conservation organizations to ensure that as environmental transitions continue best practices are utilized to protect our natural resources from the potential negative impacts of climate change.

Policy 5: It is recommended the Nobleboro Select Board appoint an implementation Committee within 30 days of approval of Nobleboro’s 2021-2022 Comprehensive Plan by the Town, to facilitate the execution of the Comprehensive Plan recommendations.

Strategy 1: The Implementation Committee is encouraged to work with all town boards, committees, and officials to develop Land Use Ordinances that address the recommended strategies of the 2021-2022 Comprehensive Plan by priority.

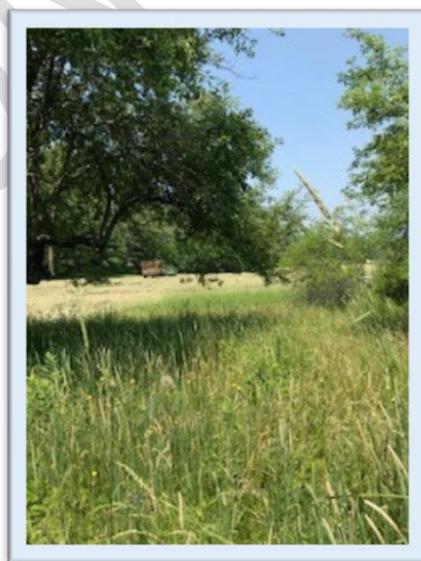
Strategy 2: It is recommended that the Implementation Committee prioritize the plan recommendations, provide a timeline, and keep records of their progress on each plan strategy to ensure an efficient and timely implementation of the Comprehensive Plan recommendations.

Policy 6: It is recommended that the Town develop and implement a realistic and sustainable Smart Growth Management Plan in keeping with the Town’s rural character.

Strategy 1: To insure the further retention of Nobleboro’s rural character, it is recommended that the Town institute a future land use ordinance on “Smart Growth” similar in nature – but more specifically customized for Nobleboro, to that referenced in Companion Volume One – Appendices: Appendix M from the Town of Brunswick and which, when feasible, incorporates the 10 principles of Smart Growth (<https://growsmartmaine.org/about-growsmart-maine/#more>)

(<https://www.brunswickme.org/DocumentCenter/View/682/Rural-Brunswick-Smart-Growth-Provisions-PDF> and [Microsoft Word - Brunswick ZO TC ADOPTED.1.7.2022 \(brunswickme.org\)](#)).

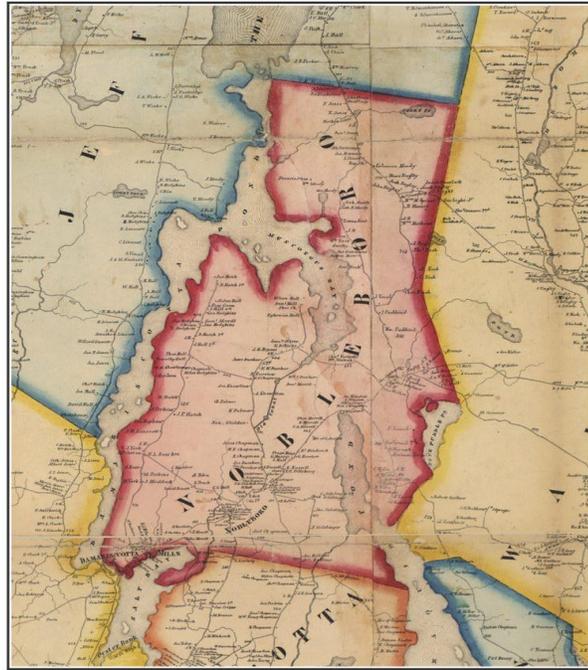
Strategy 2: It is recommended that the Town work with the assistance of the State Planning Office to evaluate the "Open Space" subdivision concept as a preferred way to plan for more cost effective site development, while at the same time conserving open space..



2021 – 2022 Comprehensive Plan Update

Companion Volume One - Maps

Nobleboro 1857



From *A Topographical Map of Lincoln County, Maine* 1857 G.M. Hopkins www.old-maps.com

Damariscotta Mills 1857



From *A Topographical Map of Lincoln County, Maine* 1857 G.M. Hopkins www.old-maps.com

The Town of Nobleboro

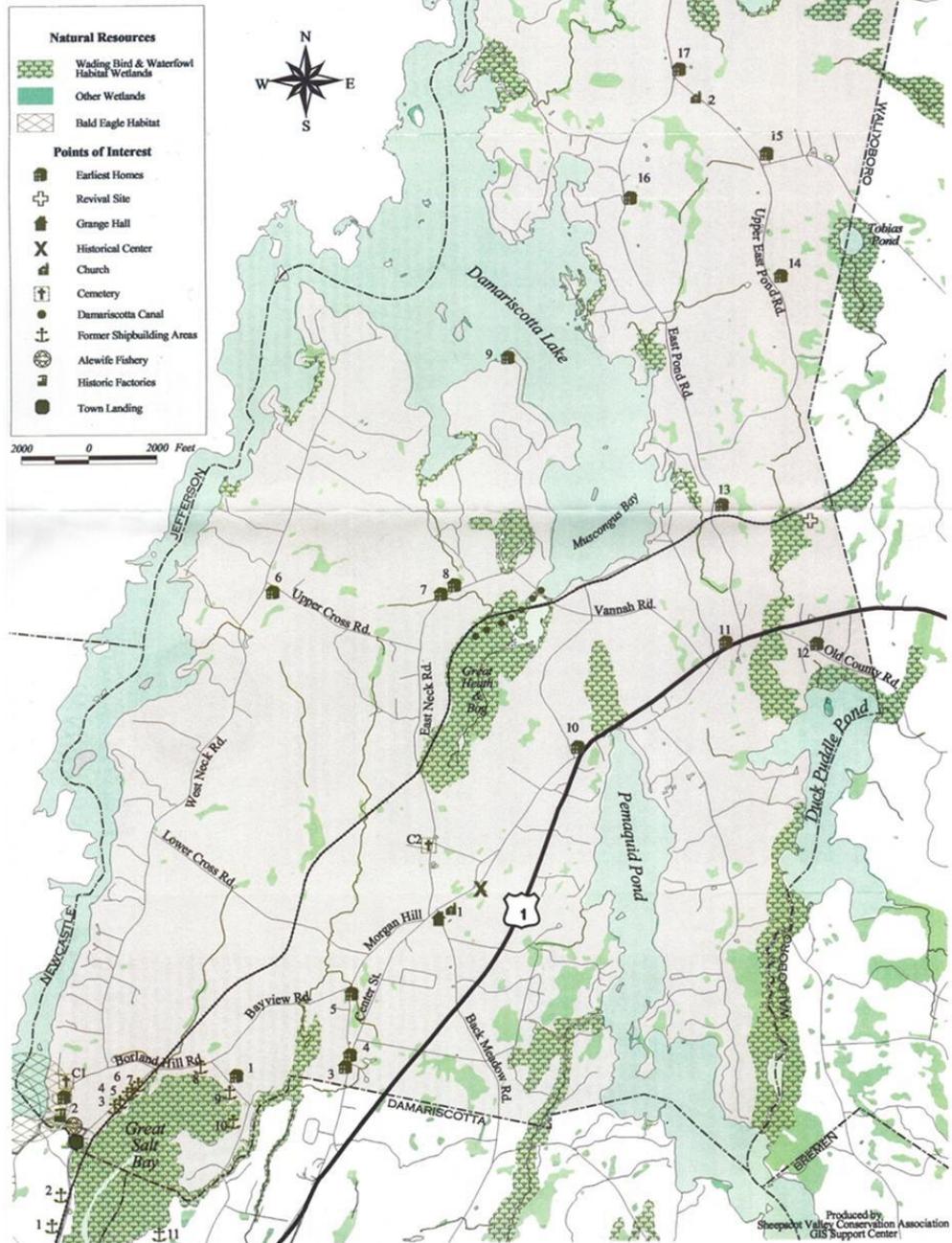
COMPANION VOLUME – ONE: MAPS

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Town of Nobleboro, Maine

Points of Interest



Welcome to Nobleboro

A Small Town with a Big Heart



Former Shipbuilding Areas

During the 1800's, many Maine coastal villages revolved around the construction of wooden sailing vessels. Sawmills and a rich supply of local lumber encouraged the launching of a shipbuilding industry in the Great Salt Bay and on both sides of the Damariscotta River up to Damariscotta Mills. Many records of the vessels built were lost in the Damariscotta fire of 1845.

- John & Matthew Madigan**
Located on the western shore of Great Salt Bay in Newcastle.
- Bryant Shipyards** (Nathaniel Bryant II & Cushing Bryant) (ca 1840's)
Located in Newcastle where the first of the family's shipyards was built in 1765.
- Kavanaugh and Cottrill Shipyard**
Located just above Old Route One and the bridge connecting present Damariscotta and Newcastle.
- Borland's Shipyard** (John G. Samuel & John Borland) (before 1857)
Located on the western shore of the Great Salt Bay.
- Lincoln Shipyard** (Colonel Benjamin, Edward and Joshua Lincoln) (1833-1834)
Located on the western shore of Great Salt Bay next to the Haines yard.
- Haines Shipyard** (Joseph Haines) (1833)
Located on the western shore of the Great Salt Bay just east of the Borland yard and next to the Rollins yard. Mr. Haines also operated the match factory in Damariscotta Mills.
- Rollins Shipyard** (Samuel Rollins) (1840)
Located on the western shore of the Great Salt Bay.
- Merrill Shipyard** (John and Enoch Merrill)
Located east of the Rollins Shipyard.
- Barstow Shipyard** (George & Benjamin Barstow) (ca 1808)
Located near the sharp bend in Belvedere Road on Great Salt Bay.
- Harrington Shipyard** (William P. Harrington) (1830's)
Located on the extreme eastern shore of the Great Salt Bay southerly of the Barstow yard.
- Ahner Strickon & William Hitchcock**
Located on the eastern shore of the Great Salt Bay in Newcastle.

Alewives Fishery

More than two hundred years ago, the people of Damariscotta Mills noticed the impact of their dam on alewives trying to swim up stream to Damariscotta Lake to spawn. Year after year, the fish threw themselves against the concrete dam to no avail. The townspeople depended on the power generated from the dam to run their mills, but they also depended on the alewives for food and trade. In 1807, they built a fish ladder to give the alewives an alternate route around the dam. The original fish ladder was a twisting maze of rocks creating small waterfalls and resting pools guiding the alewives to vertical feet and is in place today. This continues to be an active fishway with alewife migration starting around Mother's Day each spring. Informative brochures are available at the fish ladder.

Mills, Match and Leatherboard Factories

Located in Damariscotta Mills at the top of the present day Alewife Stream. In 1730, this was the site of the original Vaughn mill. Also located in this area was the Nathaniel Bryant IV sawmill and the Old Grist Mill which had three stones. The sawmill and grist mill burned in 1883. The original match factory was built by Joseph Haines. The Diamond Match Co. was constructed shortly after a fire in 1863 destroyed the long-standing double sawmill. The building was sold in 1906 and demolished to make way for new construction of a Leatherboard factory. That building was destroyed by fire in 1921.

Town Landing and Wharf

Located on land donated to the town by John Borland (shipbuilder) in Damariscotta Mills in 1802. The land was located east of the fish stream on Great Salt Bay. The town later granted a right of way for the tracks of the Knox & Lincoln Railroad to pass through this area. The stones that supported the wharf can be seen at low tide.

Prepared by the Nobleboro Conservation Commission

With special thanks and gratitude to -
George F. Dow, Town of Nobleboro Historian and Nobleboro Historical Society President
Thomas Moody, North Nobleboro
Mark Wyman Biscoe, No. Pluckier Sort of Men Anywhere
Robert E. Dunbar & George F. Dow, Nobleboro, Maine - A History
Leslie K. Harris, Tales of Lincoln County, Maine - September 2002

15 Jacob Engley House (ca 1790), Junction of Upper East Pond Road ("Back Road") and Engley Hill Road

This mustard colored house has been completely restored by the present owner. The Engleys were residents here for several generations and this area is known as "Engley's Hill."

16 Moody Homestead Area (1703's), East Pond Road
Annos Moody settled this area and the original barns can still be seen on the east side of the road directly across from one of the family cemeteries. The houses with the barns were built throughout the late 1700's. Just past this area is the Joshua Moody home in front of which is a large horse chestnut tree. Extensive restoration of both barn and house are currently underway. Joshua was one of the few settlers in this area to keep honeybees.

17 Richard Moody House (ca 1796), East Pond Road (just north of the junction with Upper East Pond Road)

This house has been extensively remodelled. It retains some of the original corner posts and beams and a beehive oven in the fireplace.

18 Asa Dismore House (1780's), East Pond Road (just south of the town line with Jefferson)

This small cape-type home is known as the oldest home in North Nobleboro. The overall structure of the house is typical in many ways of the old houses in this area - built simply and low posted. This house is smaller than most and has only one, narrow window on the second floor. It is in the field in front of this house into which a meteorite fell in August 1823.

Revival Site - Camp Meetings - The Great Awakening

Off Route One in the Glenora area (1872-1908), old road way located on the west side of Route One just south of the town line with Waldoboro and in 1872 the Methodist Camp Meeting revival came to Nobleboro and thrived for 40 years until 1908. It drew thousands of people of all ages each summer to the camp meeting grounds. Rights of way to the area were leased to provide access and the taking and using of water from springs and brooks. For those who traveled by railroad, there was a station located on the edge of the camp meeting grounds.

Nobleboro Grange

The Nobleboro Grange, No. 369, was organized in January 1901. In October 1901, they purchased land on the Back Meadow Road.

Nobleboro Historical Center

Located in front of the modern Nobleboro Central School, it is one of Nobleboro's 12 original, one-room schoolhouses. The restored building, formerly known as the Hawthorne School, was moved to its present site in 1978 to house the Historical Society's collections. The Center is open Saturdays in July and August from 1:30 to 4:30 p.m. and by appointment. Write to P.O. Box 122, Nobleboro, Maine 04553 or call (207) 563-5874. Admission is free. Donations are welcome.

Cemeteries

There are over 80 cemeteries or burial grounds throughout the town. They have been catalogued and maps are available from the Nobleboro Historical Society. Two of the largest cemeteries are:

- Highland Cemetery**, Borland Hill Road, Damariscotta Mills
- Dunbar Cemetery**, East Neck Road

Gravestones have been identified for 82 war veterans. Gravestones have been identified for 34 war veterans.

Churches

- First Baptist Church of Nobleboro** - Back Meadow Road (across from the Grange Hall) - Money was appropriated and construction began in 1807. It was completed in 1817.
- North Nobleboro Baptist Church** - Upper East Pond Road - Organized as the Third Baptist Society in April 1822. Construction was started in 1844 and completed in 1845.

The Canal from Lake to Bay (Damariscotta Canal)

Intended to extend from Muscongus Bay on Damariscotta Lake along the Great Beach and Bog to Oyster Creek and from there to Great Salt Bay at the head of the Damariscotta River. The state granted a charter in 1821. Only 3 hand-dug miles were completed from Muscongus Bay with no connection to Oyster Creek. Today, no trace of the canal can be seen in this area.

Earliest Settlers' Homes

This listing is representative of the earliest settlers' homes built before 1800. All of these homes can be seen from the street and do not necessitate traversing private property to view.

- Arthur Noble House (1767)**, Belvedere Road, Damariscotta Mills
The original land deeded to Arthur by his uncle James stretched to the Great Salt Bay. This home retains most of its original features although it has been restored and modernized. The original foundation fieldstones and hand split granite blocks were used to construct the present stone wall surrounding the house.
- Lewis-Julia-Clara Haines Home and Barn (1780)**, Borland Hill Road, Damariscotta Mills
This home has retained the original pine and mahogany floors as well as a Dutch oven in the fireplace.
- Rollins and Oliver Homestead (1773)**, Center Street (Old Route One)
The oldest part of the house is reported to have been built in 1773. The 2 ell's were added in the late 1870's. The large chestnut tree in front of the house was planted in 1902.
- Fuller-Clarke (Old Barstow) Home (1795)**, Harrington Corner (junction of Morgan Hill and Bayview Roads)
This 2-story house is located on the original post road (later Route 1). It was moved here from another location - Story has it that its placement so close to the road is due to the fact that as night came on, the movers stopped, leaving the house in its present location. They did not return to finish the move. This house once served as a tavern with a "dancer" hall on the second floor. There are 5 fireplaces with a large central chimney. A circular sea captain's staircase leads to the second floor.
- Snow Farm (before 1789)**, Junction of Center Street (Old Route One) and Morgan Hill Road
The original owner of this property was Nobleboro's first doctor, Dr. Nathan Jewett, who is listed in the records as "Practitioner of Physick." It was sold in 1793 to Nathaniel Snow whose family farmed the land for 93 years.
- Timothy Hall-Winter Home (1778)**
West Neck Road (junction with Upper Cross Road)
A 1798 survey valued the house at \$95 with 100 acres valued at \$500.
- Jesse Dunbar Home (1797)**, East Neck Road
It retains its original hand hewn timbers but the interior has been extensively remodelled. The barn was built in 1796 and has been converted to a residence.
- Amasa Bryant Home (1793)**, East Neck Road
Many of the original construction features are preserved.
- James Hall House (1791)**, East Neck Road
This house was moved during the winter across the ice of Muscongus Bay using many yokes of oxen. This move occurred sometime between 1803 and 1815. The home remains in the Hall family.
- Merrill Farm (ca 1768)**, Center Street (at the junction with Route One)
Thomas Merrill came to Nobleboro in 1757 at 16 years of age. The old Snackeroy Road (in early times, this was the Indian trail for portaging canoes between Muscongus Bay and Pemaquid Pond) passes through the doorway, just westerly of the house. At one time this same trail was used to connect the present Route One to Vannah Road (also known as the Butter and Egg Road).
- Winslow-Gentner Home (Wayside Tea Room) (ca 1794-95)**
Route One, Glenora area (just south of the junction of East Pond Road and Route One)
This home remains in the Gentner family and is run seasonally as an antique/gift shop. It retains its large fireplace with Dutch oven and many wood floorboards and wainscoting.
- Mathias Benner Homestead (before 1794)**, Old County Road
Located in the area once known as "Glenora", many features typical of early home construction remain.
- Charles Umberhord Home (1799)**, East Pond Road ("Back Road")
Charles was one of the early German immigrants who settled in the Waldoboro-Nobleboro area. The original property contained 141 acres (from Muscongus Bay on Damariscotta Lake to near the Waldoboro town line).
- Hussey-Spear Farm (ca 1785)**, Upper East Pond Road (also known as the "Back Road")
Although this house has been completely modernized, it retains some of the original hand hewn timbers. The overall structure of the house is typical of nearly all the old houses in this area - built rather simply and low posted. This home remains in the Spear family and has been operated as a farm for many years.

Nobleboro was first settled in the 1720's when the British Crown sent Colonel David Dunbar to rebuild the fort at Pemaquid. With that prospect of security, other settlers would, it was hoped, be attracted to the area.

Colonel Dunbar built his home "Belyviden" (Beautiful View) in Nobleboro on a point of land overlooking Great Salt Bay.

By 1788 the settlers in the Nobleboro area, then a part of the Walpole plantation, were ready to make the settlement official. Leading this effort was Arthur Noble, Jr., son of Lieutenant Colonel Arthur Noble, commander of the second Massachusetts Regiment in 1745 during the siege and fall of the fortress of Louisbourg on Cape Breton Island. He was commander of many men from the Province of Maine. The monument in Nobleboro Center, located across from the Baptist Church, was erected in this honor.

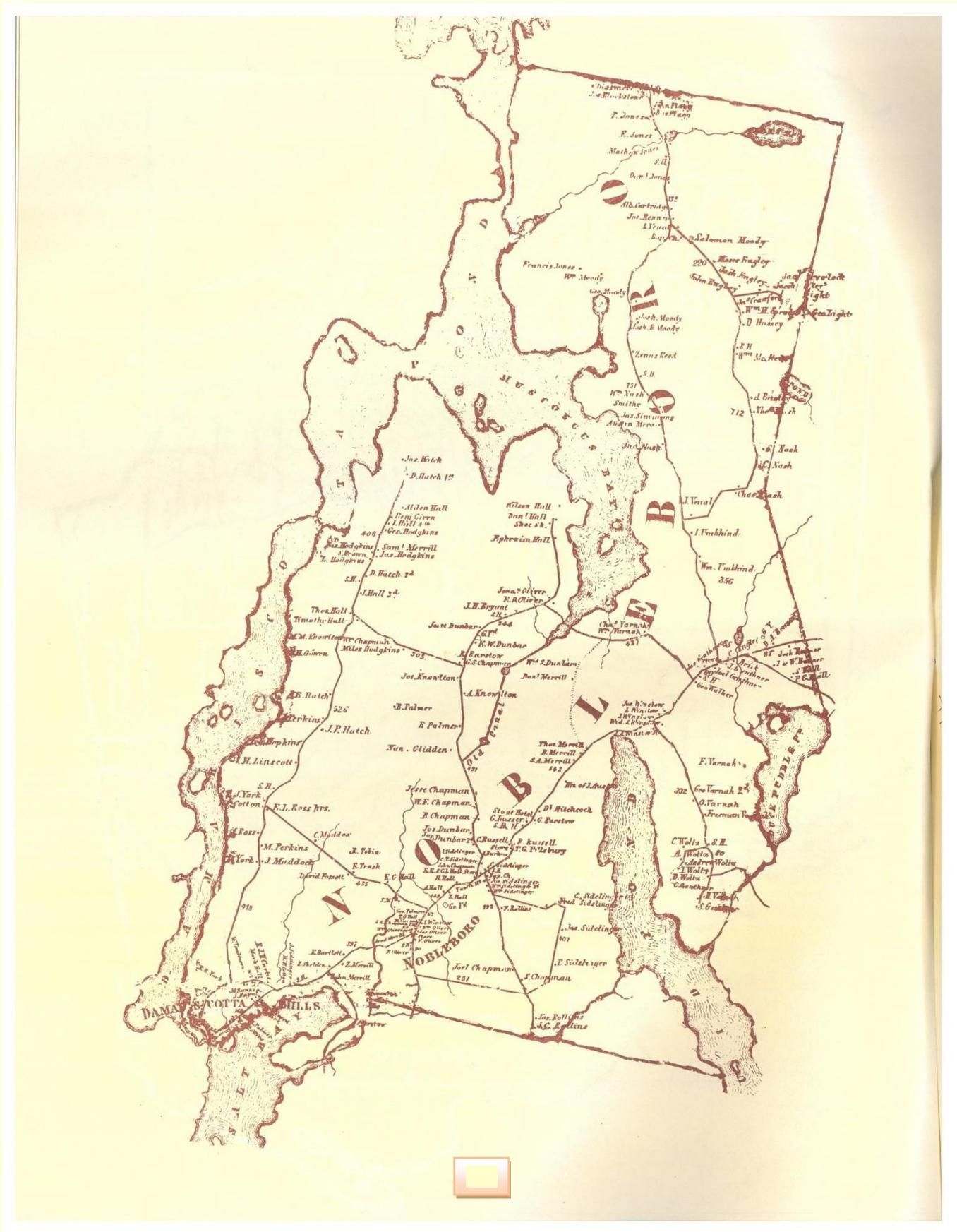
The town of Nobleborough was incorporated November 20, 1788. The tract of land that initially comprised the town then included most of what is now the town of Damariscotta. This area was set off from Nobleborough and became a town in its own right in 1848.

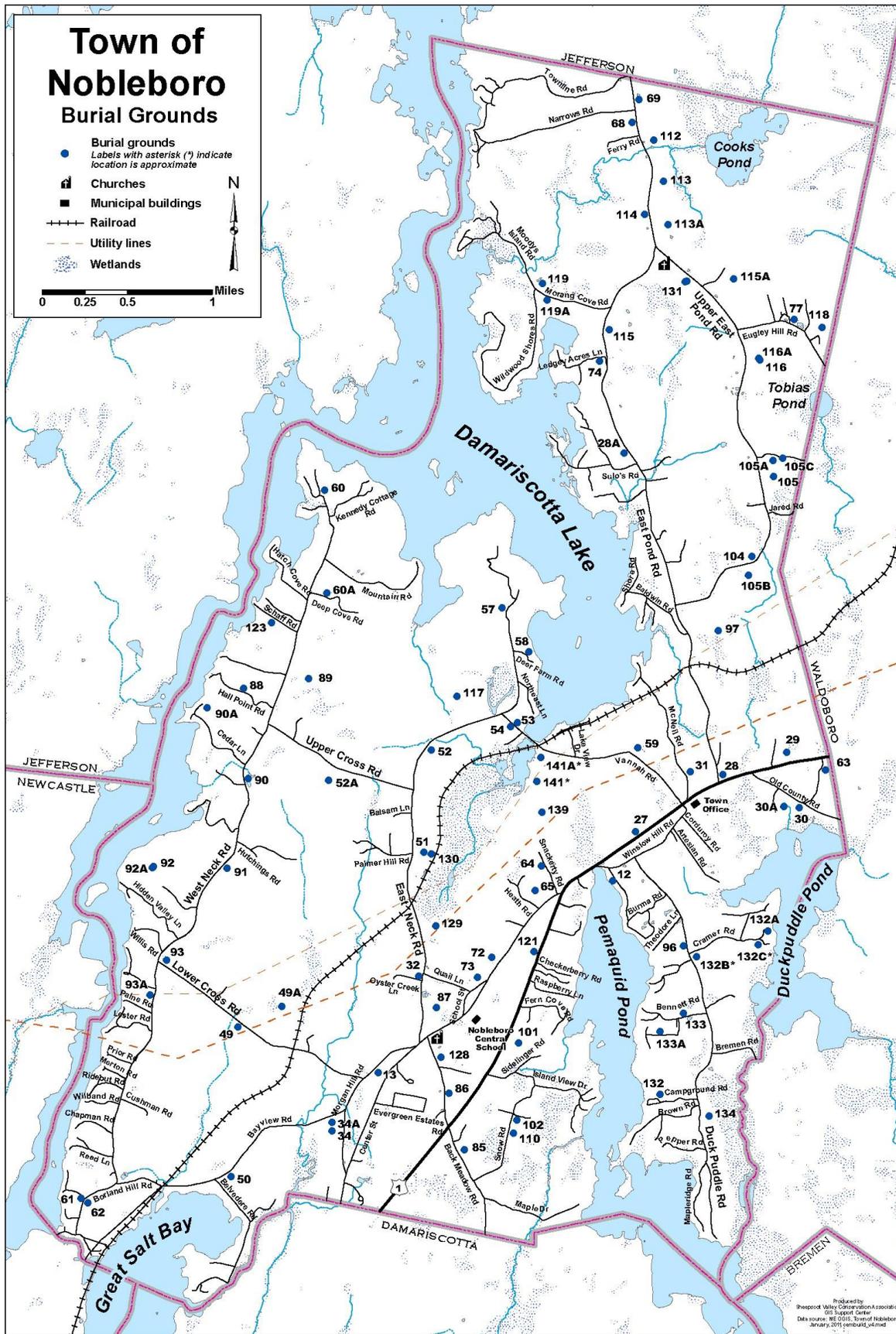
Lake where camping and fishing are greatly enjoyed. Nobleboro is a predominantly residential community while retaining its rural character. Many descendants of the early settlers continue to live here. There is a large cluster of homes in Damariscotta Mills. Some of them have been there for more than 100 years. The same is true of Nobleboro Center where there is a smaller cluster of homes. Many of these homes are original homesteads of the town's first citizens.

Wetland areas are an important part of our national and local heritage. Our economic well being and quality of life largely depend on our nation's wealth of natural resources, and wetlands are the vital link between our land and water resources. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are important elements of a watershed because they serve as the link between land and water resources. When properly managed, wetlands can help prevent non-point source pollution from degrading water quality.

Nobleboro has great natural beauty, with lakes, vast woodlands, and the expanse of Great Salt Bay at the head of the Damariscotta River. On the shores of Damariscotta Lake, Pemaquid Pond and Duck Puddle Pond are summer homes for hundreds of cottage owners and renters. These shores also host a variety of waterfront that use it for breeding including eagles and ospreys. The woodlands and old meadows are home to a variety of animals from deer to coyotes to foxes.

This brochure is designed to guide you through the town's historical and environmental areas. Numbers on the map correspond to numbers and symbols in the narrative. Most of the areas can be seen from the roadways. In cases where the areas are located off the road, access can be made on foot.





The Cemeteries of Nobleboro, Maine

Location descriptions and GPS coordinates as of December 2017. Please direct corrections/additions to the Nobleboro Historical Society.

GR	Name	Longitude	Latitude	Location
12	Winslow Burying Ground	44° 05.588	069° 27.780	Burma Rd. (west of road; visible from road)
13	Hall (Elijah) Burial Grounds	44° 04.589	069° 29.454	Morgan Hill Rd. (east of road; visible from road, but must look for)
27	Winslow-Genthner Yard	44° 05.820	069° 27.617	US Rt. 1
28	Eugley (Charles)	44° 06.249	069° 26.556	Corner East Pond Rd./Rt. 1
28A	Reed Hill	44° 07.790	069° 27.706	448 East Pond Rd. (next to Carol & Wayne Jones property); 1/2 way up Reed Hill on west side down the hill from road, stone walls on north & south sides
29	Benner (John)	44° 06.156	069° 26.281	US Rt. 1, easiest access via back south corner of Henny's Storage
30	Benner (William)	44° 05.981	069° 26.443	Old County Rd., across from #82
30A	Benner (Mathias)	44° 05.969	069° 26.574	Old County Rd., across field just beyond Spring Dr., (behind some trees - reported location)
31	Genthner (James)	44° 06.140	069° 27.255	Access by McNeil Rd., 0.1 mile in from Rt. 1, on right in woods just over stone wall (visible from road during parts of the year). [also accessible from Rt. 1 by Wayside Tea Room - NW corner of field, cross stone drainage ditch, enter woods about 100 yds. in, chain & stone fence]
32	Dunbar	44° 05.090	069° 29.167	East Neck Rd.
34	Oliver-Clarke	44° 04.333	069° 29.781	151 Morgan Hill Rd. (on north side of private driveway)
34A	Severance (Asa)	44° 04.335	069° 29.778	151 Morgan Hill Rd. (on north side of GR 34)
49	Trask-Maddox	44° 04.841	069° 30.435	178 Lower Cross Rd. (0.5 miles from West Neck Rd.; south of road; visible)
49A	Indian Burial Site	44° 04.928	069° 30.142	Lower Cross Rd., at back of field behind old Trask homestead (#135)
50	Merrill (Enoch, John)	44° 04.072	069° 30.522	174 Bayview Rd. (head of Great Salt Bay)
51	Palmer (Elisha)	44° 06.264	069° 29.115	245 East Neck Rd. (behind log cabin)
52	Dunbar-Knowlton	44° 06.264	069° 29.115	373 East Neck Rd.
52A	Chapman	44° 06.089	069° 29.820	Upper Cross Rd. (follow stone wall on east side of cleared area of former Hatch property into woods; cemetery just before opening in wall & intersection w/south wall as in George's directions)
53	Oliver (Jonathan)	44° 06.376	069° 28.511	Vannah Rd.
54	Bryant (John Hall)	44° 06.382	069° 28.489	Vannah Rd., across from GR53
57	Hall (Daniel)	44° 06.980	069° 28.591	East Neck Rd., across road from Chimney Farm on west side of house & west of road
58	Hall (Ephraim)	44° 06.743	069° 28.403	Deer Farm Rd. (off East Neck Rd.; visible but must look for)
59	Vannah (Charles)	44° 06.266	069° 29.858	103 Vannah Rd., east of barn
60	Hatch (Frederick) Burying Grounds	44° 07.576	069° 29.858	north end of West Neck Rd., Camp Kieve property, on right
60A	Robinson Burial Ground	44° 07.051	069° 29.837	Deep Cove Rd. (off West Neck Rd.; go past first house, on left, just in front of stone wall); ashes only
61	Highland	44° 03.936	069° 31.563	Borland Hill Rd., southerly end of road in Dam, Mills
62	Borland Tomb	44° 03.914	069° 31.511	Borland Hill Rd., directly across from Highland Cemetery
63	Hall-Umberhind	44° 06.118	069° 27.038	Connector Rd. (behind 8 U.S. Highway 1), at Nobleboro/Waldoboro town line, about 100 yds. behind house, at back of maintained area
64	Merrill (Enoch, John)	44° 05.660	069° 28.285	Snackerty Rd., in woods at top of hill
65	Merrill (Benjamin)	44° 05.532	069° 28.343	Heath Rd. to first house on left, go into woods across from house, about 600 ft. on left
68	Jones (Eliphalet)	44° 09.476	069° 27.662	884 East Pond Rd.
69	Blackstone-Flagg	44° 09.592	069° 27.664	909 East Pond Rd.
72	Hiscock (Daniel)	44° 05.188	069° 28.650	25 Chadwick Ridge, east of storage bldg. [property owner does not want visitors, 2006]
73	Hussey	44° 05.086	069° 28.650	School St. (on east side of stone wall behind & east of Roger Drake's house)
74	Moody (Joshua)	44° 08.245	069° 28.748	East Pond Rd. at Ledgery Acres Lane, across from Moody farm
77	Eugley-Benner	44° 08.457	069° 27.907	68 Egley Hill Rd. (Guptil house)
85	Chapman (Sumner)	44° 04.196	069° 28.835	Back Meadow Rd., behind house at 158 Back Meadow (about half way down hill towards Snow Rd.). go up driveway, it's straight ahead
86	Rollins (Frank)	44° 04.487	069° 28.973	78 Back Meadow Rd.
87	Sidelinger (Isaac)	44° 04.927	069° 29.042	East Neck Rd. (Kaufman field, back of large boulder in northeast corner of field - contact property owner for permission)
88	Hall (John)	44° 06.559	069° 30.426	Hall Point Rd., off West Neck Rd. (about 2/10 mile in on right hand side of private road)
89	Hodgkins-Brown	44° 06.611	069° 30.426	West Neck Rd. (Nan Justice land; go up road, behind 2nd house)
90	Gowen-Linscott	44° 06.096	069° 30.390	West Neck Rd. at fire pond, across from 556 W. Neck
90A	Knowlton (John)	44° 06.458	069° 30.691	95 Cedar Lane, off West Neck Rd. (go to low stone wall behind house on right, turn right & walk back (towards house) behind fence; stones lying on side of hill near biggest trees there)
91	Hatch (John P.)	44° 05.648	069° 30.557	West Neck Rd., across from 450 W. Neck
92	Hopkins (Christopher)	44° 05.643	069° 31.063	Acorn Dr. (off West Neck Rd.), turn left on "Indian Trail", at stone wall, turn left, follow wall ~200 yds.
92A	Linscott (Joshua)	44° 05.637	069° 31.068	adjoins GR 92 (Acorn Dr.)
93	Hodgdon-York	44° 05.147	069° 30.983	northeast corner Lower Cross Rd. & West Neck
93A	Perkins (Moses)	44° 04.983	069° 31.078	West Neck Rd., dirt road just south of Fondy York's house
96	Vannah-Achorn	44° 05.253	069° 27.283	just beyond 129 Duck Puddle Rd. (2 houses past Theodore Lane)
97	Umberhind (Charles)	44° 06.868	069° 27.050	East Pond Rd., across from Baldwin Rd., very back of (Cousins) field in pine grove; vault & stones (44° 06.860 / 069° 27.038)
101	Sidelinger (Thomas)	44° 04.746	069° 28.455	Sidelinger Rd., in woods before Schells' house
102	Sidelinger (Frederick)	44° 04.366	069° 28.511	at intersection of Bright Tree Rd., Cohen Rd., Lady Slipper Lane and Snow Rd.
104	Nash (Samuel)	44° 07.251	069° 26.812	across from 115 Upper East Pond Rd.
105	Nash (Thomas)	44° 07.661	069° 26.660	233 Upper East Pond Rd.; follow stone wall to left of cement pad about 100 yds. to back, turn right and walk about 30'
105A	Eugley (Benjamin)	44° 07.754	069° 26.599	Upper East Pond Rd., near Brown's field (Wayne Brown not exactly sure where it is - 2006 - in back to right of road heading into woods)
105B	Eugley (Emily)	44° 07.154	069° 26.838	Upper East Pond Rd., across road from 104-Nash, behind home of Brian Lawrence, north of gravel pit
105C	Eugley (Abiel)	44° 07.741	069° 26.667	Upper East Pond Rd., back of Brown's home (mobile home), in patch of bushes covering stone wall
110	Sidelinger (Peter)	44° 04.297	069° 28.534	Snow Rd., next to Peters house, up hill about 30 paces from road (path by telephone pole #8)
112	Flagg (Samuel A.)	44° 09.385	069° 27.530	East Pond Rd., about 1/2 mile north of stop sign/intersection w/Upper East Pond Rd., back in Flagg field
113	Jones (John Jr.)	44° 09.172	069° 27.459	813 East Pond Rd., go up driveway behind house, in grove of trees
113A	Benner (Joseph)	44° 08.951	069° 27.425	735 East Pond Rd., about 0.1 mile north of stop sign/intersection w/Upper East Pond Rd.; back of Larry Newbert's
114	Moody (Isaac)	44° 09.005	069° 27.570	East Pond Rd., about 0.2 mile north of stop sign/intersection w/Upper East Pond Rd., west of Evelyn Nichols'
115	Moody (Amos Jr.)	44° 08.409	069° 27.875	583 East Pond Rd., south of Morang Cove Rd. and north of Ledgery Acres Lane (currently home of Darryn Peterson)
115A	Moody-Eugley	44° 08.674	069° 26.954	33 Benner Lane (off Egley Hill Rd., north of Spear's Farm, in field about 200 yds. behind Ron & Eden Spear's, N of house between pine tree & irrigation pond)
116	Hussey (Samuel Jr.)	44° 08.258	069° 26.765	401 Upper East Pond Rd., just south of farm/field (if use road, get permission from Barbara Fales) use dirt road just N of Spears' greenhouses, cemetery on left just before road turns
116A	Schneider (Max)	44° 08.265	069° 26.772	401 Upper East Pond Rd., along south lot line, adjoins GR 116
117	Bryant-Hall	44° 06.523	069° 28.909	East Neck Rd., in woods - enter via dirt road between Sokol and Schneider houses, bear right, then left
118	Light (John Sr.)	44° 08.424	069° 26.323	on McClintock Rd. (dirt) about 200 yds off Egley Hill Rd., then see low stone wall
119	Jones (Francis)	44° 08.645	069° 28.316	101 Morang Cove Rd. (about 1/2 mile off East Pond Rd.)
119A	Old Burial Ground	44° 08.572	069° 28.268	Morang Cove Rd., about 1/4 mile from East Pond Rd.; supposed gravesite close to house & turnaround/driveway; coordinates for roadside memorial stone
121	Austin (John)	44° 05.216	069° 28.331	US Rt. 1, across from recreational facility, go south along #1 to end of field to birch tree, go 25 paces more and into woods about 10 paces
123	Hodgkins (David)	44° 06.896	069° 30.230	Schaff and West Neck Rds.
128	Sidelinger (Joseph)	44° 04.672	069° 29.008	Back Meadow Rd.
129	Chapman (Jesse)	44° 05.346	069° 29.048	East side of East Neck Rd. behind Dale Wright's property at top of hill
130	Glidden (Nathaniel Sr.)	44° 05.713	069° 29.079	behind 237 East Neck Rd. (MUST contact property owner for permission)
131	Moody (Solomon)	44° 08.659	069° 27.297	514 Upper East Pond Rd. in backyard about 1/8 mile south from church
132	Vannah (Henry)	44° 04.488	069° 27.445	Duck Puddle Rd. at Duck Puddle Campground; turn right on campground road just before entrance, located at a campsite (behind camper)
132A	Vannah (John)	44° 05.331	069° 26.683	Churchill Lane (take Duck Puddle Rd. to Cramer Rd., stay right; left onto Churchill, just before last house)
132B	Vannah (Michael)	44° 05.214	069° 27.222	Duck Puddle Rd., near intersection with Cramer Rd.; by ledge on former Pataro land; no stones -- reported location
133	Waltz (Samuel, Jacob)	44° 04.896	069° 27.281	Bennett Rd., on right about 0.1 mile from Duck Puddle Rd.
133A	Waltz (Andrew)	44° 04.879	069° 27.447	Hill Top Rd. (Bennett to Waltz to Hill Top), in field to right, enter near cement well cover
134	Genthner (Philip)	44° 04.879	069° 27.097	across from 361 Duck Puddle Rd. (on left about 0.4 wings from Bremen Rd., just a little way past Brown Rd., just before fork in road); go across field to woods & enter; cemetery is in woods a little ways, about 20' to right of stone wall)
139	Nash (William)	44° 05.933	069° 28.297	(can access from Vannah Rd. across from Snackerty lot or about 300 paces north of power line) opening in stone wall just north of fork in road; ~150 paces following stone wall into woods from road to large tree (44° 05.941 / 069° 28.246); then about 38 paces to right (unmarked stones)
141	Dunbar (John)	44° 06.091	069° 28.337	Snackerty Rd., off Vannah Rd. across from Snackerty lot, at end of field, not too far back from bldg. behind well, follow stone wall west (towards water) about 300 ft from road and 25 ft south of stone wall.
141A	Hussey (Aber)			off Vannah Rd. (reported location)

Beginning with HABITAT
An Approach to Conserving Maine's Natural Space for Plants, Animals, and People

Supplementary Map
Natural Resource Co-occurrence
Nobleboro

This map is non-regulatory and is intended for planning purposes only.




Legend

This map represents the concentration of selected environmental asset layers overlaid on the landscape. Its purpose is to highlight a given area's relative conservation values as an aid in planning. It offers a generalized and subjective view and should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undisturbed land, and conserved properties. Some of these layer attributes have been weighted based on qualitative features, such as rarity or size, and are noted below. Concentration modeling is extremely flexible, allowing for the addition, substitution, and relative weighting of data and attributes that best reflect the particularities and priorities of a given area or community. This map draws on data that is dependent on the standards beginning with habitat map set, but should still be considered as both supplementary and as work in development.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads
- Conservation Land

Selected Resource Layers and Assigned Values

Geographic Information System (GIS) software provides a ready means to help identify areas of high resource occurrence. The selected data layers of interest are assigned a relative weight or value, and then overlaid on one another. The values are then summed, classified, and symbolized, revealing the concentration of attributes in a given landscape. (Some of the layers listed may not apply to, or be present on, the area represented by this map.)

Rare and Exemplary Natural Communities
 S1 (Critically Imperiled), Value of 4
 S2 (Imperiled), Value of 4
 S3 (Rare), Value of 3
 S4 and S5 with A or B viability (Exemplary), Value of 3

Rare Plants
 S1 (Endangered), Value of 3
 S1S2 - S4 (Threatened), Value of 2
 S2S3 - S3 (Special Concern), Value of 1

Listed Animals
 Endangered Species (with buffer), Value of 3
 Threatened Species (with buffer), Value of 2
 Species of Special Concern (with buffer), Value of 1

Significant Wildlife Habitats
 Shorebird Habitat, Value of 3
 Sensitive Nesting Islands, Value of 3
 Essential Wildlife Habitat, Value of 3
 Wetland Bird Habitat (inland and tidal), Value of 2
 Deer Wintering Area, Value of 1
 Significant Wetland Pools (with 500' buffer), Value of 1
 Atlantic Salmon Habitat, Value of 2
 Heritage Brook Trout Waters, Value of 2
 Shuffletts Beds, Value of 1

Riparian Zones and Water Resources
 Cold waters 250' buffer, Value of 2
 Great Ponds 250' buffer, Value of 1
 Rivers 250' buffer, Value of 1
 Streams 75' buffer, Value of 1
 Wetlands greater than 10 acres plus 250' buffer, Value of 1
 Wetlands less than 10 acres plus 75' buffer, Value of 1
 Groundwater Aquifers, Value of 1

Undeveloped Habitat Blocks
 Areas over 1200 acres, Value of 3
 Areas of 600 to 1200 acres, Value of 2
 Areas of 200 to 600 acres, Value of 1

Sum of Attribute Values

- 0
- 1-2
- 3
- 4-5
- 6-8
- 9-12
- Over 12

Focus Areas

Focus Areas of Statewide Ecological Significance
 (Note: not present in all regions)
 Focus Areas of Statewide Ecological Significance have been designated based on an unusual combination of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Map 1). Focus area boundaries were drawn by MMAP and MDPF biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: <http://www.maine.gov/damr/mapp/focusareas/index.htm>

Data and Information Sources

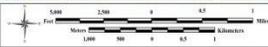
DATA SOURCES
TOWNSHIP BOUNDARIES
 Maine Office of GIS, AMap24 (2013)
ROADS
 Maine Office of GIS, Maine Department of Transportation, Medtopub (2015)
HYDROLOGY
 U.S. Geological Survey National Hydrography Dataset (NHD), Maine (2012)
DEVELOPED
 Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies, imperv (2015)
ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife, DWA, ET3C, EMap, EMap, EMap, IWWP, SWS, Shorebird, IWWH (2003-2015)
RARE NATURAL COMMUNITIES & PLANTS
 Maine Natural Areas Program, MMAP, imp (2015)
ATLANTIC SALMON HABITAT
 Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service, AMap3 (2013)

DATA SOURCE CONTACTS
 Maine Office of GIS: <http://www.maine.gov/damr/mapp/>
 Maine Natural Areas Program: <http://www.maine.gov/damr/mapp/index.htm>
 Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/damr/>
 U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfmaine.fws.gov>
 Maine Atlantic Salmon Commission: <http://www.maine.gov/damr/>
 Maine Department of Transportation: <http://www.maine.gov/dot/>

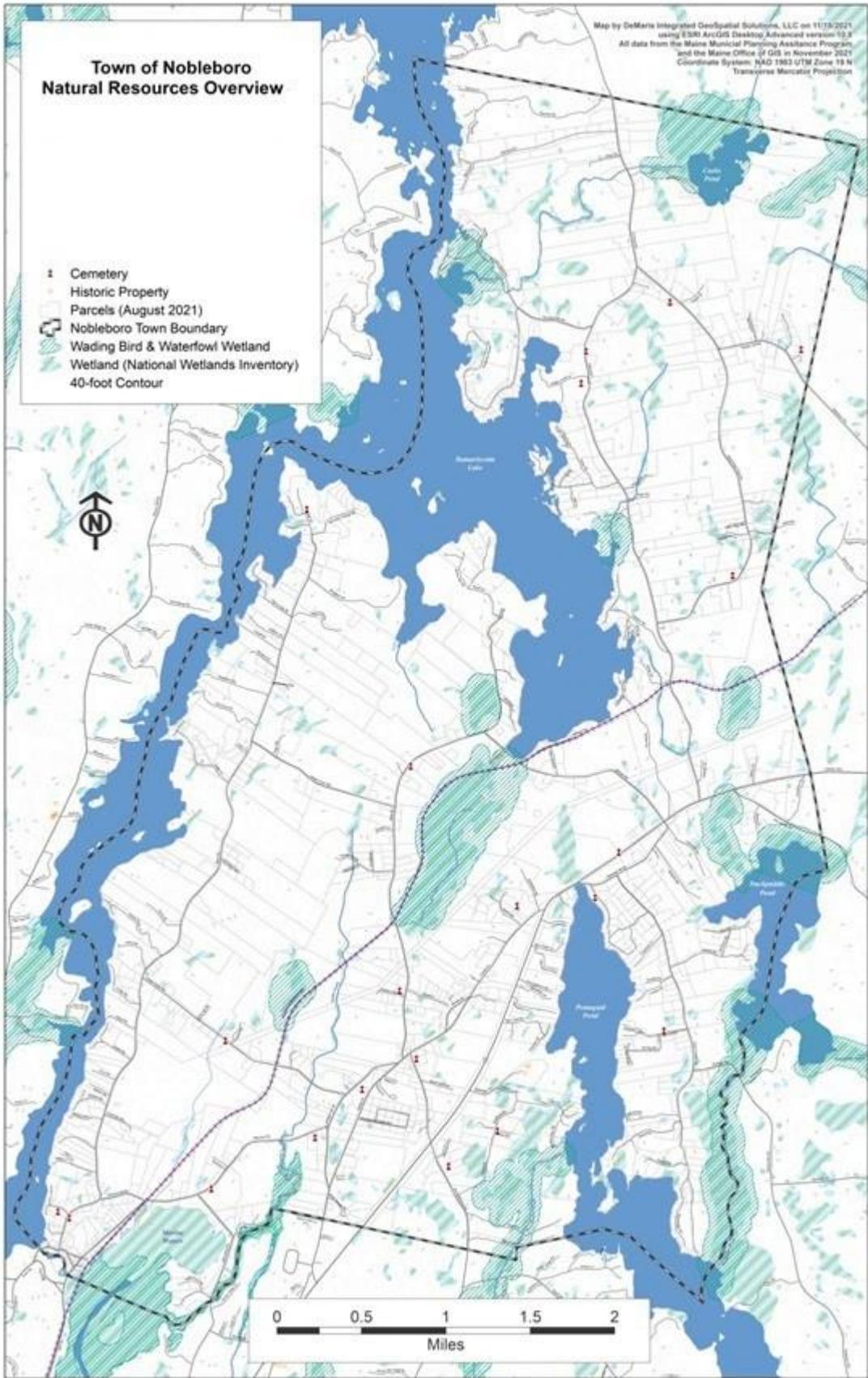
DIGITAL DATA REQUEST
 To request digital data for a town or organization, please visit our website: http://www.beginningwithhabitat.org/the_mmap_data_request.html

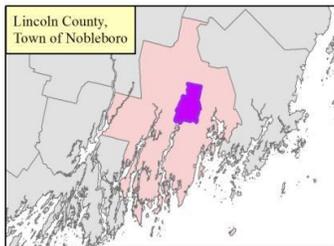


Map Prepared by Maine Department of Inland Fisheries & Wildlife, November 2019



1:24,000 Scale
Universal Transverse Mercator (UTM) Projection
North American Datum (NAD83) 1983





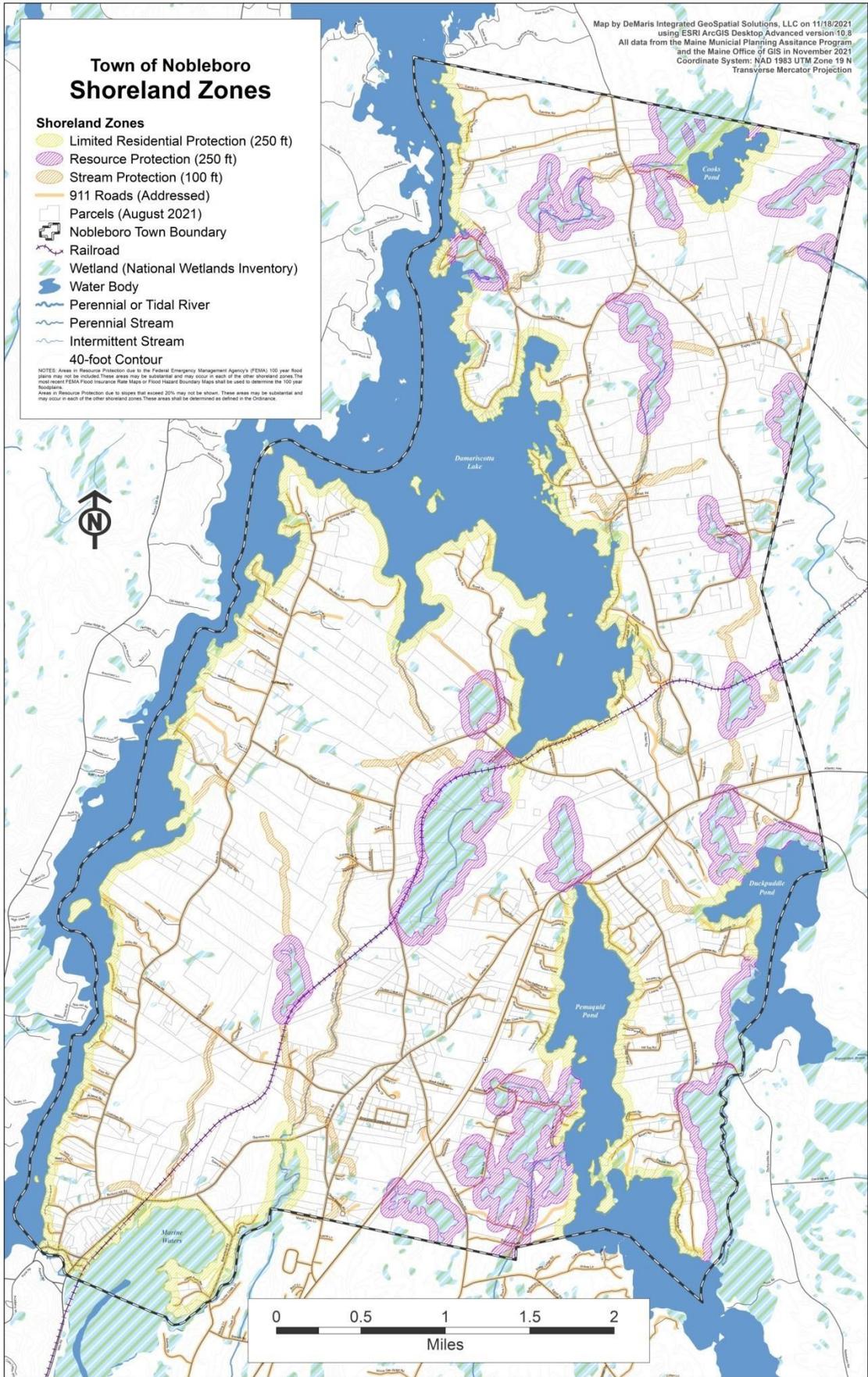
**Nobleboro
Air Photo**

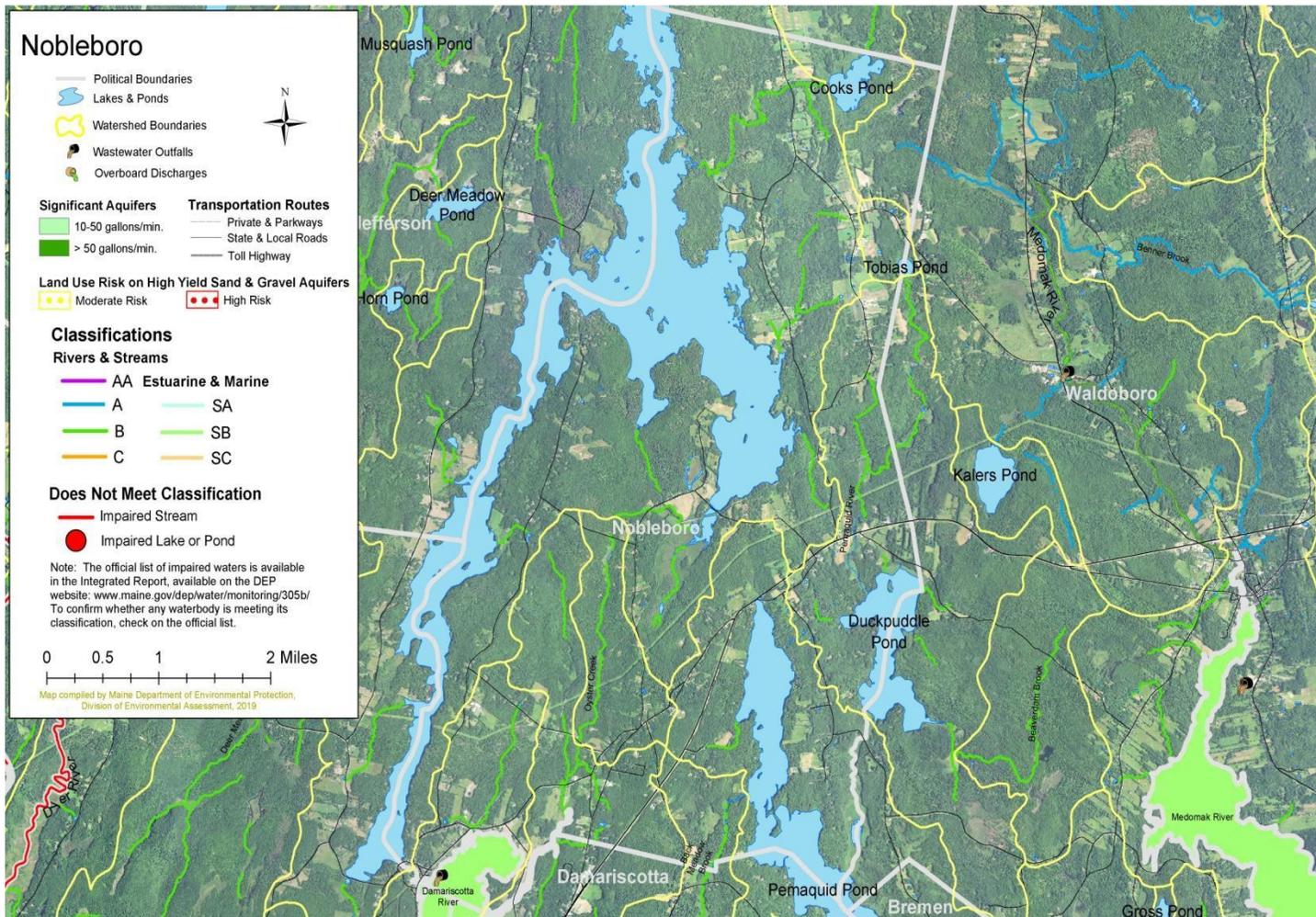
Aerial Photo: NAIP 2018
 Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2019



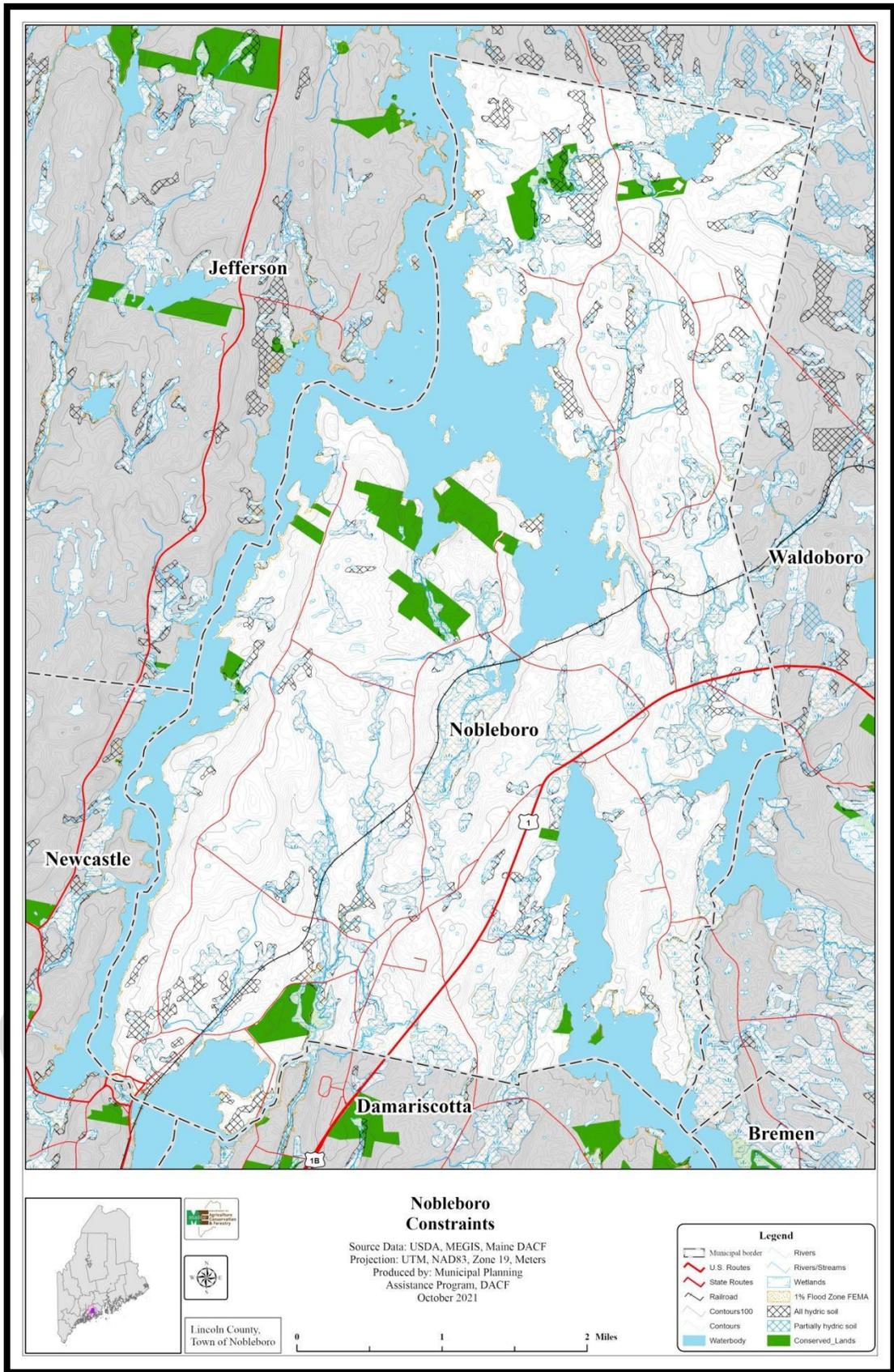
Legend

[-] Municipal border



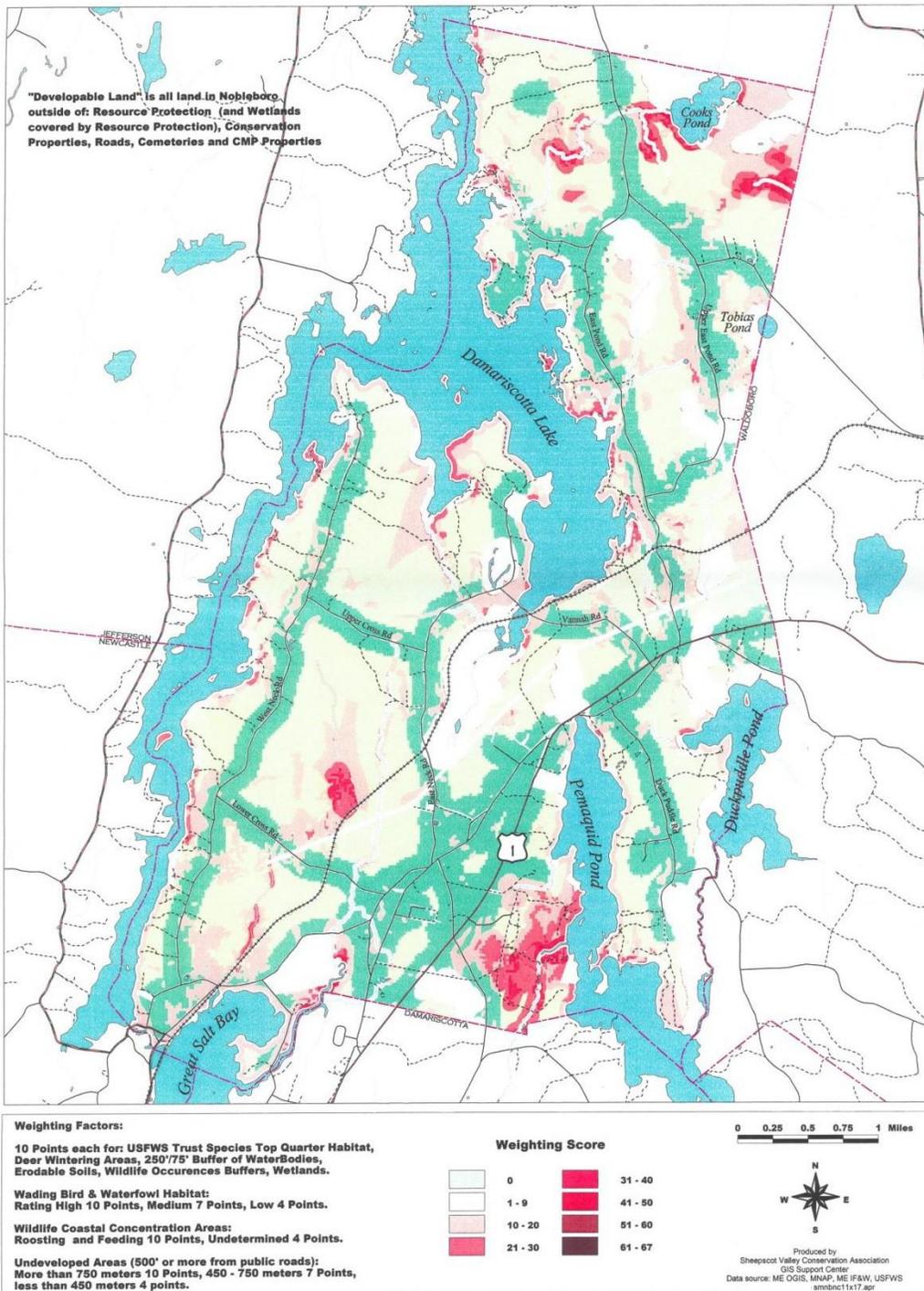


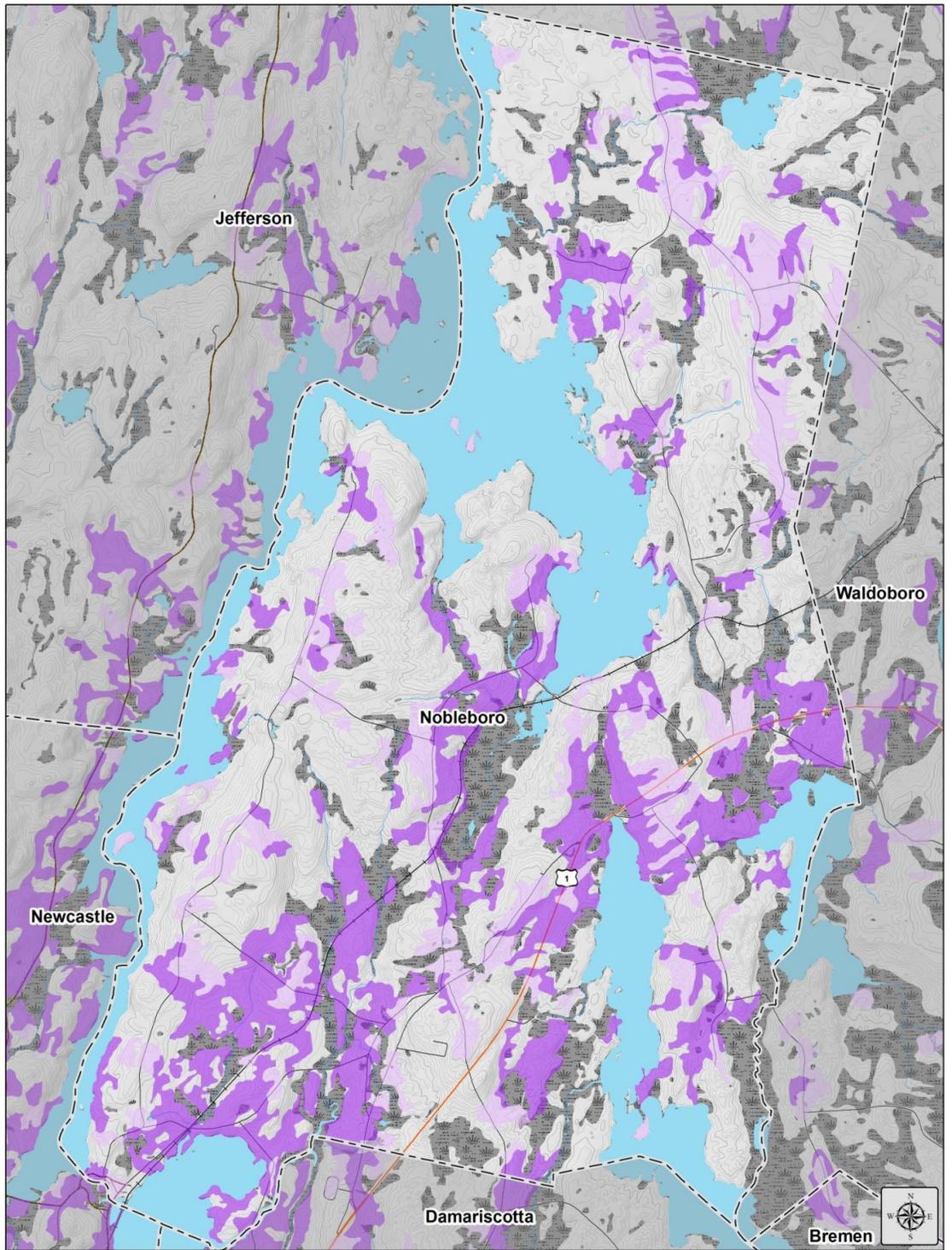
**Map of Nobleboro's Watersheds and Surface Waters
 Extracted from Nobleboro's State Data Set – November 2021**



Town of Nobleboro

Weighted Natural Communities, Habitat & Features on Developable Land

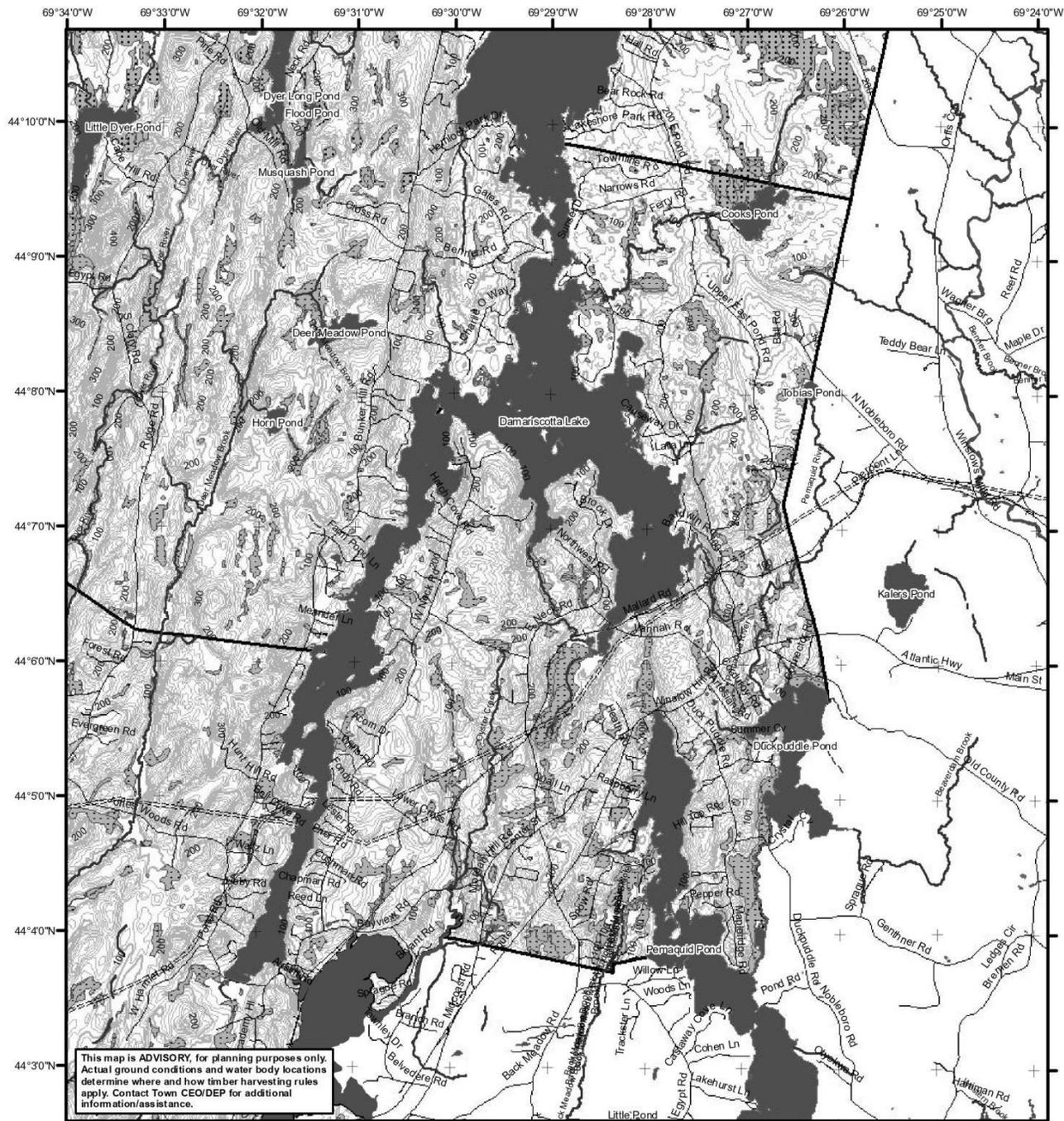




Nobleboro
Agricultural Resources
 Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2019



Legend	
	Municipal border
	Farmland of statewide importance
	Prime farmland
	Waterbody
	Rivers/Streams
	Wetlands



LO Last Name _____
 LO First Name _____
 Prepared By _____
 FONS # _____
 Date _____

Forest Operation Notification & Harvest Location Map

Nobleboro

For shoreland zoning, check with Town Office/DEP

Department of Agriculture, Conservation and Forestry
 Maine Forest Service
 Forest Policy & Management

August 2021



- Roads**
 - EB11 Roads
 - 24k Roads
- Contours**
 - 20 feet
 - 100 feet
- Utilities**
 - Electric
 - Pipeline
 - Railroad
 - Airfield
- Freshwater Wetlands**
 - Forest/Shrub
- Hydrology**
 - Pond or Lake
 - River
 - Estuary
- Streams**
 - Stream/River
 - Stream/River: Intermittent
 - Stream/River: Perennial

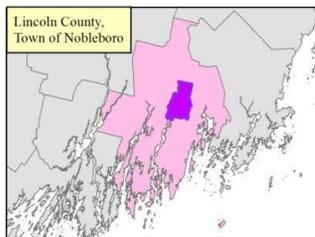
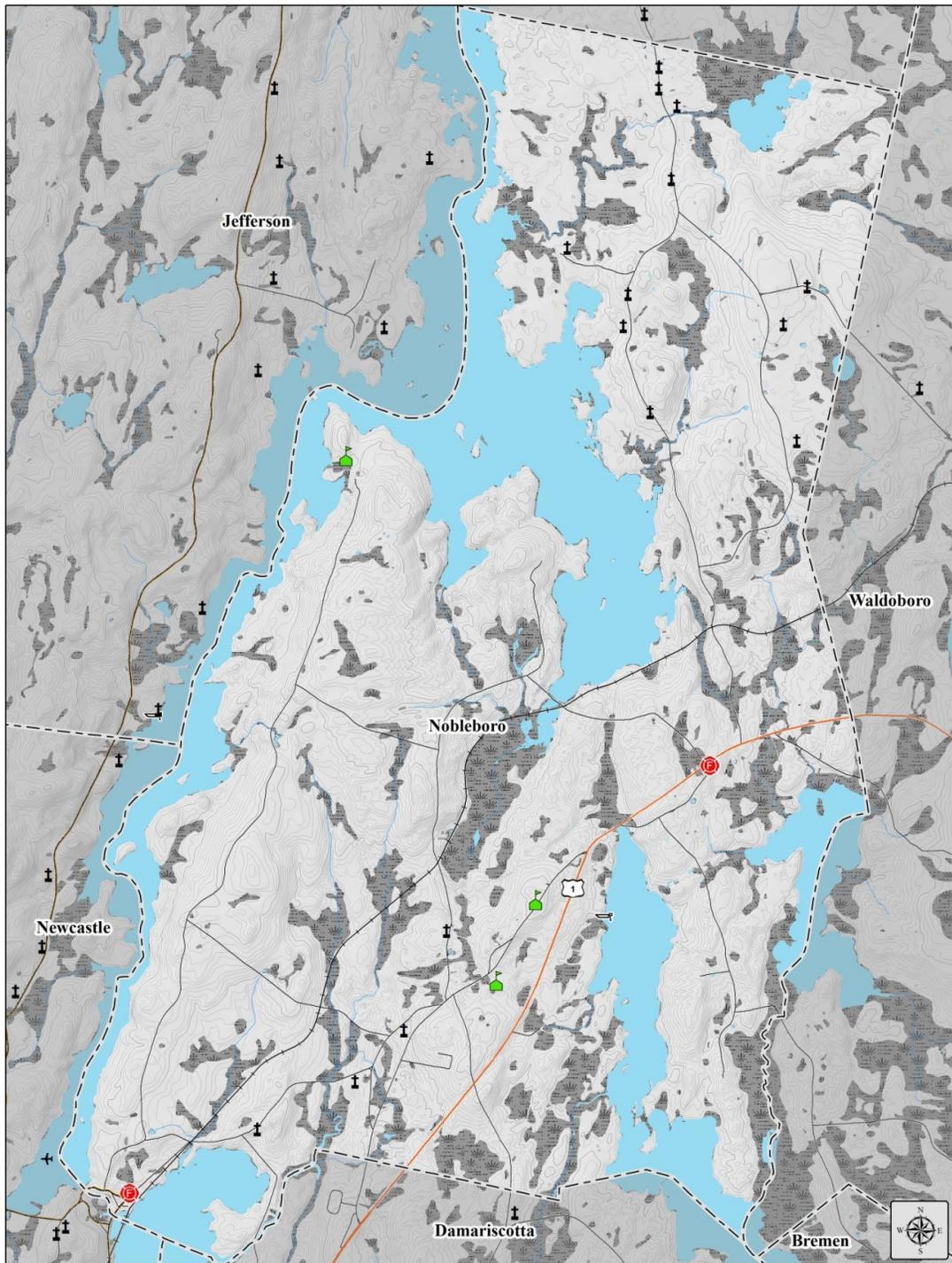
- Town Status**
 - FON Town
 - Statewide Standards Rules do not apply (Town/MD&P Standards apply)
 - Statewide Standards Rules Apply or LUPC - Unorganized/Deorganized Town
 - Outside Maine

Data Source:
 Maine Office of GIS
 US Fish & Wildlife

For additional information, Please contact the MFS at:
 1-207-287-2791 or 1-800-367-0223 (in-state)
 Email us at: forestinfo@maine.gov
 Or visit us on the web at: www.maineforestservice.gov

G:\T.Miller\E\Fons\vertical\map\pagesize_mapbook_BW_aug_2021.mxd

Map Sixteen; Town of Nobleboro –Forest Operation and Harvest Location

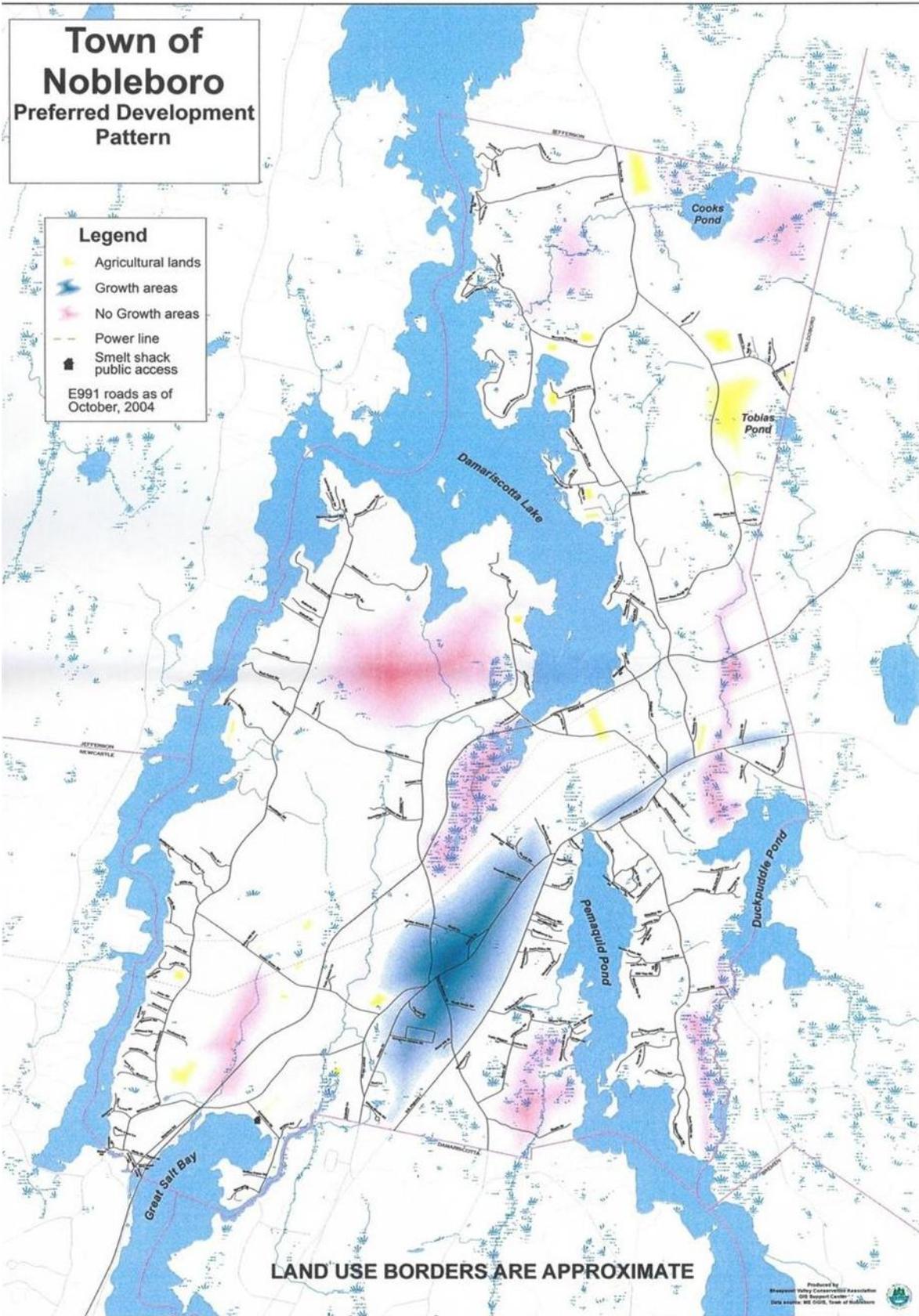


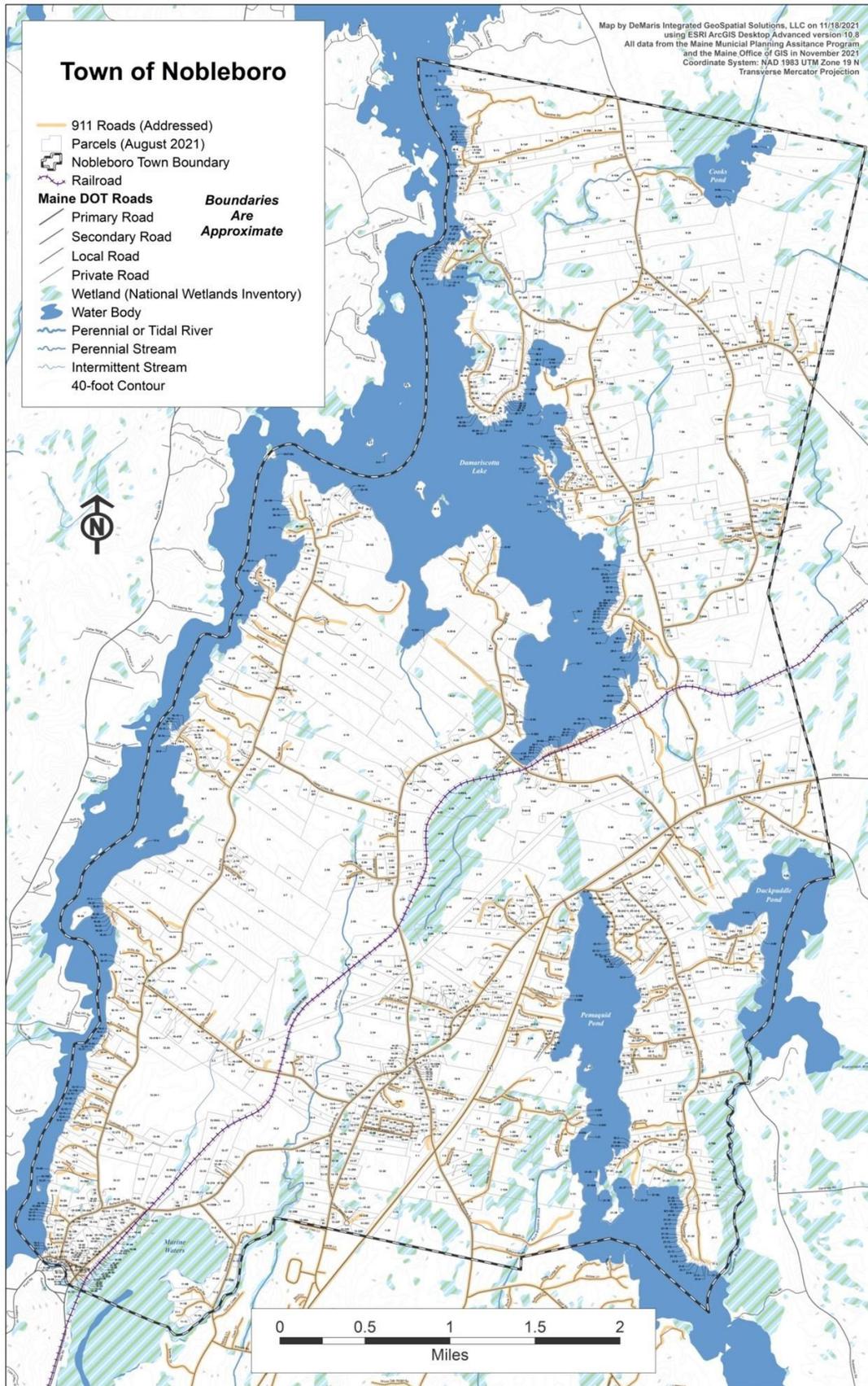
**Nobleboro
Infrastructure**
 Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2019



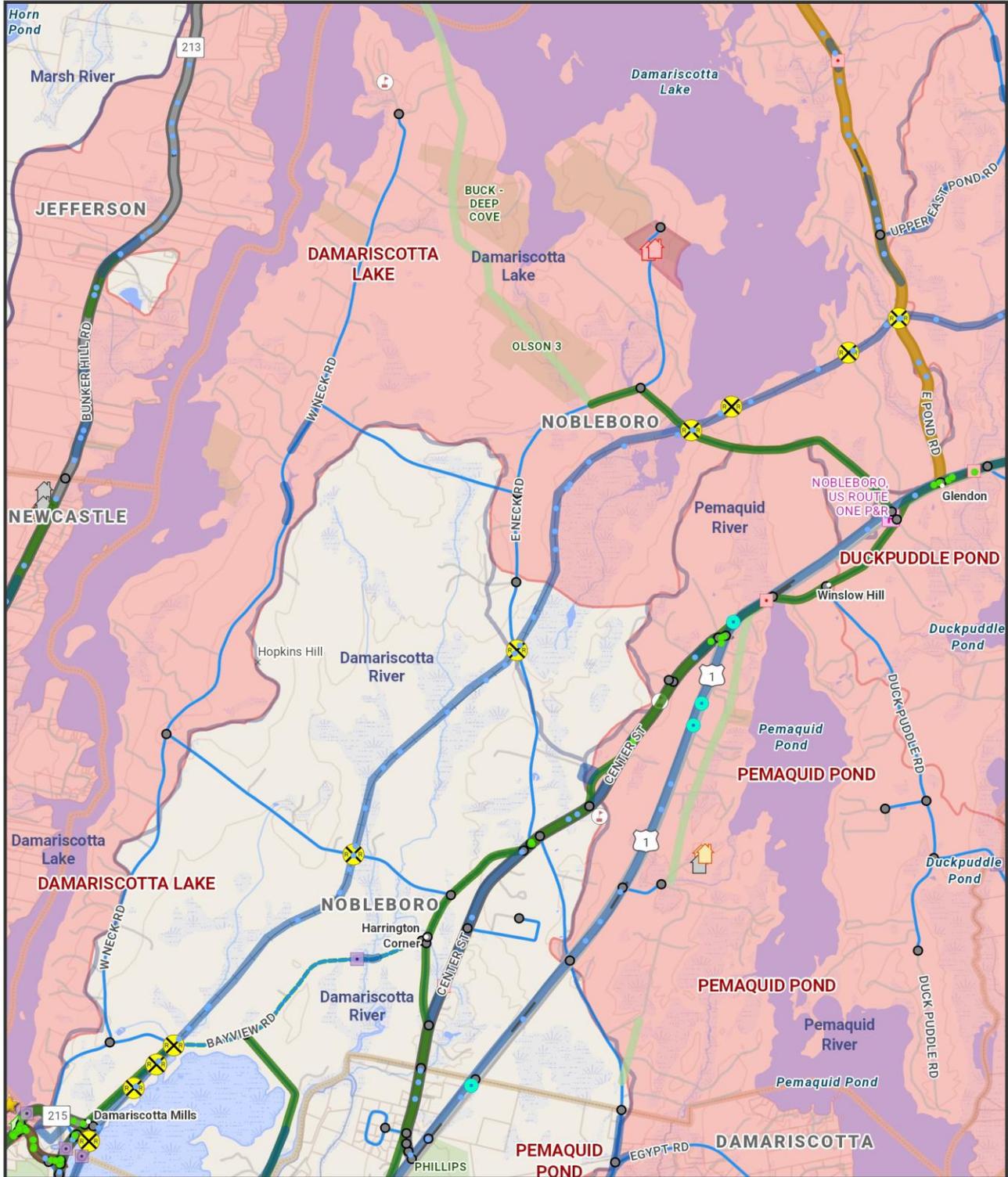
0 1 2 Miles

Legend	
	Municipal border
	Fire Station
	School
	Cemetery
	Airport
	Boat Launches
	U.S. Routes
	State Routes
	Local Roads
	Railroad
	Waterbody
	Rivers/Streams
	Wetlands





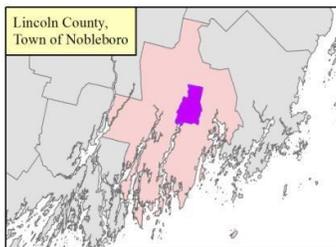
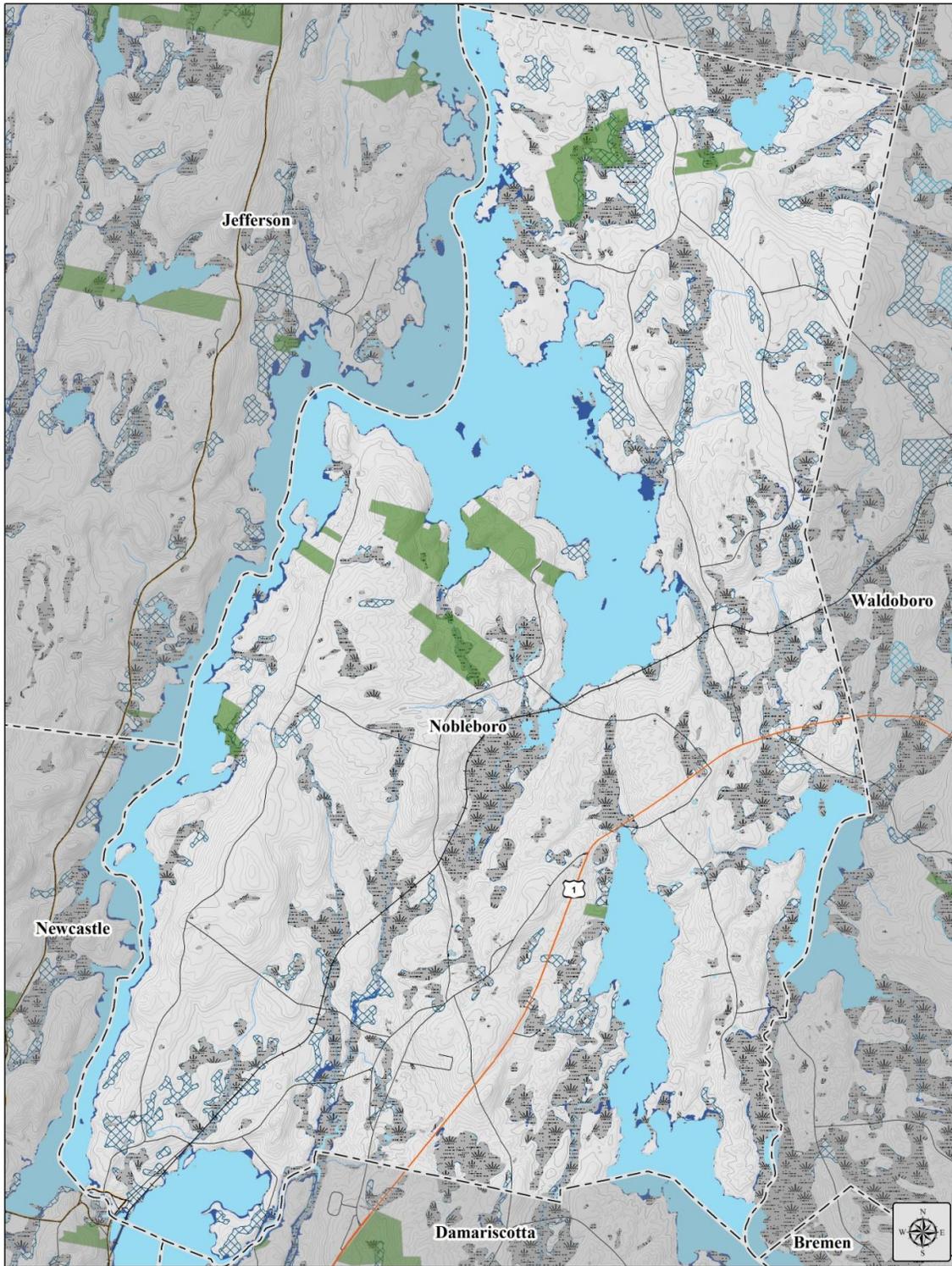
TOWN OF NOBLEBORO - DOT TRANSPORTATION MAP



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.7 Miles
1 inch = 0.74 miles

Date: 1/25/2022
Time: 12:57:06 PM



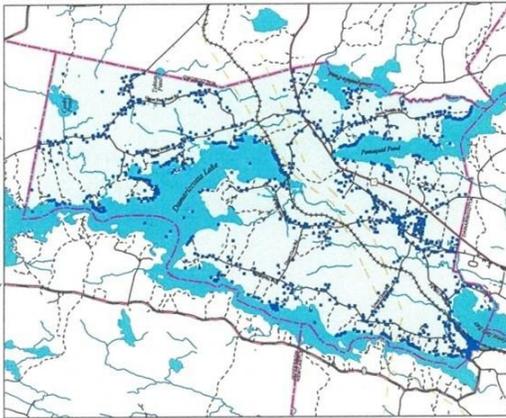
Nobleboro Development Constraints

Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2019



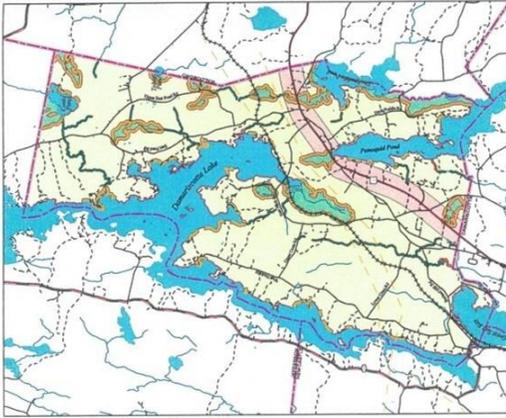
Buildout Potential in Nobleboro

Current Housing (2004)
(1047 Estimated)



• Current Buildings
Building symbols and size by visibility.
Each symbol covers approximately 1/2 acre.

Current Zoning



Shoreland Zoning (Appropriations)
Resource Protection
Other Shoreland Zoning
(S) Food
Fresh Water/Fish, Wetlands
(for Shoreland Zoning purposes)

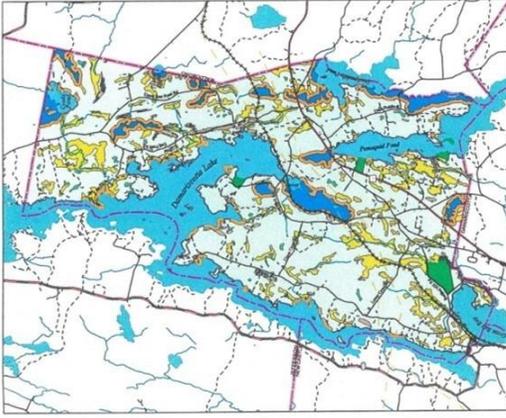
One Acre (1 Acre/87% Efficiency)
Route 1 Corridor (1 Acre/67% Efficiency)

The number and location of current residences was approximated by identifying parcels with buildings on them, based on valuation according to the tax database. The location of each building was then adjusted based on aerial photography of Nobleboro.

Produced by Sheepscot Valley Conservation Association
GIS Support Center, 624 Sheepscot Road, Newastle, ME 04553
gis@sheepscot.org 336-5616
Data sources: Town of Newastle.



Constraints to Development

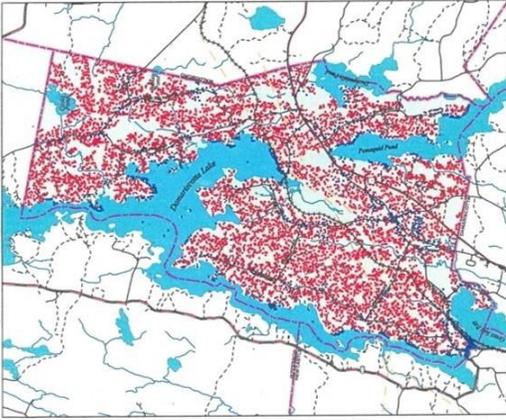


No development (coverage was not included)
Resource Protection
Wetlands
Conservation Properties
Also roads, cemeteries and CMP properties

No development (coverage was not included)
Shoreland Zone 75'
Shoreland Zone 200'
Shoreland Zone 300'
Wetlands Not Included
in Shoreland Zone

Constraints to development are shown on this map. The constraints are divided into two classes:
1) no development areas that may not be used in determining future development potential. Areas that may be included in determining minimum lot sizes. The "unbuildable" area represented by the constraints mapped above totals approximately 110 acres, or 34,800 acres, or 66% of Nobleboro, can be developed.

Estimated Buildout
(7142 Additional Houses)



• Current Buildings
• Proposed Buildout Buildings
Building symbols and size by visibility.
Each symbol covers approximately 1/2 acre.
Proposed buildings are approximately 1/2 acre.
"Unbuildable" land (Approximately 8000 Acres)
"Unbuildable" land (Approximately 4100 Acres)

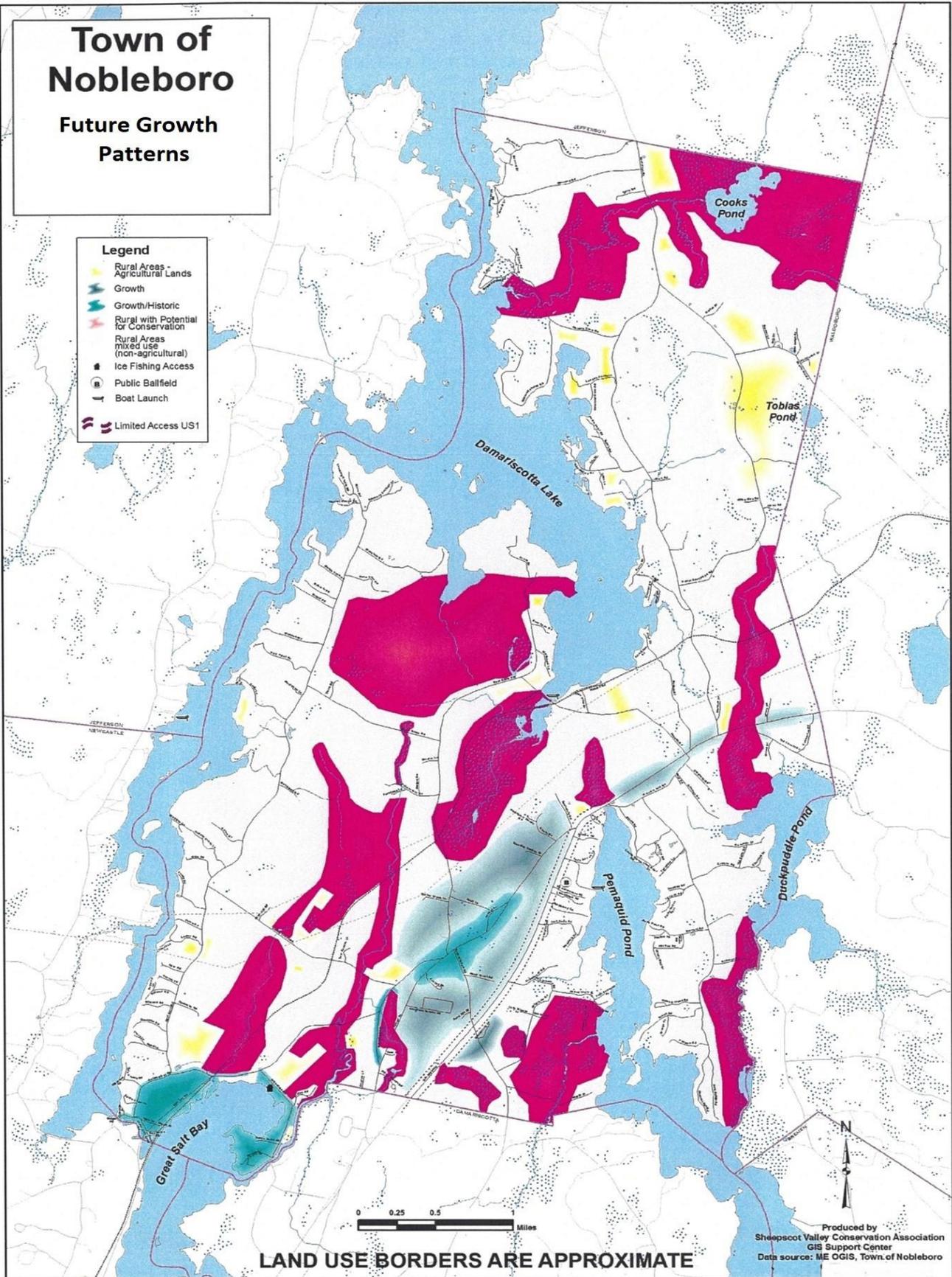
Subject to the zoning and constraints shown in the maps to the left, and taking into account both existing buildings (as of 2004) and existing parcels (as of 2002), there is room for 7142 additional houses in Nobleboro. This represents the maximum growth possible under existing zoning, constraints and parcel sizes and shapes. It is not a forecast of actual growth.



Town of Nobleboro

Future Growth Patterns

- Legend**
- Rural Areas - Agricultural Lands
 - Growth
 - Growth/Historic
 - Rural with Potential for conservation
 - Rural Areas mixed use (non-agricultural)
 - Ice Fishing Access
 - Public Ballfield
 - Boat Launch
 - Limited Access US1



LAND USE BORDERS ARE APPROXIMATE

Produced by
Sheepsfoot Valley Conservation Association
GIS Support Center
Data source: ME OGIS, Town of Nobleboro

2021 – 2022 Comprehensive Plan Update

Companion Volume Two - Appendices



The Town of Nobleboro

COMPANION VOLUME – TWO: APPENDICES

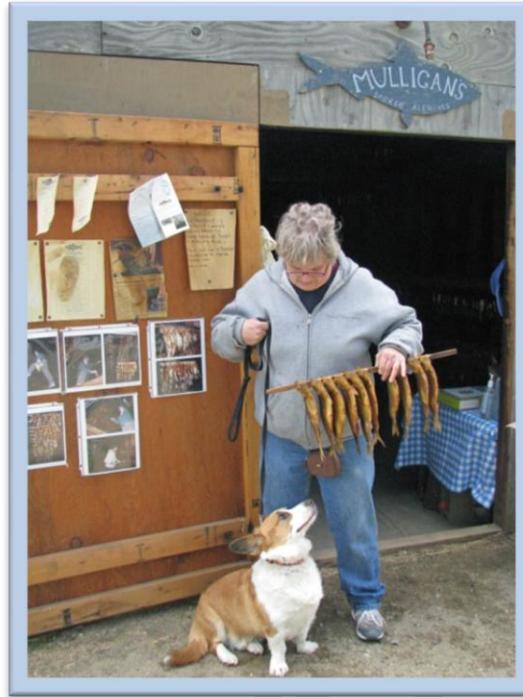


TABLE OF CONTENTS

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APPENDIX: A

SECTION THREE - TOPIC ONE – HISTORY AND ARCHAEOLOGICAL RESOURCES

State Goal:

To preserve the State's historic and archaeological resources.

To date five historic archaeological sites have been documented for the town:

MUNICIPAL GROWTH QRY					
SiteName	Sitenum	SiteType	Periods of Significance	NationalRegisterStatus	Town
Rollins Shipyard	ME 313-001	shipyard		undetermined	Nobleboro
Mooring (?)	ME 313-002	structure, unidentified		undetermined	Nobleboro
Kavanaugh Shipyard	ME 313-003	shipyard		undetermined	Nobleboro
Damariscotta Mills Alewife Run	ME 313-004	fish ladder		undetermined	Nobleboro
Jones	ME 313-005	structure, unidentified	unknown	undetermined	Nobleboro

Refer to Companion Volume One – Maps for Maps One, Two and Three reflecting Nobleboro's historical points of interest and cemeteries.

APPENDIX: B

SECTION THREE - TOPIC TWO: WATER RESOURCES

The State Goals:

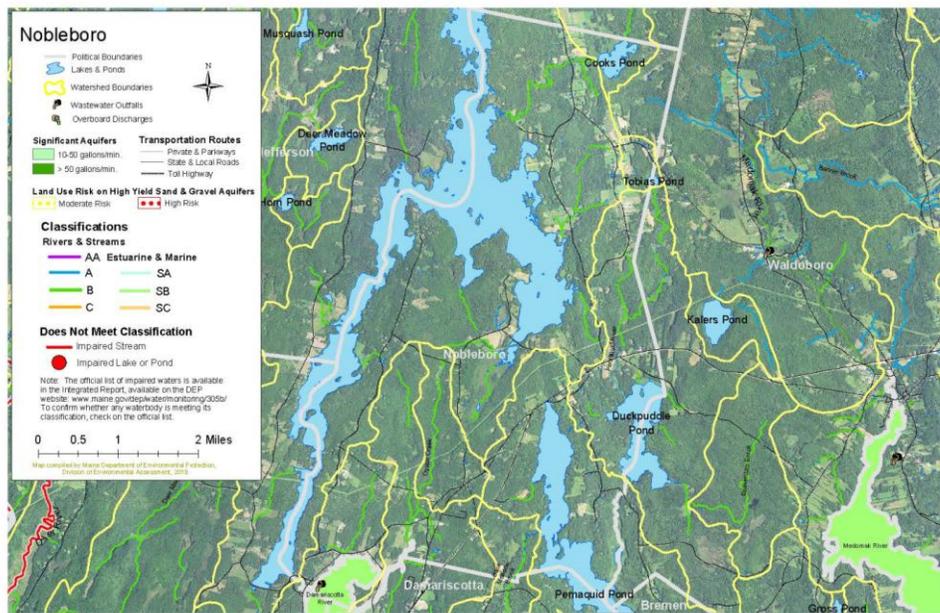
Water Resources: *To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.*

Water Resources

The town of Nobleboro aims to protect the water quality of its aquifers, lakes, ponds, rivers, streams, and brackish waters, including protection of the Damariscotta Lake, Pemaquid, Tobias, Cooks, and Duck Puddle Ponds and Great Salt Bay Watersheds. Protecting the water resources of Nobleboro has multiple benefits including ecological, human health and wildlife health, but it also ensures a stable tourism economy for the local residents and ensures stable property and tax valuation for shorefront homes and camps.

The Town of Nobleboro supports the goals and objectives of the *Damariscotta Lake Watershed Protection Plan*, prepared and implemented by Midcoast Conservancy, which provides a framework for reducing nutrient sources to major lakes and ponds in Nobleboro. Damariscotta Lake is classified as GPA (lake or pond greater than 10 acres), as are Duck Puddle, Tobias, Cooks and Pemaquid Ponds. Given the desire to protect these bodies of water from nutrient enrichment, also known as eutrophication, it is logical that all GPA waters be included in any ordinances developed for this purpose by the town.

The map below shows the watershed drainage divides of the five ponds and lakes in Nobleboro



Damariscotta Lake 319 Watershed Protection Plan Goals and Objectives

The overall goal of the Damariscotta Lake Watershed Protection Plan is to maintain or improve the water quality of Damariscotta Lake by reducing phosphorus and sediment loading to the lake. This will be achieved through the following actions in five-to-ten-year increments; currently 2021-2031:

1. **Reduce current sources of phosphorus loading** by addressing sites identified in the 2020 Damariscotta Lake watershed survey with high and medium priority rankings. This will be achieved by providing targeted outreach, technical assistance, and cost-sharing assistance to install conservation practices at these sites. Assistance through DEP 319 funding may be awarded on a competitive basis to lake associations with a DEP approved Watershed Protection Plan.
2. **Prevent new sources of phosphorus loading** by facilitating improved land use practices and ongoing maintenance activities.
 - Midcoast Conservancy will assist by conducting outreach and strive to provide technical assistance to residents, road associations, and municipal officials. Manuals for Best Management Practices (BMPs) should be utilized during municipal projects.
 - Soil and Water Conservation Districts provide ongoing trainings to municipal officials and environmental staff on BMP's covering topics such as septic system surveys, buffer plantings, and proper practices for culvert replacements, among others.
 - See the Best Management Practice documents below for Low Impact Development (LID), Forestry, Agriculture, and Erosion and Sediment Control. These documents should be utilized by Code Enforcement staff, road crews, and town officials for planning purposes and strengthening town ordinances.
 - Code Enforcement is critical to preventing new sources of sediment and erosion sources to reduce water quality impairments.
 - Natural Resources Conservation Service staff can be an ally with implementing agricultural BMP's and assisting with cost share opportunities for addressing pollutant loading issues originating from farming operations.
 - Storm events are projected to increase in duration and intensity, leading to formation of sheetwash, rill, and gully erosion. These events have the potential to cause severe erosion on road edges, ditches and town infrastructure. The Stormwater BMP manual can assist with town planning to address severe erosion resulting from storm events.
3. **Strengthen local capacity for watershed stewardship** by conducting outreach and education to local residents, responding to local inquiries and concerns, and working to ensure that town residents are aware of the function of Midcoast Conservancy, as well as Coastal Rivers Conservation Trust, as local watershed advocates.

4. **Conduct ongoing assessment of lake and watershed conditions** by monitoring Damariscotta Lake water quality.

7.2 Salt Bay Conservation Area

The Great Salt Bay sits at the head of the Damariscotta River Estuary. 515 acres of this 535-acre bay was designated by the Maine Legislature in March 2002 as Maine's very first "Shellfish Protection Zone". It received this designation because of its undisturbed nature, the primary reason it was protected was to protect the shellfish resources of the entire system (at the time it was highly degraded by mills, shellfish harvesting and bacterial contamination) its support of common and uncommon biodiversity, and its rich prehistoric and historic record. Great Salt Bay is shallow, warm, and brackish, different from the cold and salty offshore environment of the Atlantic Ocean.

The area of Great Salt Bay within Nobleboro's boundaries is non-navigable except for small boats. There is a small, non-motorized, craft launching area into the Bay, but aside from that, there are no other marine boat facilities.

The Coastal Rivers Salt Bay Farm building is located on 135 acres of protected land on the Bay, with trails and public access.

- The Great Salt Bay is unique in the State of Maine because it has been free from bottom disturbance for well over 55 years and there is a significant amount of undeveloped land surrounding the Bay.
- 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.

Maine's First Shellfish Protection Zone:

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
7.23miles of shoreline	5 islands	4 tribs

Potential Town Ordinance for Promoting Low Impact Development

From the Stormwater Best Management Practices Manual. Note that Damariscotta Lake is designated as a *Lake Most at Risk from New Development, Urban Impaired Stream

REQUIREMENTS FOR NEW SINGLE FAMILY LOT DEVELOPMENT	
Basic SFR Lot Standard	Alternative SFR Lot Standards
<ul style="list-style-type: none"> Disturbance on an individual lot must be less than 15,000 square feet (including building, driveway, walkways, lawn area, construction access, grading). No more than 7,500 square feet of impervious cover is located on the property. 	<p>Low Impact Development (LID) practices are used and sized to treat 0.5 inches of runoff from all impervious surfaces on the site, and 0.2 inches of runoff from all disturbed pervious areas of the site (lawn).*</p>
<ul style="list-style-type: none"> A minimum natural vegetated buffer must be maintained downgradient of all developed area on the lot. This buffer shall be 35 feet deep if naturally forested or 50 feet deep if maintained as a natural meadow. 	<p>The LID practices installed on the site are maintained in perpetuity. If necessary, LID practices may be replaced with new LID practices as long as the overall site treatment standard above is met.</p>
<ul style="list-style-type: none"> A minimum of 25 percent of the lot area must be maintained as an undisturbed natural area. 	
<p>* Note: If the lot or a portion of the lot is located within a watershed to a Lake Most at Risk from New Development, Urban Impaired Stream, or other impaired or sensitive waterbodies as designated by the municipality for the purposes of this standard,</p> <ul style="list-style-type: none"> 50 feet if naturally forested or 75 feet if maintained as a meadow must be 	<p>* If the lot or a portion of the lot is located within watersheds of Lakes Most at Risk from New Development or other impaired or sensitive waterbodies as designated by the municipality for the purposes of this standard, the project must treat one inch of runoff from impervious surfaces and 0.4 inch from disturbed pervious surfaces.</p>

<p>maintained downgradient of all developed area on the lot, and</p> <ul style="list-style-type: none"> • a minimum of 40 percent of the lot area must be maintained as undisturbed natural area. <p>If the existing land has been disturbed by prior activities, a natural vegetated buffer and/or undisturbed natural area may be proposed through restoration and revegetation.</p>	
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If the above ordinance is not implemented, the town requires a written explanation of why Best Management Practices and the LID strategy are not being implemented. Only extraordinary circumstances will be considered. Documentation is required prior to receiving a development permit.

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. Several 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
(FROM DEP STORMWATER BEST PRACTICES MANUAL, UPDATED 2017)**

LAKE/POND	DDA	ANAD	AAD	GF	D	F	LOP	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

KEY	
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 cold-water 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 part 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 can lead to phosphorus release 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 less dissolved oxygen water can contain. Some sensitive species cannot tolerate high temperatures. The “level of protection” designated for Damariscotta Lake and Pemaquid Pond is “*high*” since both Lakes support a cold-water 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, the flushing rate is less than one. The 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 – The Mandatory Shoreland Zoning Act (MSZA) requires municipalities to adopt, administer, and enforce local ordinances that regulate land use activities in the shoreland zone. The shoreland zone is comprised of all land areas within 250 feet, horizontal distance, of the

- normal high-water line of any great pond or river.
- upland edge of a coastal wetland, including all areas affected by tidal action, and
- upland edge of defined freshwater wetlands; and
- all land areas within 75 feet, horizontal distance, of the normal high-water line of certain streams.

The purposes of the MSZA are as follows:

- to prevent and control water pollution.
- to protect fish spawning grounds, bird and wildlife habitat.
- to protect buildings and lands from flooding and accelerated erosion.
- to protect archeological 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.

Since, shoreland zoning regulations are administered and enforced by each municipality through municipal specific ordinances, the local code enforcement officer is typically the first point of contact for shoreland zoning questions. Shoreland Zoning Staff at the MDEP assist municipalities with shoreland zoning related questions and issues, as well as provide technical assistance and training on the shoreland zoning rules.

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 must 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. *MSRA 2001 and 2010*

Funds – There is *The Lake Environmental Protection Fund*, referred to in this subchapter as the "fund," is established as a non-lapsing fund to assist the municipalities of the State in defraying legal expenses which may be incurred as a result of the regulation of land use activities and the enforcement of land use laws and ordinances in lake watersheds. The fund consists of such money as is appropriated to it from time to time by the Legislature.

§3565. The Lake Restoration and Protection Fund purposes and administration. There is established a non-lapsing Lake Restoration and Protection Fund, from which the commissioner may pay up to 50% of the eligible costs incurred in a lake restoration or protection project, except that projects addressing technical assistance, public education or research issues may be paid up to 100%. *§480-N*

Sources of Monitoring Data

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

1. Midcoast Conservancy compiled, analyzed and interpreted historic water quality data for Damariscotta Lake, for a comprehensive *2020 Damariscotta State of the Lake Report*.
2. *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.
3. 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.
4. Sections of the *2016 Integrated Water Quality Monitoring and Assessment Report* which was submitted and approved by the US Environmental Protection Agency.
5. Data collected on Maine Lakes are compiled by Lake Stewards of Maine and readily available on their website. (<http://www.lakesofmaine.org/your-lake.html>).
6. Estuary water quality data, as well as horseshoe crab spawning data and shore erosion data (from the Midden Minders program) including The Great Salt Bay, is available from Coastal Rivers upon request.

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 (now COASTAL RIVERS) and Maine Volunteer Lake Management Program since 1975. The water quality of Pemaquid Pond is 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. Upon request both Midcoast Conservancy and Coastal Rivers offer LakeSmart awards for homeowners.
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 Lake Stewards of Maine/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. Invasive Plants: Establish invasive plant boat launch monitoring and education program at the U.S. Highway Route One boat 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). Coastal Rivers provides Courtesy Boat Inspections June through August and volunteers monitor the shoreline throughout the Pemaquid and other connected ponds to report any potential aquatic invasive species. Coastal Rivers will be providing the campgrounds with training to serve as Courtesy Boat Inspectors at their properties.

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. Homeowners, agricultural and commercial land users can consult Coastal Rivers, 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

Recent Assessments of Nobleboro’s Lakes/Ponds

Since 1990, all three ponds have received NPS 319 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 the 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 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 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 indicates 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

Inserted below is a link to the Maine Department of Environmental Protection’s Manuals and Guides to reduce water pollution:

[Watershed Planning, Maine Department of Environmental Protection](#)

Inserted below is a link to the Maine Department of Environmental and Community Health Water Source Protection:

[Maine DWP - Source Water Protection](#)

Inserted below is a link to the stormwater runoff performance standards for use when amending the Town’s Land Use Ordinances so that they are consistent with the Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502) and reference the current stormwater manual

<http://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html>

To protect lake water quality, towns must control phosphorus inputs to lakes. **The DEP developed the Phosphorus Control Method as a tool for the state and towns to use for regulating development and phosphorus export to lakes.** The method calculates how much phosphorus may be allowed to be exported and is based in part on an assessment of how much

of the watershed has been and is likely to be developed. For many towns, the calculated watershed phosphorus allocations for lakes and ponds are available in Appendix C of Volume II. Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development ([Stormwater Best Management Practices, Maine Department of Environmental Protection.](#))

If your town is not listed in this document and you would like to have the phosphorus allocation numbers calculated for your town's watersheds, contact Amanda Pratt, DEP Division of Environmental Assessment, at Amanda.Pratt@maine.gov or 699-9279. To discuss the Phosphorus Control method in general, contact Jeff Dennis, DEP Division of Environmental Assessment, at Jeff.Dennis@maine.gov or 215-6376.

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APPENDIX: C

SECTION THREE - TOPIC FIVE: MARINE RESOURCES

State Goal:

Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Marine Resources

Natural systems, like the Damariscotta River Estuary watershed, provide critical services including, nutrient cycling, carbon sequestration, water purification, and erosion control. Estuaries everywhere provide critical nursery grounds for fish, migration stop-over habitat, and feeding grounds for a wide variety of wildlife. Great Salt Bay and the entire Damariscotta Estuary provide this and more in our region.

The Gulf of Maine Council has identified some plants and animals as having special ecological and economic importance to this region. Of these “species of significance” to the Gulf of Maine ecosystem, 20% live in the Damariscotta River Estuary. Without biological diversity, this ecosystem could not provide the essential services that keep the estuary functioning.

Relic species, including red-beard sponge and horseshoe crabs, were isolated here after the last ice age as the waters of this shallow estuary warmed, and then cooled again over thousands of years. Each of these species plays a vital role in this ecosystem by contributing to the critical services.

By protecting the key assets of the Damariscotta River Estuary Watershed, we ensure that biological diversity is maintained and the entire system functions efficiently. A reduction of even one of the key assets could have a cascading, negative impact on the whole estuary. This highlights the importance of thoughtful stewardship that focuses on the complicated relationships of plants and animals in their environment.

Marine Resources Damariscotta River Estuary: Monitoring for the Future

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), now Coastal Rivers Conservation Trust (Coastal Rivers), and Boothbay Region Land Trust served the project as well. DRA administered the project.

A critical goal of this management plan was to “identify threats to water quality, fisheries health and other natural systems.” Coastal Rivers initiated monitoring of the estuary and over the years

this monitoring project has morphed into an on-going, data-to-information that aims to inform the public and the communities about current and emerging water quality issues.

Currently, Coastal Rivers monitors the length of the Damariscotta River estuary for temperature, dissolved oxygen, salinity, transparency, total nitrogen and pH. The findings are shared on the website through presentations and reports at www.coastalrivers.org.

Coastal Rivers is also part of a regional estuarine monitoring network called the Maine Coastal Observing Alliance (MCOA). The website is <https://mcoascience.org/>. MCOA was formed in 2014 as a consortium of local citizen groups to build a regional perspective of estuarine water quality through the sharing of resources and expertise and the implementation of a coordinated water sampling program.

The cumulative impact of local water monitoring and regional partnerships and data sharing means that we can begin to understand what water quality changes result from land-based activities and what enters the estuary from the Gulf of Maine. This is particularly important when trying to understand the 'drivers' of coastal acidification and other global water quality problems. These findings are available on the MCOA and COASTAL RIVERS websites and these will be updated as added information from the data becomes available.

Coastal acidification, a condition in which land-based activities drive pH downward, has the potential to cause cascading impacts throughout the marine environment and the region. Nitrogen and other nutrients can drive coastal acidification on a local level and so control of nonpoint source pollution and particularly nutrients, is increasingly important. Communities have the capacity to take action and ensure that they are not contributing to this problem by, controlling run-off with excellent buffers adjacent to waterways, educating homeowners about appropriate lawn care, reducing impervious surfaces, maintaining dirt roads and driveways, and other related activities. Great Salt Bay and the Damariscotta estuary are crucial natural resources worthy of our protection.

Estuary definition: An estuary is a semi-enclosed body of water, connected to the sea, and 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 drain into Damariscotta Lake, as well as all the lands that drain directly into the Damariscotta River estuary.

Damariscotta Mills Fish Ladder Project

The stone fish ladder that is the centerpiece of Damariscotta Mills was constructed in 1807 by the Towns of Nobleboro and Newcastle because, for nearly a century, mills blocked access for fish to the freshwater falls. In 2007, after two centuries of use, the fish ladder was in poor condition, so a restoration project was initiated by a strong community group working with the Towns of Nobleboro and Newcastle and the Nobleboro Historical Society.

Restoration of the fish ladder has had a significant positive impact on the health of the Damariscotta River alewife stocks. Before the restoration, approximately 85,000 Alewives reached Damariscotta Lake to spawn annually. After the restoration, this number has grown to approximately 1.5 million. Alewives are an important part of the food chain, and they contribute to the health of the marine environment and to the lakes and streams where the fish spawn. In

the spring, a few harvested alewives are smoked as “people food” but most serve as a source of fresh bait for local lobstermen.

The Towns of Newcastle and Nobleboro have harvested alewives since the 1700s and, by balancing conservation and economic goals, they have carefully tended the Damariscotta River alewife stocks. Today, all funds received for harvested alewives are spent to maintain and restore the fish ladder and harvesting area. (<https://damariscottamills.org/>)

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APPENDIX: D

SECTION THREE - TOPIC THREE: NATURAL RESOURCES – PART ONE

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

The following link will take readers to a Marine Resources concurrent digital map for the Town of Nobleboro. Also found in Companion Volume One Maps:

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Cooccurrence%20Map.pdf>

In support of Natural Resources Strategy Two it is recommended that Nobleboro's Code Enforcement Officer develop a point scale appropriate for Nobleboro based upon the point scale in the Town of Waterford's Land Use Ordinances

The Town should consider addressing stormwater run-off - which carries excess phosphorus that may cause algal blooms. For projects that disturb soil, leading to potential increased erosion, the town will endeavor to develop erosion control standards: for the management of phosphorus loading within the shoreland zone of freshwater bodies; and nitrogen loading in the shoreland zone for saltwater properties.

In support of Natural Resources Strategy Three Nobleboro's Code Enforcement Officer recommends that a Sliding Fee Scale for Shoreland Zone Projects based upon the following parameters be incorporated into the Town's Land Use Ordinances

It is the recommendation of the Code Enforcement Officer for Nobleboro that there be a sliding scale for any activity in the Shoreland Zone around lakes and recourse protection areas in the Town.

The fees would be highest, starting along the shore back ten feet. This scale would cover any work for shoreline stabilization, docks, floats etc.

The fees would increase for any earth disturbance, tree cutting, structure change or new work. increasing in fee amounts depending on the square footage of work to take place.

The amount of fees would decrease the greater the distance from the high-water line of the recourse. It is recommended that the Selectmen work with the CEO to set up the chart and fee schedule.

APPENDIX: E

SECTION THREE; TOPIC AREA THREE – PART TWO HABITATS, CRITICAL NATURAL AND SCENIC RESOURCES

State Goal:

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

The following links will take readers to four living and building with Habitat digital maps for the Town of Nobleboro. Also found in Companion Volume Three - Maps:

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Map%202.pdf>

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Map%201.pdf>

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Map%203.pdf>

<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/maps/pdf/Nobleboro/Nobleboro%20Map%207.pdf>

APPENDIX: F

SECTION THREE – TOPIC AREA FOUR: AGRICULTURAL AND FOREST RESOURCES

STATE GOAL:

To safeguard the town's agricultural and forest resources from development which threatens these resources.

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 2019

Town	Tree Growth		Farm		Open Space	
	Acres	Value	Acres	Value	Acres	Value
Nobleboro	547	\$194,393	305	\$114,145	129	\$1,113,477
Bremen	2669	\$909,718	48	\$19,200	534	\$387,800
Bristol	1209	\$428,488	50	\$50,300	426	\$1,279,225
Damariscotta	1091	\$383,769	40	\$8,800	61	\$573,712
Newcastle	5925	\$2,080,433	458	\$135,870	457	\$208,535
South Bristol	926	\$387,202	0	\$0	333	\$1,855,780
Waldoboro	2428	\$844,239	1200	\$470,812	1144	\$1,310,800
Jefferson	6327	\$2,278,299	528	\$195,200	359	\$673,200
<i>Source: Maine Revenue Service, Municipal Valuations Returns (2019)</i>						
<i>Includes Non-Tree Growth Woodland and Agricultural Acres</i>						

Inserted below is a link to the Maine Forest Service's Best Management Practice Site:

https://www.maine.gov/dacf/mfs/policy_management/water_resources/bmps.html#:~:text=In%20Maine%2C%20Forestry%20Best%20Management%20Practices%E2%80%93or%20BMPs%E2%80%93are%20a,practices%20for%20use%20on%20a%20particular%20timber%20harvest

Inserted below is a link to the Maine Department of Environmental Protection's Manuals and Guides to reduce water pollution:

[Watershed Planning, Maine Department of Environmental Protection](#)

The following links will take readers to the "Cultivating Maine's Agricultural Future Guide" and GrowSmart Maine's "Planning for Agriculture Farm-Friendly Communities":

[The-Guide1.pdf](#)

[Agricultural-Brief-Update-4-27-17.pdf](#)

**SUMMARY OF TIMBER HARVEST INFORMATION FOR THE
TOWN OF NOBLEBORO:**

YEAR	Selection harvest, acres	Shelterwood harvest, acres	Clearcut harvest, acres	Total Harvest, acres	Change of land use, acres	Number of active Notifications
1991-1992	52	20	0	72	0	4
1993	118	35	0	153	0	5
1994	70	40	0	110	2	5
1995	96	125	0	221	24	10
1996	82	0	5	87	2	8
1997	290	45	0	335	0	13
1998	180	0	0	180	0	11
1999	182	0	0	182	1	19
2000	140	75	0	215	0	15
2001	83	0	0	83	0	8
2002	92	0	0	92	0	9
2003	146	0	0	146	0	7
2004	28	0	0	28	0	6
2005	155	75	0	230	6	15
2006	191	0	0	191	3	15
2007	120	0	0	120	0	16
2008	92	10	0	102	0	15
2009	149	7	0	156	4	20
2010	225	0	0	225	2	21
2011	220	40	0	260	6	14
2012	100	0	0	100	13	16
2013	138	6.5	0	144.5	1	14
2014	132	0	8	140	0	18
2015	48.5	25	0	73.5	0	9
2016	77	0	0	77	4.5	10
2017	172	0	0	172	0	10
2018	162	0	0	162	0	11
2019	94.5	5	0	99.5	0	11
Total	3635	508.5	13	4156.5	68.5	335
Average	130	18	0	148	2	12

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.

APPENDIX: G

SECTION THREE – TOPIC AREA SIX: POPULATION AND DEMOGRAPHICS

State Goal:

Under the Comprehensive Plan Review Criteria, there is no “State Goal” with regard to “Population and Demographics.”

Population and Demographics

Source: Maine Census Data Center, State Planning Office [data based on U.S. Census Bureau Data available as of July 2019]

**CHART G6-1: POPULATION – EDUCATIONAL ATTAINMENT COMPARISON
NOBLEBORO, LINCOLN COUNTY & MAINE 2010**

Educational Attainment, 2010	Nobleboro	Lincoln County	Maine
Less than 9th grade	9	649	35,336
9th to 12th grade, no diploma	75	1,306	59,859
High school graduate (includes equivalency)	364	8,416	326,777
Some college, no degree	269	4,908	178,022
Associate degree	115	2,391	82,580
Bachelor's degree	276	4,770	159,601
Graduate or professional degree	128	3,377	87,126
% High School Graduate or Higher	93.20	92.40	89.80
% Bachelor's Degree or Higher	32.70	31.60	26.50

**CHART G6-2: NOBLEBORO AND LINCOLN COUNTY TOWNS BORDERING
NOBLEBORO POPULATION OBSERVED AND PROJECTED**

Town	Population observed			Population projected				Percent change from previous period					Total % change 2018-2038	
	2008	2013	2018	2023	2028	2033	2038	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033		2033-2038
Bremen	813	797	800	815	823	825	822	-2.0%	0.4%	1.9%	1.0%	0.2%	0.4%	2.8%
Damariscotta	2,219	2,171	2,158	2,170	2,169	2,150	2,117	-2.2%	-0.6%	0.6%	0.0%	-0.9%	1.5%	-1.9%
Jefferson	2,450	2,393	2,424	2,479	2,519	2,540	2,544	-2.3%	1.3%	2.3%	1.6%	0.8%	0.2%	5.0%
Newcastle	1,775	1,733	1,753	1,790	1,814	1,824	1,823	-2.4%	1.2%	2.1%	1.3%	0.6%	0.1%	4.0%
Nobleboro	1,656	1,621	1,637	1,672	1,695	1,706	1,705	-2.1%	1.0%	2.1%	1.4%	0.6%	0.1%	4.2%
Waldoboro	5,116	5,020	5,044	5,121	5,166	5,171	5,142	-1.9%	0.5%	1.5%	0.9%	0.1%	0.6%	1.9%

**CHART G6-3: POPULATION BY AGE COMPARISON
NOBLEBORO, LINCOLN COUNTY & MAINE 2010**

Population - by Age (Decennial), 2010	Nobleboro	Lincoln County	Maine
Under 5 years	93	1,605	69,520
5 to 9 years	74	1,690	74,116
10 to 14 years	95	1,916	79,013
15 to 17 years	66	1,257	51,884
18 and 19 years	29	639	36,426
20 years	17	277	17,408
21 years	14	240	16,566
22 to 24 years	45	913	45,672
25 to 29 years	80	1,493	72,681
30 to 34 years	69	1,564	71,943
35 to 39 years	86	1,916	79,905
40 to 44 years	98	2,109	91,471
45 to 49 years	153	2,614	107,619
50 to 54 years	132	2,912	110,956
55 to 59 years	143	2,959	102,441
60 and 61 years	50	1,152	37,823
62 to 64 years	86	1,808	51,837
65 to 69 years	101	2,432	65,014
70 to 74 years	81	1,590	47,637
75 to 79 years	48	1,330	38,894
80 to 84 years	46	1,010	30,399
85 years and over	37	1,031	29,136

**CHART G6-4: POPULATION – EDUCATIONAL ATTAINMENT COMPARISON
NOBLEBORO, LINCOLN COUNTY & MAINE 2018**

Educational Attainment, 2018	Nobleboro	Lincoln County	Maine
Less than 9th grade	20	544	26,431
9th to 12th grade, no diploma	35	1,333	47,995
High school graduate (includes equivalency)	336	8,674	308,013
Some college, no degree	302	4,995	189,609
Associate degree	111	2,039	96,570
Bachelor's degree	190	4,623	190,172
Graduate or professional degree	199	3,938	109,107
% High School Graduate or Higher	95.40	92.80	92.30
% Bachelor's Degree or Higher	32.60	32.70	30.90

CHART G6-5: NOBLEBORO ETHNIC POPULATION. 2010

Ethnicity	Number	Percentage
White	1,617	98.4
African American	1	0.1
Native - Alaskan American	8	0.5
Asian	7	0.4
Other races	1	0.1
Two or more races	9	0.5
Hispanic or Latino of any race	3	0.2

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APPENDIX: H

SECTION THREE - TOPIC AREA SEVEN: ECONOMY

State Goal:

Promote an economic climate that increases job opportunities and overall economic well-being.

Economy

Summary of Nobleboro Businesses

Table H7-1. Summary of Nobleboro Businesses in 2020

Business Name	Number of Employees		
	Full Time	Part Time	Seasonal
Kieve-Wavus Education, Inc.	50	25	200
Nobleboro Central School	27		10
Coastal Communications	21		2
Tidewater Telecom	19		2
41 businesses	≤ 10		

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.

TOP 25 PRIVATE EMPLOYERS IN LINCOLN COUNTY BY AVERAGE MONTHLY EMPLOYMENT: (2nd QUARTER 2020 – Maine Department of Labor)

Number of Employees: 500 – 1,000

MAINEHEALTH (LincolnHealth Miles and St. Andrews Campuses) General medical and surgical hospitals

Number of Employees: 50 - 500

HANNAFORD BROS CO LINCOLN: Supermarkets and other grocery stores

FIRST NATIONAL BANK: Commercial banking

RENY INC, R H: General Merchandise Stores

LINCOLN ACADEMY: Elementary and secondary schools

MOBIUS INC: Vocational rehabilitation services

WASHBURN & DOUGHTY ASSOC INC: Ship building and repairing

MOLNLYCKE HEALTH CARE LLC: Managing offices

COASTAL MAINE BOTANICAL GARDENS: Zoos and botanical gardens

MASTERS MACHINE CO: Precision turned product manufacturing

BIGELOW LABORATORY FOR OCEAN SCIENCES: Research and Development in the Physical, Eng

CHEWONKI FOUNDATION INC: Miscellaneous schools and instruction

SHAWS SUPERMARKETS: Supermarkets and other grocery stores

MOODY'S DINER: Full-service restaurants

THE LINCOLN HOME: Assisted living facilities for the elderly

BOOTHBAY REGION YMCA: Civic and social organizations

CENTRAL LINCOLN COUNTY YMCA LINCOLN: Civic and social organizations

KNICKERBOCKER GROUP INC: New single-family general contractors

N C HUNT INC: Sawmills

RISING TIDE INC: Supermarkets and other grocery stores

ELDERCARE NETWORK OF LINCOLN COUNTY: Assisted living facilities for the elderly

CAMP KIEVE-NON LINCOLN: Recreational and vacation camps

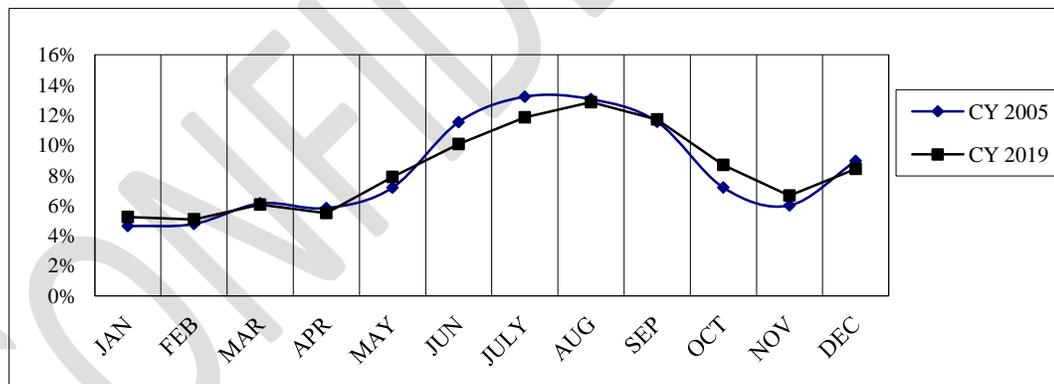
COS CARE INC: Services for the elderly and disabled

COLBY & GALE INC: Fuel dealers

Lincoln County Taxable Consumer Retail Sales

Typically, retail sales in Lincoln County (Damariscotta) 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.

TABLE H7-2. SHARE OF ANNUAL TAXABLE CONSUMER RETAIL SALES BY MONTH, LINCOLN COUNTY, 2005 AND 2019



Source: Maine State Planning Office

<http://www.maine.gov/spo/economics/economics/retailsales.php>

In 2019, total taxable consumer retail sales in Lincoln County amounted to approximately \$419.2 million. Compared to the state average, Lincoln County had a slightly greater dependence on meals and lodging sales (19% versus 17%).

Nobleboro Region Consumer Retail Sales –

According to the Maine State Dept. of Administrative Services, where data from our region is only available for the Damariscotta ESA, from 2005 to 2020 the consumer retail sales for the region increased from \$325 million to \$420 million.

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

According to the Maine State Dept. of Administrative Services, over the past decade Lincoln County's population has grown at twice the rate of the state as a whole (2% compared to 1%), and the population of Nobleboro has increased at a similar rate as Lincoln County. From 2012 – 2018 the number of employed Maine residents increased 2%, while declining in both Lincoln County (1%) and Nobleboro (12%). Per Capita Income from 2012- 2018 Maine as state increased 23%, Lincoln County 15.7% and Nobleboro 9.8%

TABLE H7-3: NOBLEBORO BUSINESSES:

Business	Location	Type of Business
Andrew and Sons Carpentry	360 Bayview Road	Carpentry
Associates in Pathology	500 West Neck Rd.	Health Services
Alewife Fabrics Online	10 Main Street	Fabrics and Quilting
B & B Tree Service	475 East Pond Road	Tree services
B & D Builders	137 Upper East Pond Road	Building Contractor: Remodeling, Cabinets, Furniture
Blake & Blake	Palmer Hill Road	Remodeling and Repairing
Brown's Firewood	Upper East Pond Road	Firewood
Caswell Painting, Inc.	Borland Hill Road	Painting Contractors
Chadwick Properties LLC	Ridgewood Road	LLC
Chadwick's Power Products, Inc.	183 Center Street	Lawn & Garden Equipment
Chi Fisheries	Mills Road	Fish Hatchery
Coastal Woodworking Inc.	16 Sand Hill Drive	Woodworking
Cornerstone Carpentry	53 Center Street	Carpentry
Nancy Conary	28 Juniper Lane	Photographer
Country Coach Charters and Limousine	Eastpond Rd.	Limousine & Charter Bus Service
Courville Construction	32 Echo Hill Road	Builder
Crockett's Septic	163 Morgan Hill Road	Septic, Snow Removal
William Dagley	99 US Route One	Flea Market
Damariscotta Montessori School	Center Street	Private School
Duck Puddle Campground	60 Campground Road	Campground - Seasonal
East Neck Electric	24 Partridge Lane	Electrical Contractor
Eastern Traders LTD	US Route One	Commercial Lobster - Wholesale
Edindex	69 Eugley Hill Rd.	Book Publisher
Friends from Thai Daughters	263 East Neck Rd.	Child related Social Services
First Baptist Church	Back Meadow Road	Church
Full Circle America	73 Cedar Lane	Empowered Aging
Ginger Moose Bakery	East Pond Rd.	Bakery
GRH & Sons Storage	55 U.S. Highway Route One	Storage - Self Service
Green Earth Associates	Morgan Hill Road	Landscape Contractors
Griffin Roy Septic Cleaning	233 upper east pond rd	Septic services
Hatch Well Drillers	85 Winslow Hill Road	Well Drilling
H Roberts Photography	775 West Neck Rd.	Photography
Henny's Automotive	397 Center Street	Automotive Garage
Hootenanny Bread	Bayview	Baker

Business	Location	Type of Business
Jeff's Bait & Lobster	U.S. Route One	Live Lobsters, Fishing Bait
KEI Power Management	Rt. 215	Power generation
Kieve-Wavus Education, Inc.	42 Kieve Road	Educational Organization
Lakeside Barn	60 campground rd.	Wedding Venue
Libby's Lumber	Bayview Road	Sawmill
Ma's Bobbin Works	134 Back Meadow Road	Antiques
Maine Home Improvements	Lilly Dr.	Building Contractor, Restoration and Preservation
Maine Music Outreach	19 Hunts Cove Rd.	Music enrichment
Maine-ly Sewing	U.S. Route One	Sewing, Rug Making Supplies
Maritime Energy	205 US Rt. 1	Fuel/Energy dealer
George Mason	123 Borland Hill Road	Ceramic Artist
Don May	East Neck Road	Carpenter
McClintick Foundations	34 Pine Ridge Road	Foundations, Concrete Work
Mill Pond Inn	50 Main Street	Bed & Breakfast
Myers Bfa Winslow	357 Bayview rd.	Arts
Matt Benner Excavation	385 Center Street	Lumber and Landscape Supplies
NS Design	42 Hilltop Road	Electric String Instruments
Newbert Farm	935 East Pond Road	Dairy Farm
Nobleboro Central School	194 center street	School
Town of Nobleboro	192 US rt. 1	Town office
Nobleboro Building Movers	Waldoboro Road	House Moving, Jacking, Excavating
Nobleboro Village Store	255 Center Street	Convenience Store
North Star Driving School	200 Duck Puddle Road	Driving Instruction
Op Box	Rt. 1	Small buildings
PB Enterprises	74 Duck Puddle Road	Seafood - Wholesale
Buddy Pietila	East Pond Road	Small Engine Repair
Seacoast Catering	Sprague Point	Catering/Wedding Venue
Seven Waters Gallery	377 Bayview Road	Artists
Spear Farms, Inc. Vegetable Stand	Center Street	Fresh Produce - Seasonal
Richard Spear Snow Plowing	375 Upper East Pond Road	Snow Removal
Sunset Knoll Landscaping	754 East Pond Road	Landscaping
Tidewater Telecom	133 Back Meadow Road	Telephone Company
Timberland Consultants	174 Back Meadow Road	Consulting Foresters
Townline Campground	483 East Pond Road	Campground - Seasonal
Vose Apiaries	147 Lower Cross Road	Local Honey, Beeswax Products
West Neck Strategies	556 West Neck Road	Business Management Consultant
H.C. Wright	Fox Run Road	Excavation
Richard Spear Snow Plowing	375 Upper East Pond Road	Snow Removal
Sunset Knoll Landscaping	754 East Pond Road	Landscaping
Tidewater Telecom	133 Back Meadow Road	Telephone Company
Timberland Consultants	174 Back Meadow Road	Consulting Foresters
Townline Campground	483 East Pond Road	Campground - Seasonal
Vose Apiaries	147 Lower Cross Road	Local Honey, Beeswax Products
West Neck Strategies	556 West Neck Road	Business Management Consultant
H.C. Wright	Fox Run Road	Excavation

APPENDIX: I

SECTION THREE – TOPIC AREA EIGHT: HOUSING

State Goal

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

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 \$65,300. The Nobleboro median home cost is \$315,000. That median income can only afford \$254,897 for a home. Income needed to purchase a \$315,000 home is \$80,697. Income by the hour would have to be \$38.80. (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.

APPENDIX: J

SECTION THREE – TOPIC AREA TEN: TRANSPORTATION

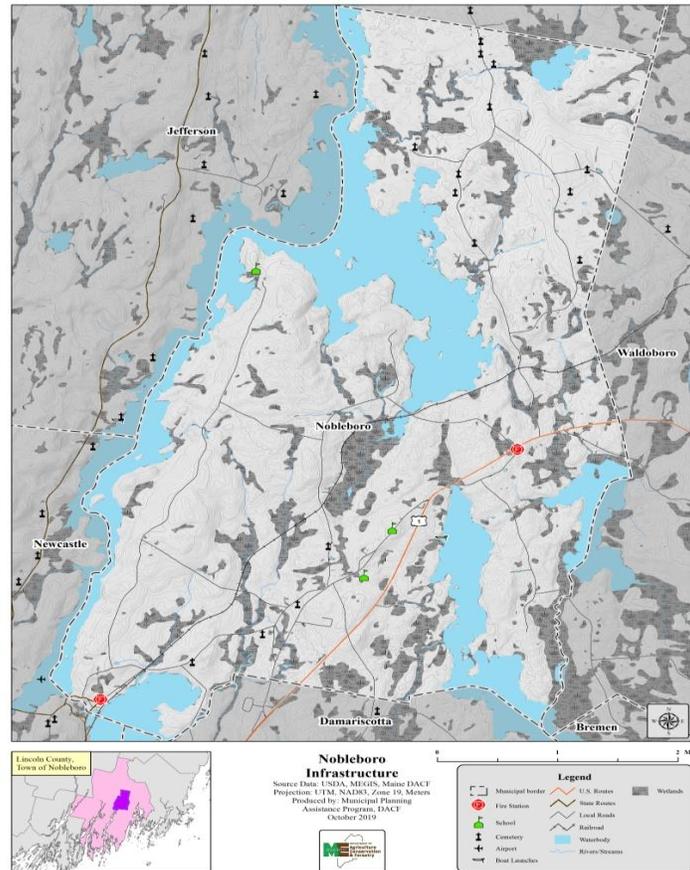
State Goal

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development

Sensible Transportation Policy Act

If a community has adopted a local or applicable regional long-range transportation plan that has been approved by the Maine Department of Transportation as consistent with the Sensible Transportation Policy Act (23 M.R.S.A. §73), then the transportation section is deemed complete for the purposes of review under this Chapter ([Title 23, §73: Transportation policy \(mainelegislature.org\)](#)). The transportation section of the comprehensive plan need only include a letter from the Maine Department of Transportation stating that the community's long-range transportation plan is consistent with 17-229 CMR Chapter 103 subchapter 3 and is current in accordance with 17-229 CMR Chapter 103 subchapter 3.2(F). Absent such approval, the following information, analyses, policies and strategies are required. Regional transportation plans must be consulted in preparing this section.

FIGURE I10 - 1. TOWN OF NOBLEBORO INFRASTRUCTURE



Conditions & Analysis

General:

During the eighteenth and nineteenth centuries, transportation in Nobleboro was by boat, rail, and by road. Through the years, water transportation has become a leisure activity while the network of roads in Nobleboro has increased. Trains, mostly passenger but also an occasional freight train, pass through Nobleboro but there is no longer a station in town. Transportation networks connect Nobleboro residents with each other as well as the rest of the world. Nobleboro’s transportation network is primarily dependent on automobiles.

The data provided for Nobleboro’s transportation fiscal expenditures are the amounts approved at town meeting for 2020. Any funds not expended are carryover to be added to the next years town approved budget.

Road Maintenance	\$120,000
Paving	\$150,000
Plowing and Sanding	\$130,315
Sand and Salt Purchase	\$42,500
Total	\$442,815

A community survey in Fall of 2020 asked questions about concerns and issues within Nobleboro regarding all types of transportation. Residents noted concerns in the community are around lack of regular road maintenance, increased budget needs for repairs, edge of new paved roads needing fill, sidewalk repair need in Damariscotta Mills, cutting roadside brush, and needing increased mileage of roads repaired each year.

Roads:

The principal mode of transportation in Nobleboro is private vehicles traveling on an extensive system of federal, state, and local roads. This road network consists of 36.69 miles of public roads. With the exception of 1.27 miles of gravel roads, all public roads in Nobleboro are paved. There are also 36.29 miles of private roads that serve mostly seasonal shorefront properties and residential developments but, increasingly serve year-round residences. Nobleboro provides summer maintenance for 24.43 miles of paved roads and 1.27 miles of gravel roads and plows 33.5 miles of state and local roads in the winter. Many summer residences being converted to year-round use are only accessible by roads that do not have the base, alignment or surface to accommodate year-round use. Furthermore, a significant portion of Nobleboro’s new year-round residential development is locating along similar roads well away from the shore to take advantage of lower land costs.

A fall 2020 survey of residents showed that 52% of respondents (64 people) answered “Yes” to the question, “Are the Town’s services for town road maintenance and paving adequate?” 48% of respondents (58 people) replied “No.” Comments in the survey left by respondents included sentiments about increasing plowing, better maintenance beyond patching, and overall poor conditions of multiple roads. A few respondents acknowledge the size and limited budget of the town and that Nobleboro was fine enough given these circumstances. However, 85% of respondents (104 people) responded “Yes” to the question, “Are the contracted services for

snow removal, plowing, and sanding of Town roads adequate?" leading to believe this activity may be sufficient.

TABLE I10 -1: ROAD CONDITIONS IN NOBLEBORO:

PUBLIC ROADS	Good	Fair	Poor
BACK MEADOW RD	X		
BAY POINT RD	X		
BAYVIEW RD		X	
BELVEDERE RD	X		
BENNER LN			
BENNETT RD		X	
BORLAND HILL RD	X		
BREMEN RD	X		
CENTER ST	X		
DEPOT ST		X	
DUCK PUDDLE RD	X		
E NECK RD		X	
E POND RD	X		
EUGLEY HILL RD	X		
EVERGREEN ESTATES RD		X	
LADDS HILL RD	X		
LOWER CROSS RD		X	
MAIN ST	X		
MORANG COVE RD	X		
MORGAN HILL RD	X		
OLD COUNTY RD			X
ROUTE 1	X		
SCHOOL ST		X	
SIDELINGER RD		X	
UPPER CROSS RD		X	
UPPER EAST POND RD	X		
VANNAH RD	X		
W NECK RD		X	
WINSLOW HILL RD	X		

Bridges:

There are five bridges in Nobleboro. The Jones Bridge on East Pond Road, Head Gate on Main Street and the Salt Bay Bridge on Belvedere Road are owned and maintained by the state. The Oakhill Oyster Creek and Duck Puddle Bridges on Bayview Street and Duck Puddle Road, respectively, are owned and maintained by the town. Head Gate and the Salt Bay Bridge may need to be upgraded or replaced. Replacement of the Salt Bay Bridge is included in the MDOT Six Year Plan. The town should monitor the project to ensure that it is included in MDOT's next Biennial Transportation Improvement Program (BTIP)

Traffic:

Major Traffic generators: Nobleboro Center creates traffic during high use hours for the elementary, as well as the historical society, store, historical monument, and church. Damariscotta Mills garners huge spring time traffic from school buses and others visiting the fish ladder, plus usually spring/fall alewives festivals; Camp Kieve campus generates a lot of bus and individual traffic. The town office/fire station and community ball field are off of Route 1, which creates traffic from those coming in and out. There is also seasonal traffic increases from lawn sales, contributing to heavy and erratic traffic patterns.

FIGURE I10 - 2 NOBLEBORO 2013 - 2017 TRAFFIC COUNTS

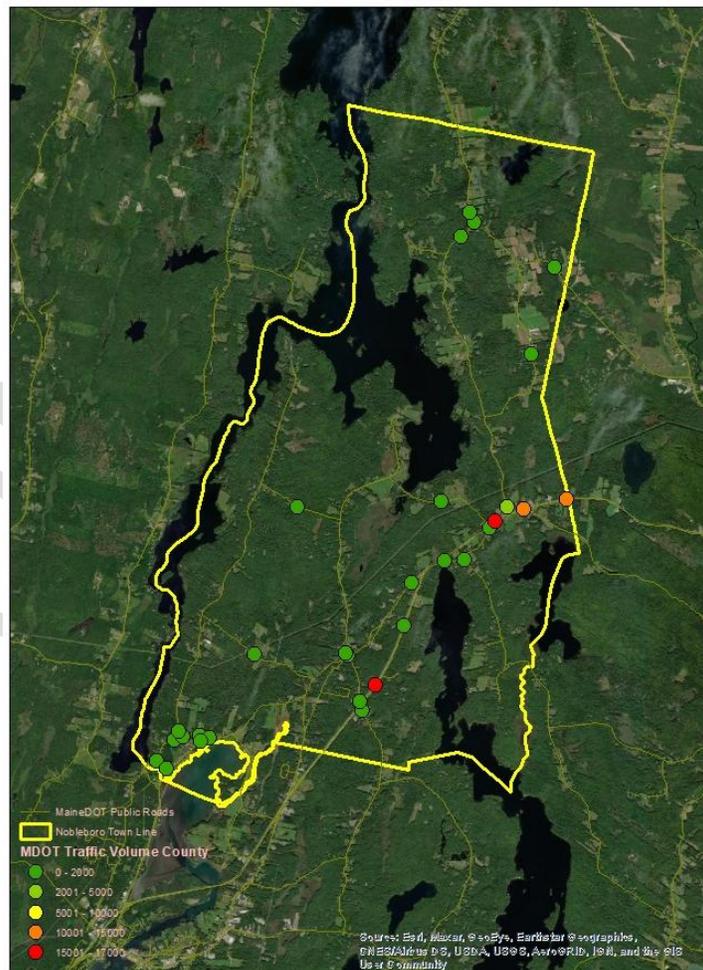
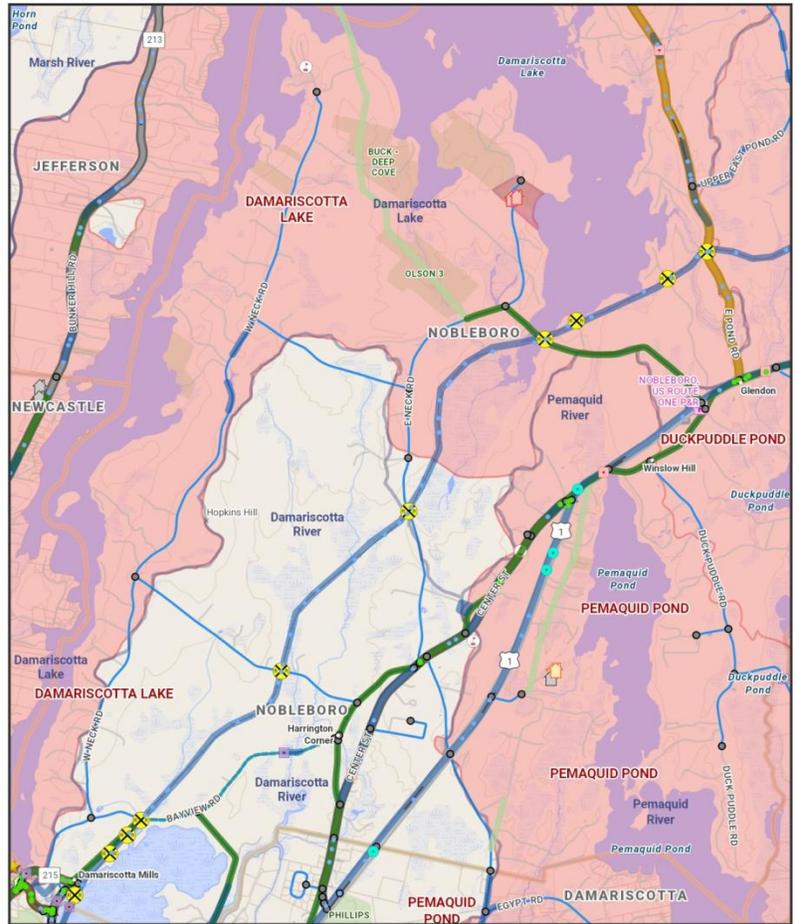


TABLE I10 – 2: NOBLEBORO 2013 - 2017 TRAFFIC COUNTS AND PATTERNS

TOWN	LOCATION	AADT12	AADT13	AADT14	AADT15	AADT16	AADT17	% Change
NOBLEBORO	(PW) PARK & RIDE ENT SW/O IR550(WINSLOW)	-	100	-	-	-	-	n/a
NOBLEBORO	IR 1592 (CENTER ST) SW/O US 1	-	1120	-	-	1280	-	114%
NOBLEBORO	IR 1592 (MAIN ST) E/O IR 543 (E NECK RD)	-	1570	-	-	-	-	n/a
NOBLEBORO	IR 503 (BACK MEADOW RD) N/O US 1	-	480	-	-	460	-	96%
NOBLEBORO	IR 503 (BACK MEADOW RD) SE/O US 1	-	790	-	-	860	-	109%
NOBLEBORO	IR 517 (DUCK PUDDLE RD) SE/O IR 550	-	-	-	-	850	-	n/a
NOBLEBORO	IR 537 (W NECK RD) N/O IR 544(BORLAND)	-	540	-	-	480	-	89%
NOBLEBORO	IR 537(BORLAND RD) SW/O IR 537(W NECK)	-	490	-	-	450	-	92%
NOBLEBORO	IR 542 (BAYVIEW ST) SW/O IR 544	-	870	-	-	840	-	97%
NOBLEBORO	IR 543 (EAST NECK RD) NE/O IR 1592	-	430	-	-	550	-	128%
NOBLEBORO	IR 544 (BORLAND RD) E/O IR 537(W NECK)	-	-	-	-	400	-	n/a
NOBLEBORO	IR 545 (E POND RD) N/O IR 551	-	1330	-	-	1470	-	111%
NOBLEBORO	IR 545 (E POND RD) N/O US 1	-	1700	-	-	2090	-	123%
NOBLEBORO	IR 545 (E POND RD) SW/O IR 551	-	-	-	-	1370	-	n/a
NOBLEBORO	IR 551 (UPR E POND) SE/O IR 545 (E POND)	-	-	-	-	440	-	n/a
NOBLEBORO	US 1 E/O IR 545 (E POND RD)	-	10160	-	-	11540	-	114%
NOBLEBORO	US 1 NE/O IR 1182 (SIDELINGER RD)	10310	10380	10520	10800	-	11320	110%
NOBLEBORO	US 1 NE/O IR 503 (BACK MEADOW RD)	-	-	-	-	12660	-	n/a

FIGURE I10 – 3: DOT PUBLIC MAP VIEWER – TRANSPORTATION OVERVIEW

TOWN OF NOBLEBORO - DOT TRANSPORTATION MAP



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0.7 Miles
1 inch = 0.74 miles

Date: 1/25/2022
Time: 12:57:06 PM

Rail:

The state's Rockland Branch Railroad crosses Nobleboro. The Northern New England Rail Authority has plans to restore the seasonal service between Brunswick and Rockland, but there is no time frame for this at the present. There are many rail-local road crossings that need to be upgraded to make rail service safer. Many portions of the Rockland Branch right of way are within or adjacent to wetlands and water resources or within very rural areas lacking public water or sewer services or road access. In addition, only three of the five public road crossings in Nobleboro are signalized. These conditions make it less likely that rail-dependent industrial or distribution uses will be able to make effective use of the railroad in Nobleboro.

Water transportation:

There are no public ferry services or water transportation terminals in Nobleboro. The nearest water body is Damariscotta Lake, which is an important feature of the town. Transportation on the lake is private vessel only. Additional water bodies with public access for private vessels are Pemaquid Pond and Duck Puddle Pond.

Public Transportation:

According to a fall 2020 community survey, 68% of respondents (79 people) responded “No” to the question, “Would you utilize a regularly scheduled mode of public transportation if available?” Comments by respondents to this question mentioned that it would be useful for residents as they age and cannot drive, and that they intend to drive a personal vehicle as long as possible. Some comments indicated public transportation might be an option for them if not for COVID-19 restrictions and safety concerns, as well as being useful only if transit services were reliable and safe.

The survey also indicated support for alternative modes of transportation. 69% of respondents (82 people) responded “Yes” to the question “Should the Town encourage the use of and support the infrastructure needed for alternative modes of transportation (electric vehicles, rail, bike)?”

The COVID-19 pandemic and public health and economic crisis has limited and/or halted some transit services. The below information is correct prior to the pandemic, and may be subject to change and regulations, restrictions, and the health emergency evolves.

Public Transportation:

Midcoast Public Transportation provides rides for MaineCare members to eligible medical appointments. Rides for MaineCare Members are scheduled through Mid-Coast Connector. Contact information for MCC is 1-(207)-930-7900 or toll free, 1-(855)930-7900. Mid-Coast Public Transportation has different public transportation options in the region they serve (Waldo, Knox, Lincoln and Sagadahoc counties). MCPT has routes established in Belfast and Rockland, but none in Lincoln County. MCPT operates out of Waldo County Community Action in Belfast (contact info: 1+207-338-4769 or 1-800-439-7865).

Lincoln County FISH (Friends In Service Helping) volunteers offer free rides for any purpose to Lincoln County residents. This is a volunteer group organized to provide transportation at no charge to those with no other transportation alternative. Contact info is lincolncountyfish@gmail.com or call 207-350-9808.

Concord Coach provides once daily service both north- and south-bound. The closest pick-up/drop off location is Main Street in Damariscotta, near the Post Office.

Parking:

Areas with parking issues include the Vannah Road boat launch; Icehouse Park swimming area in Damariscotta Mills; Damariscotta Mills Fire Station; Alewife harvest area in Damariscotta Mills, and smelt fishing parking safety issues on Belvedere Road and Bayview Street. The issues arising in these areas are the lack of parking, and the heavy seasonal use. Individuals park alongside roads that are not sized for parking, creating safety and traffic issues. The lack of safe walking areas creates pedestrian safety issues as well.

There are currently no parking standards adopted in Nobleboro. The downtown area of Damariscotta Mills does see high traffic and insufficient parking, but the general town ideals discourages further development to retain rural character.

A Park and Ride lot exists off of Route 1 in Nobleboro.

Airports

There are no private airports in Nobleboro. Airports that serve the Nobleboro residents include the Maine State Airport in Augusta, the Wiscasset Airport, the Knox County Regional Airport, the Portland International Jetport and Bangor International Airport. The Augusta, Bangor, Knox County and Portland airports offer scheduled air service.

Walking, Biking and other Non-auto Transportation

According to fall 2020 community survey, 81% of respondents indicated that “Bike and Walking Trails” should be retained or acquired by the town for public use. Comments by survey respondents also indicated that more walking/biking/running trails should be added not on busy roads, have safety in mind, and increase shoulders and sidewalks. 74% (81 people) responded “Yes” to the question, “Should the Town repair, maintain, and upgrade the sidewalks in Damariscotta Mills?” Comments on this question indicated a desire to better integrate sidewalks and make them more accessible and improve walkability.

The acquisition of a grant to build a sidewalk on Center Street connecting the St. Patrick’s Church to the Post Office and Nobleboro Central School is the extent that a sidewalk contributes to the connection of local destinations.

The 2020 Community Survey indicated that residents do not believe the roads in Nobleboro allow for adequate and safe walking and biking. The review of roads and public lands for infrastructures changes to increase bicycle and pedestrian transportation would be helpful toward this end.

There are little to no off-road connections to connect bike riders and pedestrians to activity centers. There is limited public land available in Nobleboro to develop public off-road trails, but future development could occur with the Coastal Rivers Conservation Trust landholders.

Biking on public roads is deemed unsafe by residents, as discussed in the 2020 Nobleboro Community Survey. Limited sidewalks and moderate road shoulders also make walking unsafe. Residents also noted the desire for walkable trails around the school and bay, in an effort to get walkers and bikers off the roads.

During the month of May 2021 the Eastern Greenway Bike Trail was extended into Nobleboro. This trail is marked by green 1A bike signs. ([East Coast Greenway](#))

Conflicts and Crashes

Route 1 is the major state route that intersects the town. According to Maine Public Query Crash Tool in 2020, a conflict caused by roads includes the intersection of East Pond Road and Upper East Pond Road, as well as the intersection of East Pond Road and Morang Cove Road. Total crashes were 15, which led to 4 injuries and no fatalities¹.

¹ Maine Public Query Crash Tool. Retrieved September 29, 2020 from <https://mdotapps.maine.gov/MaineCrashPublic/PublicQueryHCL>

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.

The graph inserted below shows planned MDOT work in Nobleboro through 2022. Local road assistance for fiscal year 2020 was \$34,452. For 2019, the below work was completed:

- 5.00 Emergency Event Responses
- 2,200.00 Linear Feet of Shoulder Rebuilt
- 2.00 Drainage Structures Repaired 4.00 Linear Feet of Bridge Rail Repaired or Replaced
- 722.00 Sq Feet of Pavement Legend Applied
- 2.00 Bridge(s) Washed 1.00 Bridge(s) Sealed
- 27.40 Miles of Striping Applied 7.00 Shoulder Miles of Litter and Debris Removal
- 22.90 Shoulder Miles of Mowing
- 2.00 Trees Removed 2.00 Mile(s) of Shoulder Graded 6.60 Ton(s) of Patch Applied
- 4.00 Shoulder Miles of Sweeping

The Maine Department of Transportation has determined the region's top heavy treatment road work priority for 2023 will be a mill and fill project impacting 11.05 miles of Route One (including ramps and some bridge work) located within the communities of Damariscotta, Newcastle, and Nobleboro. The cost estimate for the work is roughly seven million dollars (estimated for night work) and would include a possible bridge joint replacement in Damariscotta and Newcastle, which would be addressed prior to the paving project. The bridge joint replacement is currently a 2023 construction funding candidate.

At this stage the DOT is continuing to fine-tune the project scope and will be communicating with local municipalities at the appropriate time to coordinate this work. Nobleboro also adopts the state standards for public road design.



Nobleboro

This report shows the 2020-2022 Work Plan entries for Nobleboro. The costs listed are the total cost of these projects – some of which may extend into neighboring towns. It also shows a listing of maintenance work specifically recorded to Nobleboro in 2019, as well as any 2019 Local Road Assistance payments. Activities that are managed on a larger scale, such as snow & ice control, and maintenance work done by contract are not listed. The maintenance accomplishments may also extend into neighboring towns but are listed in the first town where the work was reported. Finally, any capital projects that were completed in 2019 are also listed.

Planned Capital and Maintenance Work 2020-2022

Work Plan Year: 2020

Municipalities(s): Nobleboro

Asset(s): East Pond Road

Description: Ditching in various locations on the East Pond Road in Nobleboro. Beginning at Sulos Road and extending north 0.69 of a mile to Ledgey Acres Lane.

ID	Scope of Work	Highway Corridor Priority	Estimated Funding
WR 40263		HCP 4	\$25,000

Work Plan Year: 2021/22

Municipalities(s): Nobleboro, Waldoboro

Asset(s): Route 1

Description: Beginning 0.09 of a mile east of East Pond Road and extending east 3.31 miles.

ID	Scope of Work	Highway Corridor Priority	Estimated Funding
024161.00	1 1/4" Overlay Rural Highways	HCP 1	\$2,540,000

APPENDIX: K

**SECTION THREE – TOPIC AREA ELEVEN:
PUBLIC FACILITIES, SERVICES AND EDUCATION**

State Goal:

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Public Facilities, Services and Education

Nobleboro Fire and Rescue – Minnehatta Fire Company

**TABLE K11 – 1: NF&R MEMBER
QUALIFICATIONS, CERTIFICATIONS AND LICENSES:**

Classification	Number of NF&R Members
Licensed intermediate-level EMS	1
EMS Trained	6
Basic emergency medical technicians	3
Hazmat technicians	2
Hazmat operators	5
Hazmat awareness trained	7
National pro-board certified firefighters	5
State of Maine basic fire certification	10
National pro-board certified fire instructors	2

TABLE K11 – 2: FIRE AND MUTUAL AID:

Incident Type	Number of Calls - 2020
Fire	27 Calls
EMS	148 Calls
Hazardous Conditions	60 Calls
Service Calls (water issues, public assistance etc.)	10 Calls
Good Intent Calls (smoke ordure, canceled in route)	7 Calls
False Alarms and False Calls	12 Calls
Severe Weather and Natural Disaster	1 Call
Special Incident Types	7 Calls
Total Number of Calls in FY 2020	270 Calls

Mutual Aid Type	Number of Occurrences
Aid Given	13
Aid Received	9
Total Number of Occurrences in FY 2020	22

TABLE K1 – 3: AVERAGE RESPONSE TIMES

Category	Response Time
Fire and First Responder	9 minutes and 36 seconds
Central Lincoln County Ambulance	12 minutes and 45 seconds
Lincoln County Sheriff – Day	20 minutes
Lincoln County Sheriff – Night	22 minutes

TABLE K1 – 4: NF&R APPARATUS

Year	Type	GPM Capacity	Condition
2012	International Tanker (T5)	500 GPM 3000 gallon tank	Excellent
2006	Class B Mini Pumper (E3)	1000 GPM 320 gallon tank 20 gallon foam	Fair
2003	Class A Pumper (E1)	1250 GPM 1000 gallon tank 35 gallon foam`	Good
1984 Class B Pump (E406) 1250 GPM 1000 gal Tank Poor	Class B Pump (E406)	1250 GPM 1000 gallon tank	Poor
Dry Fire Hydrants	Two	11	Good

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

Municipal Officers¹

- Treasurer/Tax Collector/Town Clerk, Registrar/Office Manager: Susan Pinnetti-Isabel
- Deputy Treasurer, Tax Collector, Town Clerk: Emerald Friend
- Office Clerk: Kenna Coates
- Road Commissioner: Dale Wright (04-01-2023)
- Trustee to Salt Bay Sanitary District: Robert Whear (04-01-2022)
- Fire Chief/Fire Warden: Richard Genthner

- Animal Control Officer: Lincoln County Animal Control
- Town Historian: To be determined by Selectmen
- Director of Civil Defense: Robert Genthner
- Director Ambulance Service: Larry Hallowell
- Code Enforcement Officer/Plumbing/Building Inspector: Stanley Waltz

Selectmen, Assessors, Overseers of the Poor, Fish Committee

- Richard Spear, Chair (04-01-2024)
- Richard Powell (04-01-2023)
- John Chadwick (04-01-2022)

Planning Board

- Matt Lewis, Chair (04-01-2023)
- Marianne Pinkham, Vice Chair (04/01/2024)
- Peter Gabbe (04/01/23)
- Michele Hallowell (04/01/2022)
- Open Position
- Nate House, Alternate (04/01/2023)
- Alternate – Open Position
- Sharon Abair, Clerk
-

Appeals Board

- David Libby, Chair (04/01/2023)
- Dewey Meteer (04/01/2022)
- Steward Hanna (04/01/2023)
- William Devoe (04/01/2023)
- Harold Lewis (04/01/22)
- Sharon Abair, Clerk
- Richard Powell, Select Board Advisor

Budget/Advisory Committee

Center:

- Peter Lawrence (04/01/2024)
- Dale Wright (04/01/2023)
- Kellie Peters (04/1/2023)

Mills:

- Brittany Carter (04/01/2024)
- Timothy Andrews (04/01/2024)
- William Bryant (04/01/2022)

North:

- Vacant (04/01/2024)
- Robert Spear (04/01/2022)
- Buddy Brown (04/01/2023)

School Board

- Angela White, Chair (04/01/2022)
- Rhea Butler (04/01/2023)
- Shawna Kurr (04/01/2022)
- Jennifer Pendleton (04/01/2024)
- Michael Ward (04/01/2024)

Nobleboro Cemetery Committee

- Laurie McBernie, Chair (04/01/2022)
- Robert Jackson (04/01/2022)
- Mary Sheldon (04/01/2022)
- Henry Simmons (04-01-2024)
- Vacant Seat

Nobleboro Recreation Committee

- Phil Page, Chair
- Terry Spear
- Darren York
- Ken York

Broadband Committee

- Peter Gabbe, Chair
- Marty Welt
- Nate House, Vice Chair
- Michele Hallowell, Secretary
- Bill Silver
- Richard Spear, Select Board Advisor
- Mark Morrison
- Dean Levy

Education

Maine Alternative Unit – AOS 93 Long Range Plan (July 1, 2021)

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 Central Lincoln County School System/AOS #93 students.

- A. Create alternative learning opportunities for students.
- B. Establish interest in and support for 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 and efficiency of Central Lincoln County School System/AOS #93

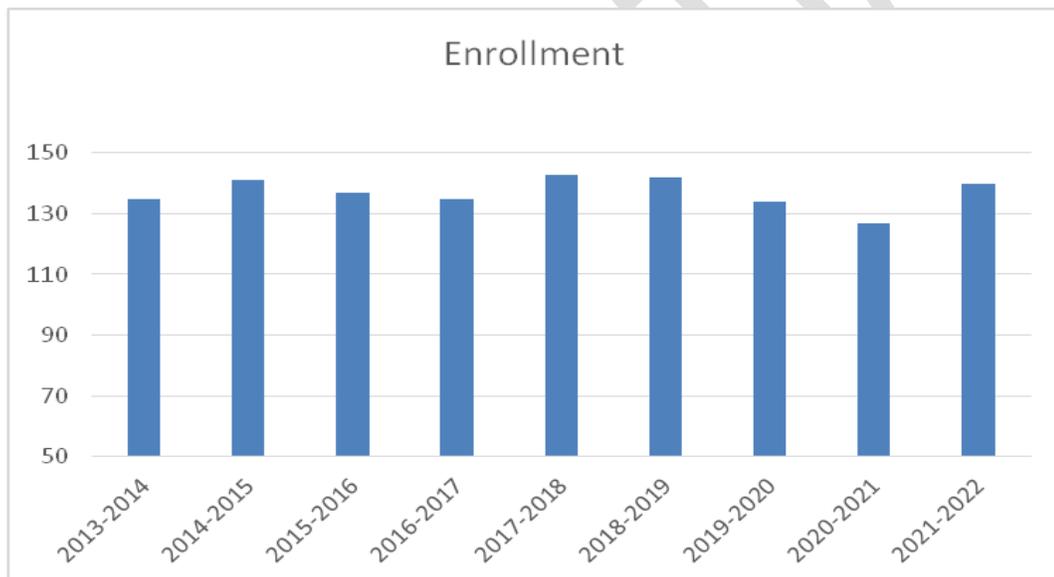
- A. Explore facility growth options
- B. Determine the feasibility of a union-wide teachers' contract

- C. Explore alternative scheduling options.
- D. Continue to provide the Central Office with the necessary resources for policy and program implementation

IV. Improve the educational opportunities for secondary students in Central Lincoln County School System/AOS #93.

- A. Expand local vocational options for students in AOS #93.
- B. Explore alternatives for funding and governance for AOS #93 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 AOS 93 educational activities.

CHART K11 – 1: NOBLEBORO CENTRAL SCHOOL ENROLMENT TRENDS 2013 - 2022



Secondary School enrollment 2020-2021 school year: 72 students.

AOS 93 Administrations and Nobleboro Central School Staff List July 1, 2021

AOS93 Administration

- Craig Jurgensen, Superintendent of Schools
- Kelly Stokes, Director of Special Services
- Ann Hassett, Curriculum Coordinator
- Lynsey Johnston, Assistant Superintendent & Business Manager
- Candice Abruzese, Human Resources
- Linda Skiff, Administrative Assistant
- Sherry Forstrom, Special Services Administrative Assistant
- Myra Lane, Accounts Payable
- Michelle Miller, Director of Food Service

NCS – Administration - Main Office

Ira Michuard, Principal
Nancy Courville, Administrative Assistant
Kayla O'Donnell, Nurse

NCS – Guidance

Chelsey Weeks
Erin Barter, Social Worker

NCS - Custodians

Shepard Brown, Head Custodian
Jack Raposo, Custodian
Fred Lothrop, Part Time Custodian
Linwood Rideout, Part Time Custodian

NCS – Food Service - Kitchen

Angela Mercer, Nutrition Program Manager
Patricia Stevens, Nutrition Program, Cook

NCS - Teaching Staff

Eddie Farrell, Educational Technician
Kris Harriman, Educational Technician/Library Eddie Farrell
Robyn Henry, Grade 1
Debbie Poland Grade 2
Tamara Kaler, Grade 5
Jean Mehlhorn, Educational Technician, Special Education
Doug Parcher, Teacher, AOS93 Ctr. for Alternative Ed.
Jennifer Whitney, Special Education
Brandie Stewart, Kindergarten
Sarah Plummer, Music
Cindy Sabina, Grades 6-8, Gr. 6 Homeroom
Paula, Schuster, Grade 3
Laurie Stiles, Grades 6-8, Gr. 8 Homeroom
Tuesday Course and, Grade 4
Lisa Steeves, Educational Technician/AOS93 Center for Alt. Ed.
Linda Taylor, Tehnology Coordinator
Julianne Hansbury, Sp. Ed Speech/Language
Hedda Scribner, Educational Technician
Kenneth Williams, Grades 6-8; Gr. 7 Homeroom
Barbara Woodward, Title 1 Educational Technician
Lisa Workman, Art
Michelle York, Physical Education & Health, Athletic Director
Cally Bartholomae, Educational Technician, Special Education
Christina Hopkins, Educational Technician
TBD, Education Technician, Regular & Special Ed.

Technology – Broadband: Nobleboro and Lincoln County

- ☐ The average download speed in Nobleboro is 17.2 Mbps. This is 72.5% slower than the average in Maine and 442.8% slower than the national average.
- ☐ There are 3 primary internet providers and 10 overall.
- ☐ Nobleboro is the 49th most connected city in Maine ahead of Newcastle, Waldoboro, Jefferson, and Whitefield, but behind Damariscotta.

- ☐ In Lincoln County, approximately 800 people do not have access to 25Mbps wired broadband.
- ☐ 9% of residents in Lincoln County have access to fixed wireless internet service.
- ☐ Approximately 72 people in Lincoln County don't have access to any wired internet.
- ☐ Maine is the 13th most connected state in the U.S.
- ☐ Fiber optic internet is available to 45% of Lincoln County residents.

TABLE K11 – 5: SUMMARY OF THE RESIDENTIAL INTERNET PROVIDERS IN NOBLEBORO, MAINE (JULY 1, 2021)

<u>Provider</u>	<u>Availability</u>	<u>Type</u>	<u>Speed</u>	<u>Time to Download 1 GB</u>
Spectrum	98.3%	Cable	1,000 Mbps	8s
Tidewater Telecom	73.7%	Fiber	100 Mbps	1m21s
Consolidated Communications	39.4%	DSL	50 Mbps	2m43s
Viasat Internet	100%	Satellite	50 Mbps	2m43s
HughesNet	100.0%	Satellite	25 Mbps	5m27s
Tidewater Telecom	87.2%	DSL	10 Mbps	13m39s

TABLE K11 – 6: SUMMARY OF BUSINESS INTERNET PROVIDERS IN NOBLEBORO, MAINE (JULY 1, 2021)

<u>Provider</u>	<u>Coverage</u>	<u>Type</u>	<u>Speed</u>
Spectrum Business	100.0%	Cable	1000Mbps
Tidewater Telecom	75.5%+	DSL	10Mbps
First Light	4.0%+	Fiber	----Mbps

For more information on broadband internet and connectivity please refer to the resources below:

- *FCC Broadband Use* ([Household Broadband Guide | Federal Communications Commission \(fcc.gov\)](#))
- *Broadband Speed Guide* ([Broadband Speed Guide | Federal Communications Commission \(fcc.gov\)](#))
- *FCC National Broadband Plan* ([National Broadband Plan | Federal Communications Commission \(fcc.gov\)](#))
- *FCC Area Map* ([Location Summary | Fixed Broadband Deployment Data | Federal Communications Commission \(fcc.gov\)](#))
- *CONNECT MAINE* (<https://www.maine.gov/connectme/about>)

**Social Service Organizations and Agencies Supported in FY 2021 – 2022
Via Voter Approval**

- ✦ *Spectrum Generation (Central Maine Area Agency on Aging)*
- ✦ *Healthy Kids Program (Parenting and Professional Resource Center)*
- ✦ *Eldercare Network of Lincoln County (Family Style Assisted Living Homes)*
- ✦ *New Hope for Women (Domestic Violence Support)*
- ✦ *CHIP (Community Home Improvement Program)*
- ✦ *Central Lincoln County Ambulance Service*
- ✦ *Skidompha Library*

TABLE K11 – 7: LOCAL AND REGIONAL SOCIAL SERVICE ORGANIZATIONS, AGENCIES AND MENTAL HEALTH OPTIONS

Organization	Services - Focus	Location
Healthy Kids	Parenting Skills and Resources	Damariscotta
Healthy Lincoln County	Building Thriving Healthy Communities, Lincoln County Gleaners, Healthy Food, Nutrition Education, Substance Use Prevention	Damariscotta
Coastal Kids	Developmentally Appropriate Education for Preschool Children	Damariscotta
Healthy Roots	Esteem Building Outdoor Adventure Program for Kids	Bristol
MOBIUS	Adults with Physical and Mental Disabilities	Damariscotta
Spectrum Generations – Central Maine Area Agency on Aging	Aging and Disability Counseling, Senior Nutrition – Meals on Wheels Family Caregiver Support,, Evidence Based Programs, Telemedicine and Home Health Services.	Damariscotta and Augusta
Inn Along the Way	Interdisciplinary Community	Damariscotta
Lincoln County Fish	Community Transportation for Older Adults	Damariscotta
Central Lincoln County Ambulance Service	Emergency Medical Response	Damariscotta
New Hope For Women	Domestic Violence	Damariscotta and Rockland
Healthy Roots	Esteem Building Outdoor Adventure Program for Kids	Bristol
CHIP	Community Home Improvement	Bristol
Community Energy Fund of Lincoln County	Low Income Heating Assistance	Damariscotta
Ecumenical Food Pantry and Diaper Bank	Food Supplies for Underserved Families	Damariscotta

Organization	Services - Focus	Location
Lincoln Home	Independent, Assisted Living and Memory Care	Newcastle
Country Manor	Nursing Home	Coopers Mills
Eldercare Network of Lincoln County	Assisted Living Homes, Adult Day and Respite Care for Underserved Residents	Damariscotta, Waldoboro, Round Pond, Edgecomb, Jefferson, Boothbay Harbor
Kennebec Community Action	Fuel Assistance - LIHEAP	Wiscasset and Augusta
Midcoast Community Action	Early Childhood Education, Housing and Finance, Family Support	Bath
Waldo County Community Action	Maine Care Transportation Services	Belfast
United Way of Midcoast Maine	Education, Financial Stability and Health	Bath
Lincoln County Dental	Dental Clinic Services for Underserved Residents	Wiscasset
National Digital Literacy Center	Creating Digital Literate Citizens	Wiscasset
Big Brothers – Big Sisters	Mentoring Network	Rockland and Brunswick
Midcoast Literacy	Basic Literacy and Reading Together	Bath
Tedford Housing	Emergency Shelter	Brunswick
Sweetser	Mental Health Provider	Brunswick
Sexual Assault Services of Mid-Coast Maine	Sexual Violence Prevention and Response	Brunswick
American Red Cross	Emergency Response and Aid	Brunswick
Habitat for Humanity	Community Home Builds and Energy Efficiency Programs	Topsham and Rockport
Break of Day, Maine Health Group	Counseling and Mental Health	Damariscotta
Maine Health Treatment Center of Damariscotta	Mental Health Services	Damariscotta
Maine Behavioral Health at LincolnHealth	Counseling and Integrated Mental Health Services	Damariscotta and Boothbay Harbor
Child Development Services	Counseling and Mental Health	Damariscotta
Sweetser	Family Behavioral Health	Brunswick
Catholic Charities of Maine	Community Based Social Services	Portland, Lewiston and Augusta

The following link will take readers to Children’s Behavioral Health Providers in the Department of Health and Human Services Regional Two which includes Lincoln County.

[Providers Region 2 MH TCM | Department of Health and Human Services \(maine.gov\)](#)

Additional Behavioral Resources:

The NAMI (National Alliance On Mental Illness) Maine Helpline Is A Safe And Confidential Mental Health Service For Peers, Law Enforcement, Professionals, Friends And Family Members, Call (800) 464-5767 Or Email: Helpline@Namimaine.Org. Hours: Monday-Friday, 8:00am To 4:00pm.

The Maine Crisis Hotline Is Staffed Around The Clock, Every Day Of The Year. Call Them Any Time For Emergency Mental Health Care At 1-888-568-1112.

211 Is Known As The Resource Where People Go When They Don't Know Where Else To Go. It Is A Free, Confidential Information And Referral Service That Connects People Of All Ages Across Maine To Local Services. 211 Maine Is Based In Maine And Available 24 Hours A Day, Seven Days A Week. 211maine.Org

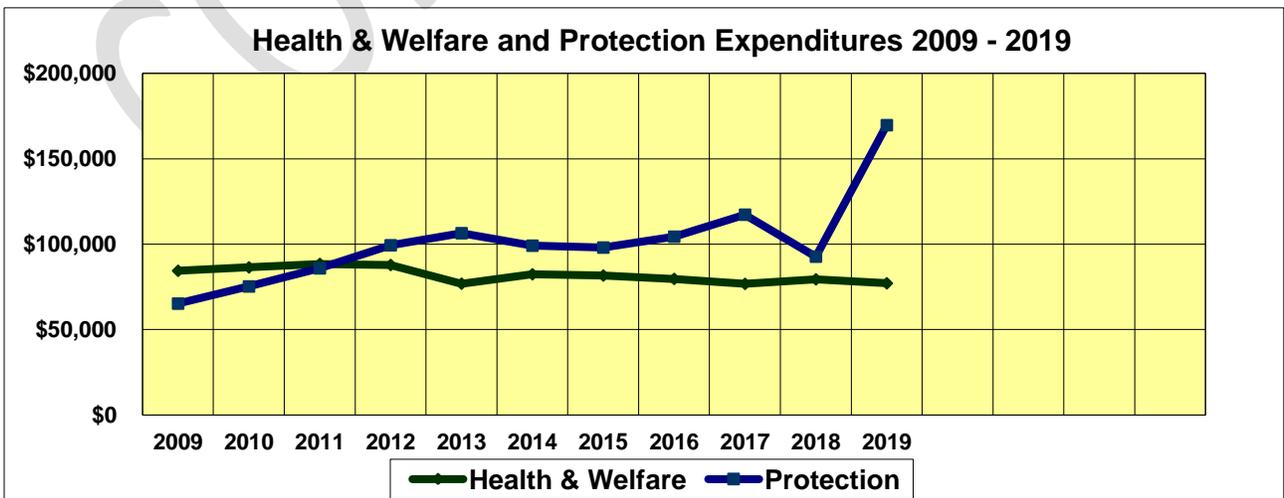
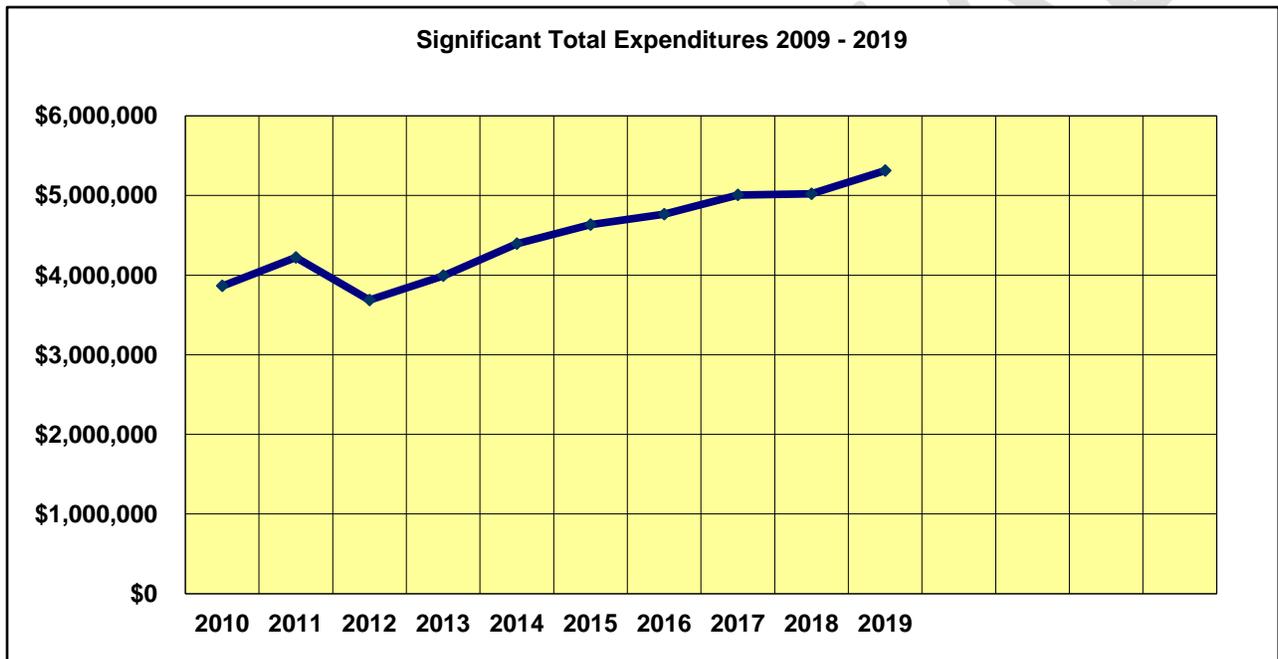
CONFIDENTIAL

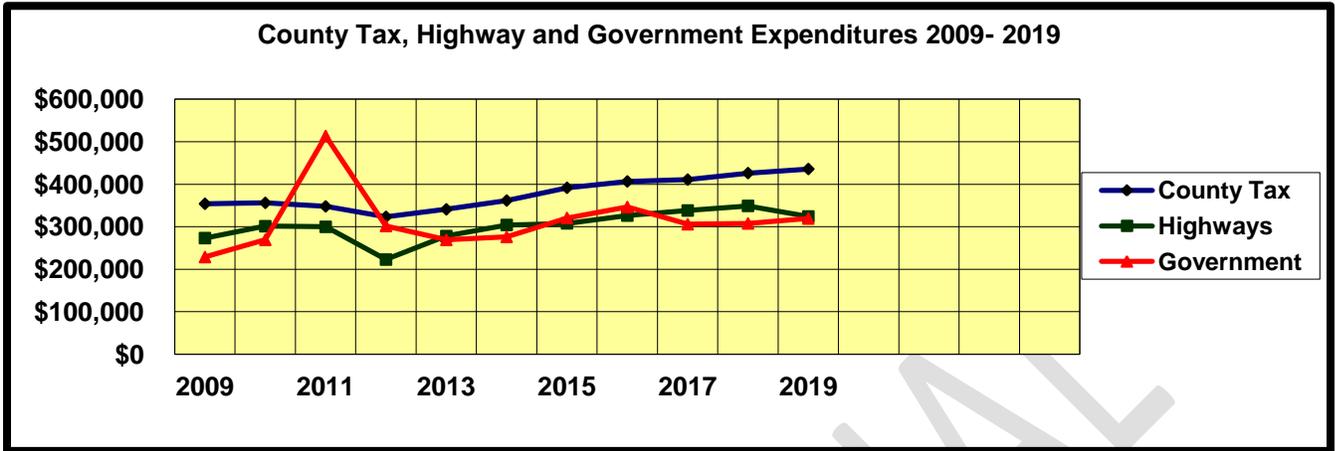
**APPENDIX: L
SECTION THREE – TOPIC AREA TWELVE:
FISCAL CAPACITY & CAPITAL INVESTMENT PLAN**

State Goal:

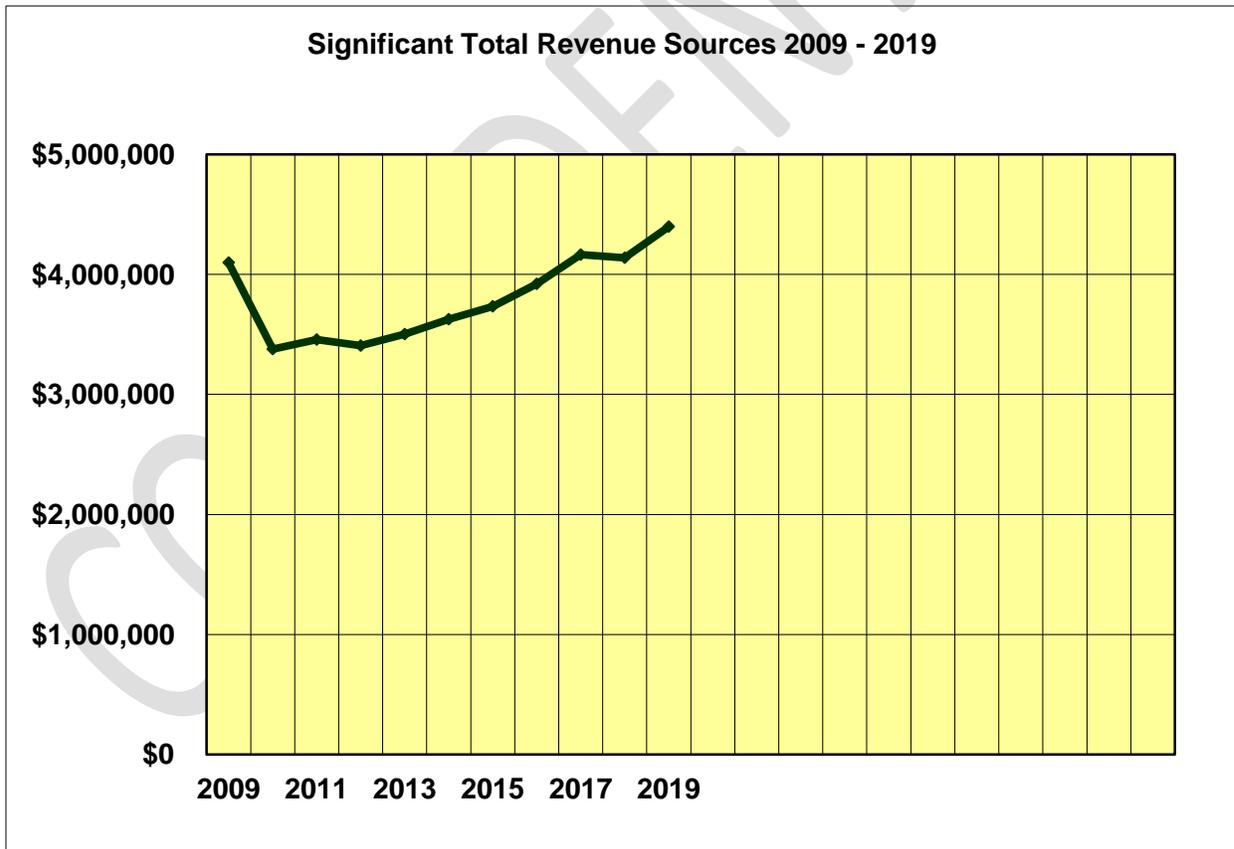
To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

**SERIES OF GRAPHS SHOWING TOTAL NOBLEBORO EXPENDITURES
FROM 2009 – 2019
AND THE RELATIONSHIP OF THE MAJOR COMPONENTS.**

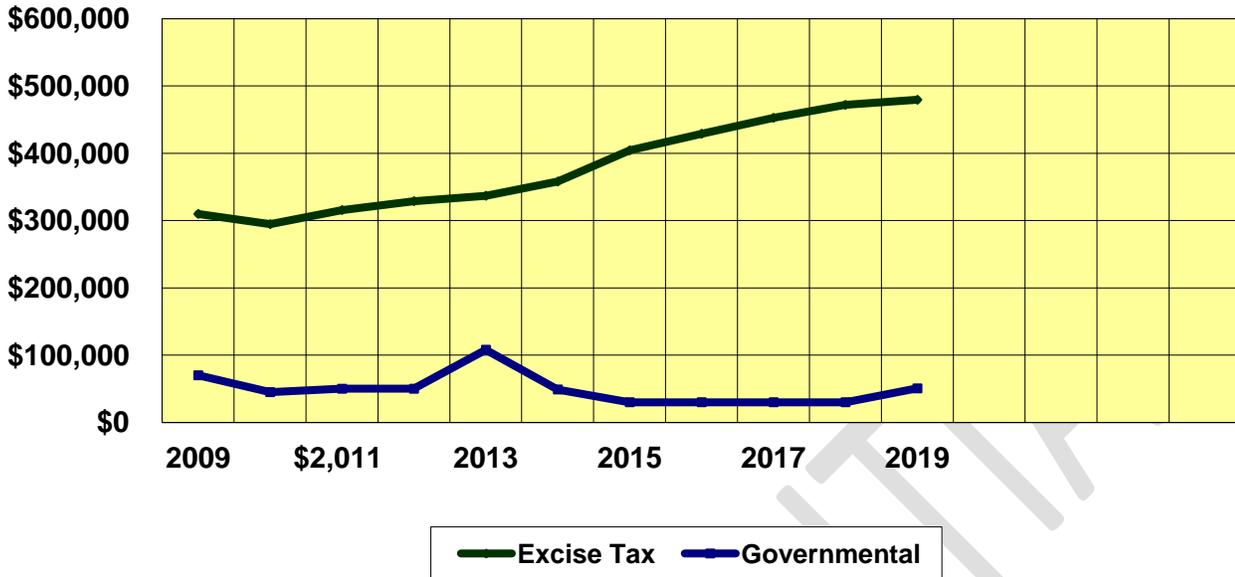




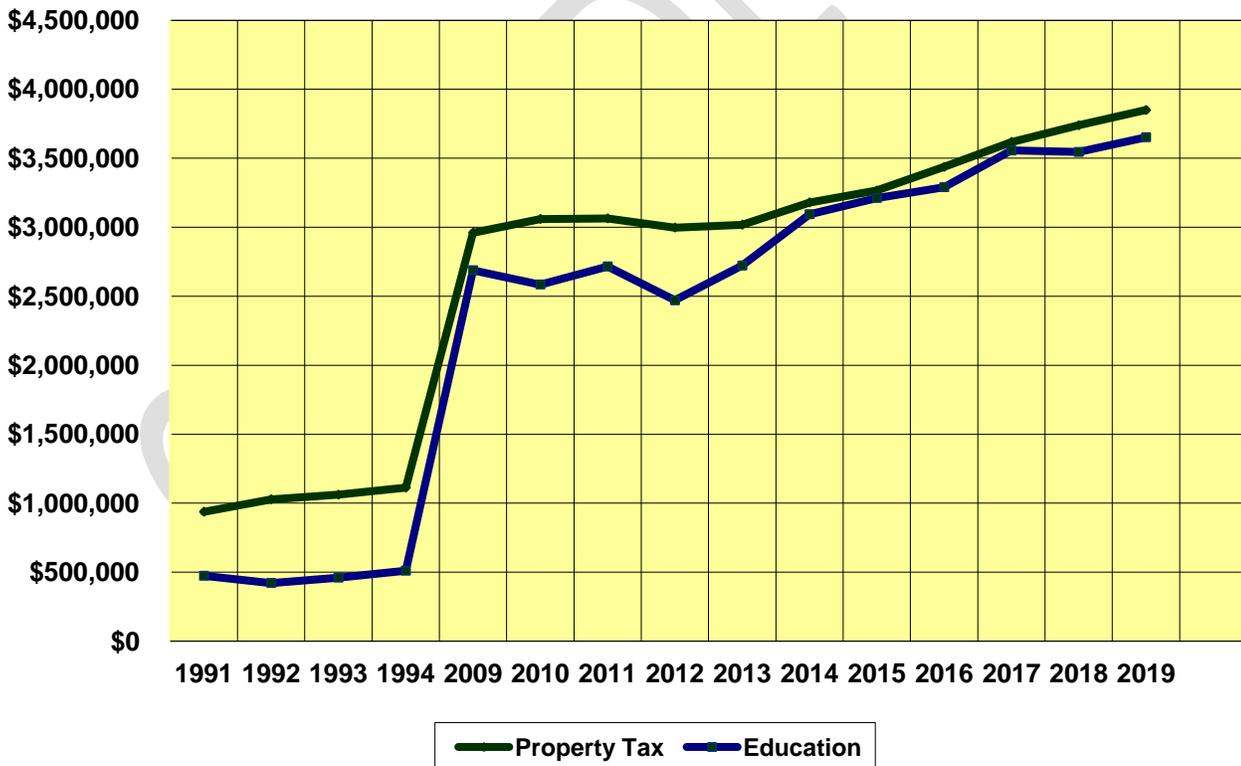
SERIES OF GRAPHS SHOWING TOTAL NOBLEBORO REVENUE SOURCES FROM 2009 -2019 AND THE RELATIONSHIP OF THE MAJOR COMPONENTS.



Revenue Sources: Excise Tax & Governmental 2009 - 2019



Revenue Sources: Property Tax and Education 1991-2019



APPENDIX: M

SECTION THREE – TOPIC AREA 13: EXISTING LAND USE SECTION FOUR - FUTURE LAND USE PLAN

State Goal:

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

10 Principles of Smart Growth Mix land uses

1. Take advantage of compact building design
2. Create a range of housing opportunities and choices
3. Create walkable neighborhoods
4. Foster distinctive, attractive communities with a strong sense of place
5. Preserve open space, farmland, natural beauty, and critical environmental areas
6. Strengthen and direct development towards existing communities
7. Provide a variety of transportation choices
8. Make development decisions predictable, fair, and cost effective
9. Encourage community and stakeholder collaboration in development decisions

[\(About GrowSmart Maine - GrowSmart Maine\)](#)

Toward a Future Land Use Plan for the Town of Nobleboro:

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: Matt Panfield – revised October 20, 2010, August 17, 2017 and January 7, 2022

[Microsoft Word - Table.of.Contents.Amendments.Cover.doc \(brunswickme.org\)](#) .

[\(https://www.brunswickme.org/DocumentCenter/View/682/Rural-Brunswick-Smart-Growth-Provisions-PDF](https://www.brunswickme.org/DocumentCenter/View/682/Rural-Brunswick-Smart-Growth-Provisions-PDF) ,

[Microsoft Word - Brunswick ZO TC ADOPTED.1.7.2022 \(brunswickme.org\)](#).

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 ensure 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 - Refer to Companion Volume Three – Maps: Map Eighteen “*Town of Nobleboro Preliminary Preferred Development Patterns*”

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.

TABLE M13 – 1: MITIGATION REQUIREMENTS

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.



2021 – 2022 Comprehensive Plan Update

Companion Volume Three – Community Engagement



The Town of Nobleboro

COMPANION VOLUME – THREE: COMMUNITY ENGAGEMENT



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2020 Town of Nobleboro Comprehensive Plan Update Community Input Survey

Nobleboro's Comprehensive Plan Update Committee needs your input and thanks you for your interest in expressing your opinions about our town by completing the following community survey. This survey is the first of several activities that the Update Committee will be undertaking to gather data, information and insights from year-round and seasonal residents. Community surveys are an important part of the process of public input to ensure that as Nobleboro's Updated Plan is developed it accurately reflects the values and expectations of those living and doing business in Nobleboro.

While participation in the Nobleboro's Community Input Survey is completely voluntary, your participation is strongly encouraged. Please be assured that your responses will be kept confidential. No personal information will be linked to any of the responses you provide. The survey should take about 25 minutes to complete. No response or opinion regarding a particular question: just skip it (or click OK) and move on to the next question. All adults 18 and older, who live in or are Nobleboro property owners, may answer once. Completed surveys are due by Monday, August 31, 2020.

Please e-mail nobleborocompplanupdate@outlook.com or call the Town Office (207-563-8816) if you have questions about, have problems or need assistance in completing the survey.

In appreciation of your time, all community members who complete the survey will be entered into a drawing for a \$50 gift certificate to a local restaurant, your choice. If selected as the winner, you will be contacted via an e-mail message or a telephone call if you are willing to provide your confidential contact information after completing the survey. Your survey input is vital for the development of Nobleboro's Comprehensive Plan Update and vision for the Town's future.

1. Are the administrative and customer services provided by the Town office adequate?

- Yes
 No – Needs Improvement
Add Comment Here

2. Is access to information about Town affairs, issues, meetings and plans adequate?

- Yes
 No – Needs Improvement
Add Comment Here

3. Does the Town's website provide the information and resources that you need?

- Yes
 No – Needs Improvement
Add Comment Here

4. Should the Town enhance public access by utilizing the services of LCTV to broadcast board, committee and community meetings and Web-based programs such as Zoom, Go To Meeting, to promote remote access to public meetings and hearings?

- Yes
- No

Add Comment Here

5. Are the facilities and services provided by the Transfer Station (solid waste disposal) adequate?

- Yes
- No– Need Improvement

Add Comment Here

6. Are the Town's services for Town road maintenance and paving adequate?

- Yes
- No– Need Improvement

Add Comment Here

7. Are the contracted services for snow removal, plowing and sanding on Town roads adequate?

- Yes
- No– Need Improvement

Add Comment Here

8. Are the Town's services for fire protection adequate?

- Yes
- No– Need Improvement

Add Comment Here

9. Is the level of public safety and law enforcement protection adequate?

- Yes
- No– Needs Improvement

Add Comment Here

10. Are Nobleboro's contracted animal control services adequate?

- Yes
- No– Need Improvement

Add Comment Here

11. Are contracted ambulance services (emergency medical services) adequate?

- Yes
- No– Need Improvement

Add Comment Here

12. Was Nobleboro’s community response to the COVID-19 Pandemic adequate?

- Yes
- No– Needed and Continues to Need Improvement

Add Comment Here

13. Is the level of general assistance and information about the community resources available (housing, food, heat) provided to Nobleboro residents adequate?

- Yes
- No– Needs Improvement

Add Comment Here

14. Are programs, resources and services for residents facing issues such substance use, mental health, disabilities, and food insecurity adequate?

- Yes
- No– Need Improvement

Add Comment Here

15. Are Nobleboro’s public school facilities adequate?

- Yes
- No– Need Improvement

Add Comment Here

16. Are Nobleboro’s public school’s curriculum, instruction and student services adequate?

- Yes
- No– Need Improvement

Add Comment Here

17. Are programs, resources and services for youth and teens adequate?

- Yes
- No – Need Improvement

Add Comment Here

18. Are programs, resources and services for older residents adequate?

- Yes
- No– Need Improvement

Add Comment Here

19. Is Nobleboro a community where a resident can continue to live at home late in life as their needs for support and help at home increase (aging in the right place)?

- Yes
- No – Changes Needed

Add Comment Here

20. Should Nobleboro explore being designated as a community where people of all ages and abilities can live as long they'd like (Age Friendly Community, Lifelong Community)?

- Yes
- No

Add Comment Here

21. Where do you typically go for lifelong learning opportunities, internet access, to conduct research (technical, genealogy), to borrow books, find reading materials and community resources?

Check all that apply.

- Library - Damariscotta
- Library - Waldoboro
- Community Center
- Residential Living Facilities for Older Adults
- Faith Community
- Nobleboro Central School
- Nobleboro Historical Society
- Adult Education Programs
- Senior College Programs
- The Internet (on-line learning, research, books)
- Other - Additional (comment below)

22. Would you utilize a regularly scheduled mode of public transportation if available?

- Yes
- No

Add Comment Here

23. Is broadband, high-speed internet access in Nobleboro adequate?

- Yes
- No– Needs Improvement

Add Comment Here

24. Do you have access to fiber optic, high speed internet? If yes, please indicate the name of your provider in the comment field. If no, please indicate the name of your street/road in the comment field.

- Yes
- No – Needs Improvement

Add Comment Here

25. Are Nobleboro’s recreational facilities and programs adequate?

- Yes
- No– Need Improvement

Add Comment Here

26. Is Nobleboro’s boat launch, dock and public shore access at Vannah Road adequate?

- Yes
- No– Needs Improvement – Changes

Add Comment Here

27. Is Nobleboro’s State boat launch, dock and public shore access on Pemaquid Pond adequate?

- Yes
- No– Needs Improvement - Changes

Add Comment Here

28. Is the recreational and swimming area at Damariscotta Mills Ice House Park adequate?

- Yes
- No– Needs Improvement - Changes

Add Comment Here

29. Check all areas that you feel Nobleboro should retain or acquire for public use;

- Recreational access to freshwater
- Community forests

- Scenic areas
- Public groundwater sources
- Athletic fields
- Public green spaces
- Bike and walking trails
- Other (comment below)

30. Is Nobleboro doing enough to mitigate the forecasted impact of climate change on the town, its residents and resources?

- Yes
- No– Needs Improvement

Add Comment Here

31. Should the Town encourage the use of and support the infrastructure needed for alternative modes of transportation (electric vehicles, rail, bike) ?

- Yes
- No

Add Comment Here

32. Should the Town encourage the use of alternative energy sources and installations (residential solar, solar farms, wind, geothermal)?

- Yes
- No

Add Comment Here

33. Should Nobleboro’s municipal buildings utilize alternative energy sources and installations?

- Yes
- No

Add Comment Here

34. Should the Town study, discuss and develop strategies to address the impact that issues such as climate change, global warming, emerging technologies and modes of transportation might affect the Town’s resources, infrastructure, businesses and residents?

- Yes
- No

Add Comment Here

35. As recommended in the 2007 Comprehensive plan should the Town continue to maintain its Rural character and open spaces?

- Yes
- No

Add Comment Here

36. Is Nobleboro's environmental stewardship and habitat protection adequate?

- Yes
- No– Needs Improvement

Add Comment Here

37. Check all areas that you feel Nobleboro protects adequately:

- Historic Sites and Centers
- Natural Resources
- Scenic Views
- Undeveloped Shoreline
- Wildlife Habitat
- Groundwater Resources
- Wetlands
- Steep Slopes
- Forested Lands
- Agricultural Lands
- Other (comment below)

38. Should the town designate no-spray pesticide and herbicide zones?

- Yes
- No

Add Comment Here

39. Think about new residential growth in Nobleboro, specifically the construction of new homes. In your opinion would you say that...

- There is too much new residential development
- The amount of residential development is about right
- There is too little new residential development

Add Comment Here

40. Should Nobleboro reconsider its minimum lot size of 2 acres in sub-divisions to allow for alternative development options such as cluster housing?

Yes

No

Add Comment Here

41. Would you subdivide your property if the opportunity arose?

Yes

No

Add Comment Here

42. Does Nobleboro have enough housing for older residents?

Yes

No – Needs Improvement

Add Comment Here

43. Does Nobleboro have enough affordable housing?

Yes

No – Needs Improvement

Add Comment Here

44. Does Nobleboro have enough rental units - apartments, homes, boarding rooms, including units that are handicapped accessible, offering living options for disabled and mobility challenged community members.

Yes

No – Needs Improvement

Add Comment Here

45. Should Nobleboro regulate short-term, AirBNB rentals?

Yes

No

Add Comment Here

46. Nobleboro has designated the following areas for low impact growth: Back Meadow Road and Center Street, US Route One from Winslow Hill to the Waldoboro Town Line and by using side road access along Business US Route One from the Damariscotta Town line north to Winslow Hill Road. Should these growth areas remain the same?

Yes

No

Add Comment Here

47. Think about new industrial, commercial and business growth in Nobleboro, including the construction and repurposing of commercial buildings in the Town.

In your opinion would you say that...

- There is too much new industrial, commercial and business development
- The amount of industrial, commercial and business development is about right
- There is too little new industrial, commercial and business development

Add Comment Here

48. Should Nobleboro residents be encouraged to have small businesses in their homes and on their property as long as the business meets town standards related to land use, traffic safety, environmental and neighborhood impact?

- Yes
- No

Add Comment Here

49. As recommended in the 2007 Comprehensive Plan should the Town designate a historic district to include Damariscotta Mills, including the land bordering the Great Salt Bay and following Borland Hill Road to the fish ladder?

- Yes
- No

Add Comment Here

50. Should the Town repair, maintain and upgrade the sidewalks in Damariscotta Mills?

- Yes
- No

Add Comment Here

51. Is Nobleboro's code enforcement adequate?

- Yes
- No- Needs Improvement

Add Comment Here

52. Check all areas where you believe Nobleboro should have ordinances to regulate:

- Standards for environmental protection
- Standards for unregulated waste disposal
- Standards for stump dumps, salvage yards and automotive recycling
- Standards for land use
- Standards for mini homes - houses
- Standards for pesticide and herbicide use

- Standards for commercial signage and lighting
- Standards that maintain dark skies at night.
- Standards related to changing weather conditions (climate change), sea level rise
- Standards for noise pollution
- Other (comment below)

53. Should Nobleboro consider “opting in”, thereby permitting and regulating activities in regard to legalized marijuana in any of the following categories?

- a. Commercial Agriculture: Yes No
- b. Medical Purposes: Yes No
- c. Recreational Use: Yes No
- d. Retail Sales: Yes No
- e. Social Clubs: Yes No

Add Comment Here

54. What do you like best about living in Nobleboro?

55. What do you like least about living in Nobleboro?

56. What do you believe is the greatest advantage to living in Nobleboro?

57. What do you believe is the greatest disadvantage to living in Nobleboro?

58. What do you consider will be the most important issue or problem facing the Town of Nobleboro in the next year? In the next five years? (If needed attach an additional page)

59. Vision – Please share your vision for the Town of Nobleboro. What would you like our, your Community to look like in 2025, 2030 and beyond. (If needed attach an additional page)

60. Are there any additional thoughts and observations that you would like to share with the Nobleboro Comprehensive Plan Update Committee? (If needed attach an additional page)

61. Year Round Residents - How long have you lived in Nobleboro?

- 0-4 years
- 5-10 years
- 11-30 years
- 31-100 plus years

62. Seasonal Residents - How long have you summered - wintered in Nobleboro?

- 0-4 years
- 5-10 years
- 11-30 years
- 31-100 plus years

63. In which area of Nobleboro do you reside?

- Damariscotta Mills
- Nobleboro Center
- North Nobleboro
- Other (comment below)

64. What is your relationship to Nobleboro? (Check all that apply)

- Own and live in your Nobleboro house, condominium, or cottage.
- Own land in Nobleboro in addition to your primary homesite?
- Rent or lease a year-round home, condo, apartment, cottage or room in Nobleboro.
- Rent or lease a seasonal home, condo, apartment, cottage or room in Nobleboro.
- Own rental property in Nobleboro.
- Land only owner, plan to build a home on my land.
- Land only owner, investor, planning to sell or develop my property.

Other (comment below)

65. Where is your place of employment?

- Nobleboro, non-internet dependent
- Nobleboro, internet dependent
- Damariscotta Service Area
- Lincoln County
- Another Maine Location: _____
- Out of State/County: _____
- Telecommute from Home
- Other (comment below)

65. What is your employment status? (check all that apply)

- Employed, Full-Time
- Employed, Part-time
- Self-employed
- Unemployed
- Retired
- Volunteer
- Student
- Other (comment below)

66. Do you consider yourself an unpaid family caregiver? If yes, check all that apply

- Grandparent caring for a grandchild.
- Adult child caring for a parent.
- Spouse - partner caring for a spouse - partner.
- Family member caring for a relative.
- Community member caring for a friend or neighbor.
- Other (comment below)

Thank you for your time and assistance in completing Nobleboro’s 2020 Community Member Opinion Survey. Your input is important as the Town moves forward with updating its current Comprehensive Plan which was approved by voters and certified by the State of Maine as being compliant in 2007. The State of Maine mandates that Town’s update their Comprehensive Plans every ten years. Should you have questions concerning the Comprehensive Plan Update process or wish to be more involved in drafted the Town’s updated plan, please feel free to contact the members of Nobleboro’s Comprehensive Plan update committee:

**Sharon Abair
Bud Lewis, Appeals Board
Matt Lewis, Planning Board Chair
Larry Keith**

Marianne Pinkham, Project Coordinator
Richard Powell, Select Board Liaison
Marty Welt



**To be entered in the Community Survey Gift Certificate drawing
please insert your telephone number or e-mail address below:**

A large, empty, light green rounded rectangular box with a thin white border, intended for entering a telephone number or email address.

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COMMUNITY INPUT SURVEY TABULATED RESULTS OVERVIEW

Q #	QUESTION	POS./NEG. RESPONSE RATIO	# OF RESPONSES
1	Are the Administrative and customer services provided by the Town office adequate?	94.4/5.6	14
2	Is access to information about Town affairs, issues, meetings and plans adequate?	74.6/25.4	25
3	Does the Town's website provide the information and resources that you need?	83.6/16.4	26
4	Should Town enhance public access through use of broadcast or digital access tools to promote remote access to public meetings & hearings?	79.8/20.2	29
5	Are transfer station facilities & services adequate	87.4/12.6	41
6	Are Town's services for road maintenance and paving adequate?	52.5/47.5	41
7	Are contracted services for snow removal, plowing and sanding adequate?	85.3/14.7	18
8	Are Town services for fire protection adequate?	91.5/8.5	21
9	Is level of public safety and law enforcement adequate?	79.8/20.2	32
10	Are contracted animal control services adequate?	89.7/10.3	24
11	Are contracted ambulance/emergency medical services adequate?	97.3/2.7	19
12	Was Town's community response to Covid adequate?	89.4/10.6	27
13	Is level of general assistance and info on community resources available (housing, food, heat) provided to residents adequate?	83.6/16.4	34
14	Are programs, resources & services for residents facing issues such as substance abuse, mental health, disabilities & food insecurity adequate?	64.0/36.0	59
15	Are Town's public schools adequate?	94.8/5.2	24
16	Are Town's school's curriculum, instruction and student services adequate?	90.1/9.9	31
17	Are programs, resources and services for youth & teens adequate?	61.1/38.9	53
18	Are programs, resources and services for older residents adequate?	64.5/35.5	51
19	Is Nobleboro a community where residents can live at home later in life as they need increasing support (aging in the right place)	63.8/36.2	43
20	Should Nobleboro explore being designated as a community where people of all ages and abilities can live as long as they'd like (Age friendly)	82.6/17.4	30
21	Where do you typically go for lifelong learning opportunities		18
22	Would you utilize a regularly scheduled mode of public transportation if available?	32.5/67.5	34

Q #	QUESTION	POS./NEG. RESPONSE RATIO	# OF RESPONSES
23	Is broadband/highspeed internet access in Nobleboro adequate?	47.7/52.3	40
24	Do you have access to fiber, high-speed internet? If yes, indicate name of provider. If no indicate street name.	61.1/39.9	86
25	Are Nobleboro recreational facilities adequate?	61.9/38.1	42
26	Is Nobleboro boat launch, dock, and public shore access at Vannah Rd. adequate?	57.7/42.3	51
27	Is Noble boro state boat launch, dock, and public shore access on Pemaquid Pond adequate?	96/4.0	29
28	Is the recreational and swimming area at Damariscotta Mills Ice House Park adequate?	64.2/35.8	48
29	Check all areas you believe Nobleboro should retain or acquire for public use.		38
30	Is Nobleboro doing enough to mitigate the forecasted impact of climate change on the town, its residents and resources?	45.3/54.7	53
31	Should the Town encourage the use of and support the infrastructure needed for alternative modes of transportation (electric vehicles, rail bikes...)?	69.5/30.5	23
32	Should Town encourage use of alternative energy sources & installations (solar, geothermal, wind)?	88.3/11.7	23
33	Should Nobleboro's municipal buildings utilize alternative energy sources & installations?	81/19	22
34	Should Town study, discuss & develop strategies to address the impact of issues such as climate change, global warming, emerging technologies and modes of transportation that might affect the Town's resources, infrastructure, business and residents?	80.3/19.7	20
35	As recommended in the 2007 Com plan, should the Town continue to maintain its rural character and open spaces?	95.1/4.9	20
36	Is Nobleboro's environmental stewardship and habitat protection adequate?	69.6/30.4	44
37	Check all areas where you feel Nobleboro protects adequately		113
38	Should the Town designate no-spray pesticide and herbicide zones?	77.1/22.9	27
39	Thinking about new residential growth (new homes); in your opinion would you say there is too much, about right, not enough?	6.9/85.3/7.8.	15
40	Should Nobleboro reconsider its minimum lot size of 2 acres in subdivisions to allow alternative development options such as cluster housing?	35.6/64.7	22
41	Would you sub-divide your property if the opportunity arose?	14.8/85.2	8

42	Does Nobleboro have enough housing for older residents?	42.5/57.5	44
Q #	QUESTION	POS./NEG. RESPONSE RATIO	# OF RESPONSES
43	Does Nobleboro have enough affordable housing?	49.5/50.5	39
44	Does Nobleboro have enough alternative living options for disabled and mobility challenged community members?	36.3/63.7	40
45	Should Nobleboro regulate short-term, AirBNB rentals?	57.0/43.0	22
46	Should Nobleboro's designated growth areas remain the same as previously selected?	90.5/9.5	18
47	How do citizens feel about the rate of industrial development and repurposing of commercial buildings?	7.8/64.6/27.6	15
48	Should Nobleboro residents be encouraged to have small businesses in home as long as reflective of local standards and neighborhood impact	85.5/14.5	14
49	Should the town designate a historic district as recommended in 2007 Comp. plan?	84.0/16.0	15
50	Should Town repair, maintain & upgrade sidewalks in the Mills?	74.4/25.6	19
51	Is Nobleboro code enforcement adequate	77.4/22.3	30
52	Check all areas where you believe Town should have ordinances to regulate.		31
53	Should Nobleboro opt in thereby permitting & regulating activities in regard to legalized marijuana, in any of the following areas?		21
54	What do you like best about living in Nobleboro?		119
55	What do you like least about living in Nobleboro.		107
56	What do you believe is the greatest advantage about living in Nobleboro?		107
57	What do you believe is the biggest disadvantage to living in Nobleboro?		89
58	What do you consider will be the most important issue or problem facing the Town in the next year; next five years?		98
59	Vision - Please share your vision for Nobleboro. What would you like our/your community to look like in 2025, 2030 and beyond?		80
60	Are there any additional thoughts & observations that you would like to share with the Nobleboro Comprehensive Plan update committee?		60
61	Year round residents - how long have you lived in Nobleboro		121
62	Seasonal Residents - How long have you summered or wintered in Nobleboro		23
63	In which area of Nobleboro do you reside		118
64	What is your relationship to Nobleboro		122
65	What is your place of employment		107

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LIFE LONG COMMUNITY CONVERSATIONS FACILITATED BY PATRICIA OH, PhD, LMSW
October 8, 2020 Duckpuddle Campground
October 13, 2020 and October 14, 2020 via Zoom

Facilitator , Patricia Oh, *Program Manager*, Maine Center on Aging, Age-Friendly Liaison, AARP Livable/Maine-
Thank you for joining us

Marianne Pinkham, Nobleboro Comprehensive Plan Update Committee Coordinator introduces Nobleboro's
Comprehensive Planning process and State requirements for consistency.

Community Input Survey Respondents: 128

Facilitator:

One of the things that impressed me when I read through the surveys was how proud people are to live in
Nobleboro and how happy residents are with town services. The overwhelming majority of people who
returned the survey were (among other things) happy with the services they get from the town office (including
general assistance), with snow plowing, and with the town's COVID response.

People find lifelong learning opportunities on the Internet but also in several local places--at the Library in
Damariscotta, through the Nobleboro Historic Society , in the faith community and through Senior College and
Adult Ed.

? Question 1: To get us started, please tell me what you like best about living in Nobleboro. What is the
character of the town?

? Question 2: There were a few needs that showed up.... One was for better communication.

The majority of people felt that the town's website provided the information and resources needed by
residents. However, several people commented that they have trouble navigating the site and wanted a
more community-centered, friendly website with town photos.

A lot of people also told us that they aren't on the Internet.

- ☛ How do you find out about the fun things that are going on in town?
- ☛ About resources when helps is needed?
- ☛ How can Nobleboro do an even better job getting word out about local activities, town
information, and how to find resources?

? Question 3: One challenge that was mentioned was the lack of local services for people struggling with
mental health, food security, or substance abuse issues. Similarly, people said that there weren't
enough services for people who want to find resources/activities for youth or for older people.
Nobleboro is a small town, it isn't a resource center like Damariscotta.

- ☛ What would you like to see for services/activities for youth and teens? Are recreational
opportunities adequate?
- ☛ What would you like to see for services/activities for older people? Tell me a little about aging in
Nobleboro.
- ☛ What would you like to see for services/activities for people struggling with food security, mental
health, or addiction?

- ? Question 4: One of the issues that came up was transportation. People recognized it was a need but said that they would not use public transportation if it was available. That left us puzzled.
- 🗣️ Can you tell me about transportation options in Nobleboro?
 - 🗣️ Should there be public transportation? A Volunteer driver program?
- ? Question 5: Another issue that came up was housing. 50% of people said that Nobleboro lacks affordable housing options and 57% said that there is not enough housing for older residents.
- 🗣️ Is there a role for the town in addressing these issues? If there is a role for the town, what should be done?
 - 🗣️ What about Air B & B's?
 - 🗣️ Some people use that option as a way to make some additional money. How should the town regulate Air B&Bs?
- ? Question 6: When we asked if Nobleboro is doing enough to mitigate the forecasted impact of climate change on the town, 55% of the people who took the survey said “no, the town response needs improvement”. One respondent wrote, “Better attention to proper drainage, dangerous chemicals seeping into the lake and proper shoreline frontage is seriously lacking.” Another said that education on the issue is critical. What was clear was that many people thought the issue was important and the majority thought that the town has a role to play.
- 🗣️ How do you think the town should be responding to the impact of climate change?
- ? Question 7: At the beginning of our time together, I asked you to tell me what is great about living in Nobleboro? If someone was thinking of moving to town, what are the drawbacks?
- ? Question 8: Hopes for the Future? What is your vision for Nobleboro twenty years from now?



2021 Nobleboro Comprehensive Plan Update Committee COMMUNITY INPUT SURVEY

We're reaching out to
you to find out what
matters most to you.

Join the Conversation
Share your best ideas
Shape Nobleboro's future.

What is your vision for Nobleboro?

Nobleboro residents, we want and need your input.

Take Nobleboro's On-Line Community Survey by **August 31, 2020** at:
<https://www.surveymonkey.com/r/NobleboroCompPln>

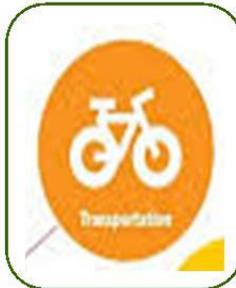
For additional information about the 2021 Nobleboro Comprehensive Plan Update and to print a copy of the Community Input Survey go to Nobleboro's Website:
<https://www.nobleboro.maine.gov/>

**Inaction is not an option. Help us design a community based plan for the next ten years for our community.
Take the Comprehensive Plan Community Input Survey today.**

Join Us for Nobleboro's

Lifelong Community Conversations

THE NOBLEBORO COMPREHENSIVE PLAN UPDATE COMMITTEE
WANTS TO KNOW WHAT YOU WANT FOR NOBLEBORO.



Share your hopes, concerns, dreams and ideas, ones that can make Nobleboro an even nicer place to live!

In person, **Thursday, October 08, 2020 from 10:00 am until noon**,
Event Barn at Duck Pond Campground, 60 Camp Ground Road, Nobleboro.
Respecting our hosts and following CDC COVID-19 guidelines for indoor
community gatherings facial coverings and social distancing required.

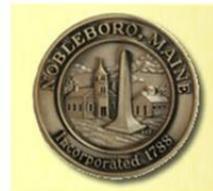
Virtually, Tuesday, October 13, from 6:30 p.m.-7:30 p.m.

Virtually, Wednesday, October 14, from 4:00 p.m.- 5:00 p.m.

Both virtual community conversations can be accessed by opening the
following Zoom link or by dialing the telephone number listed below:

[https://us02web.zoom.us/j/89070793334?
pwd=RVpkNXMzY3VNV2V1OEZJUmVQWW9Qdz09](https://us02web.zoom.us/j/89070793334?pwd=RVpkNXMzY3VNV2V1OEZJUmVQWW9Qdz09)

Or by Dial-In +1 646 876 9923
Meeting ID: 890 7079 3334
Passcode: 102020



Questions, comments and to express your interest in attending the in-person conversation
send an e-mail message to: nobleborocomprehensiveplanupdate@outlook.com

Nobleboro's Community Conversations are funded by a Lifelong Communities Mini-Grant
from the Maine Community Foundation (<https://www.mainecef.org/>)

Conversations will be facilitated by Patricia Oh, PhD, LMSW, Livable Communities Consultant

**NOBLEBORO COMMUNITY INPUT SURVEY
DETAILED RESPONSES, PERCENTAGES AND GRAPHS**



YOU EXPRESSED YOUR THOUGHTS AND THE



**PLEASE REFER TO ELECTRONIC VERSION
FOR PAGES 23 - 180**